

# Providence City Plan Commission

September 20, 2022



## AGENDA ITEM 1 ■ 220 BROAD STREET



Aerial view of the site

Building elevations

### OVERVIEW

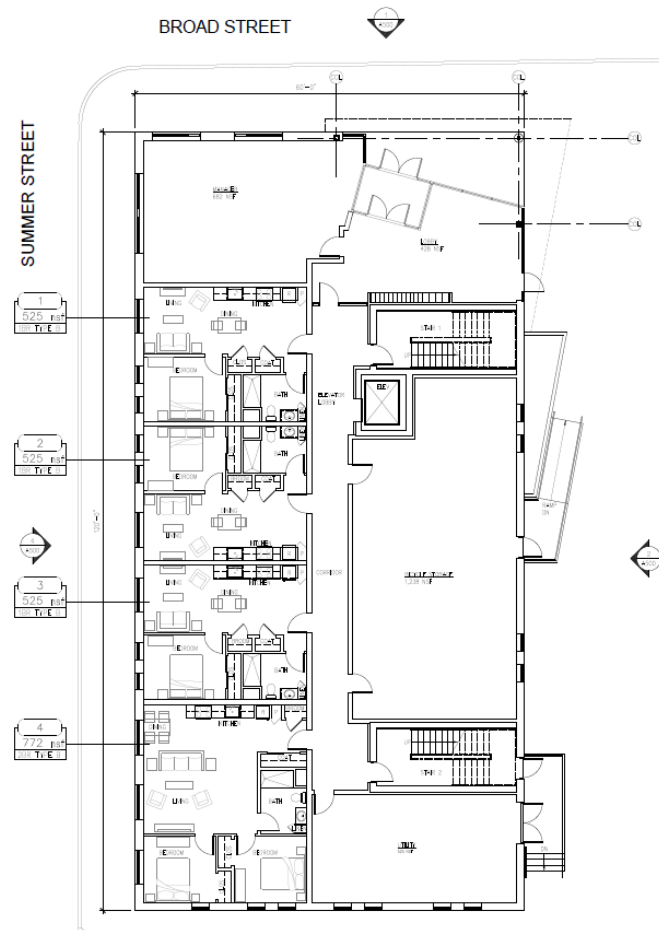
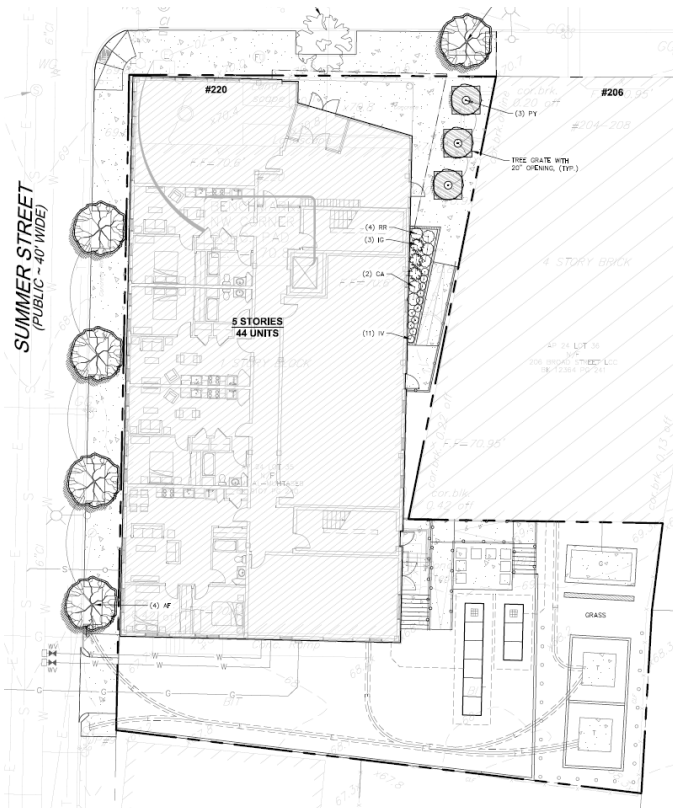
**OWNER/APPLICANT:** Marathon Development LLC **PROJECT DESCRIPTION:** The applicant is requesting preliminary plan approval to construct a five story residential building with 44 apartments.

**CASE NO./PROJECT TYPE:** 22-040 MI  
Preliminary Plan

**PROJECT LOCATION:** 220 Broad Street  
AP 24 Lot 35  
C-2 under Transit Oriented Development (TOD) overlay

**RECOMMENDATION:** Approval of the Preliminary Plan based on the noted findings

**NEIGHBORHOOD:** Upper South Providence **PROJECT PLANNER:** Choyon Manjrekar



Site plan and first floor plan

## PROJECT OVERVIEW

The lot measures approximately 12,421 SF and is located in the C-2 zone under the TOD overlay. The applicant is requesting preliminary plan approval to construct a five-story, 52' tall residential building on the site of a former restaurant. All units will be affordable. Landscaping and drainage improvements are also proposed.

## ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

### Use

The lot is zoned C-2 under the TOD overlay where multifamily development is permitted by right.

### Dimensions and site design

The lot is located at the corner of Broad and Summer Streets and measures approximately 12,420 SF. The footprint will be set to Summer and Broad streets.

A height of five stories and 52' from grade is proposed which is within the 70' height limit of the TOD overlay. The main entrance will front on Broad Street with the lobby area extending 20' from Broad Street to comply with the design regulation of not locating residential space within 20' of a main street. Four apartments will be located on the ground floor in addition to a lobby, bicycle space and a utility room. Floors two through five will each have 10 units with a mix of one and two bedroom units. A loading zone, generators and transformer will be located to the rear of the building.

Based on provided plans, the building will conform to the design guidelines for multifamily development outlined in Section 1202 K of the ordinance. The façade is mainly composed of brick and cementitious panels which are materials permitted by right in the zone. The façade will employ recesses and projections to add some dimensional variety to the facade. The façade will mainly employ brick on the ground floor with wood

siding, fiber cement and metal panels on the upper stories, which are materials permitted by right in the C-1 zone.

The ground floor frontage will have considerable transparency with a glass main entrance on the corner and windows on the front. The fenestration on the upper stories will exceed the 10% requirement. Encroachment permits for a canopy proposed on the Broad Street frontage and building footings will be required prior to submission for building permits.

#### Parking

No parking is provided as the development is exempt from providing parking since there is no parking minimum for residential development under the TOD overlay.

#### Landscaping

With the parcel measuring 12,421 SF, approximately 1,900 SF of canopy coverage is required. The applicant will meet this requirement by planting four trees along Summer Street and one on Broad Street in addition to retaining a tree on Broad Street and making plantings to the east of the building.

#### Environmental Impact

The applicant will employ a subsurface infiltration system of six concrete galleys in the eastern side of the service yard, per the submitted stormwater management plan. Calculations show that the improvements will not increase the amount of stormwater runoff beyond current levels. An operation and maintenance plan for the stormwater system is also included, setting out a schedule for inspection and maintenance. The stormwater management plan shall be subject to the City Engineer's approval.

The applicant will employ the Rhode Island Small Residential Lot Soil Erosion and Sediment Control plan template to prevent erosion off the site during construction.

### **FINDINGS**

Section 806 of the Commission's *Development Review Regulations* requires that the City Plan Commission make the following findings as part of their approval of all land development project applications. Based on the analysis contained herein and subject to the conditions contained in this report, staff has prepared the following findings regarding the request for approval of the Preliminary Plan stage:

1. *Consistency—The proposed development is consistent with the Comprehensive Plan and/or has satisfactorily addressed the issues where there may be inconsistencies.*

The subject property is located in an area that the future land use map of Providence Tomorrow: The Comprehensive Plan intends for Neighborhood Commercial/Mixed Use development. The plan describes this area as one intended for traditional, pedestrian transit oriented uses that serve neighborhood needs and where multifamily development is encouraged. The development conforms to this land use designation and is also in conformance with objectives H-2 and H-3 of the plan which encourages building of new and affordable housing.

2. *Compliance with Zoning Ordinance—The proposed development is in compliance with the standards and provisions of the Zoning Ordinance.*

Use: Multifamily development is permitted by right in the C-2 zone.

Dimension: The development will conform to the dimensional and design requirements of the C-2 zone.

Parking: No parking is required as the site is located under the TOD overlay.

Landscaping: The applicant will meet the canopy coverage requirement. The landscaping plan shall be subject to the Forester's approval prior to the final plan stage.

3. *Environmental Impact—There will be no significant environmental impacts from the proposed development as*

*shown on the final plan, with all required conditions for approval.*

The applicant is expected to come into conformance with applicable environmental regulations and has submitted drainage and erosion control plans. No significant negative environmental impacts are expected as the applicant is expected to come into conformance with applicable environmental regulations.

4. *Buildable Lot—The subdivision or development project, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.*

There are no physical constraints that impact development of this property, as the lot will comply with the dimensional requirements of the C-2 zone.

5. *Street Access—All proposed development projects and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Adequate access will be provided from Broad and Summer Streets.

#### **RECOMMENDATION**

Based on the foregoing discussion, the DPD recommends that the CPC approve the preliminary plan finding it to be in conformance with the zoning ordinance and comprehensive plan subject to the following conditions:

1. The applicant shall obtain necessary encroachment permits prior to permit submission.
2. The landscaping plan shall be subject to the City Forester's approval.
3. The stormwater management plan shall be subject to the City Engineer's approval.
4. The validity of the preliminary plan should be extended by one year in response to a written request submitted by the applicant because the statutory timeframe of 90 days is too short to fulfill the conditions of approval.
5. Final plan approval should be delegated to DPD staff.