

# Providence City Plan Commission

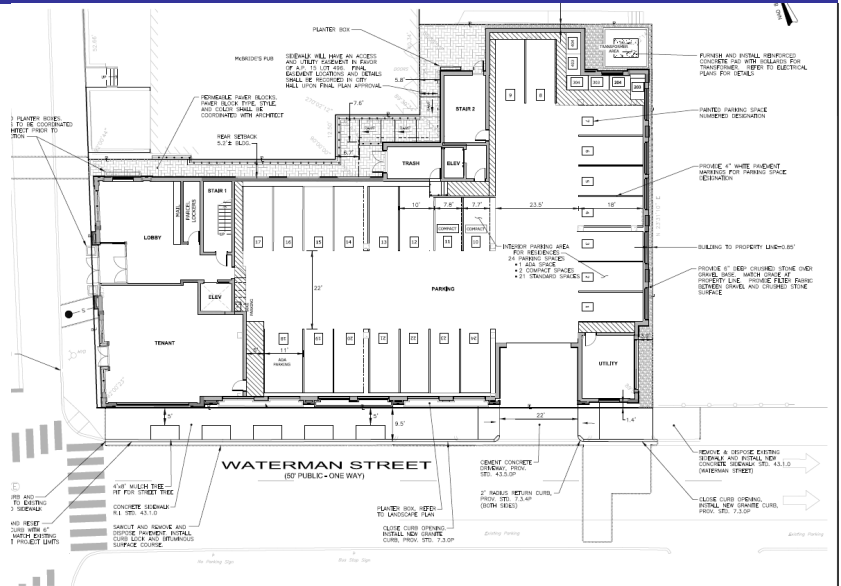
November 15, 2022



## AGENDA ITEM 1 ■ 159 WAYLAND AVE/230 WATERMAN STREET



Aerial view of the site



Site plan

### OVERVIEW

<b>OWNER/ APPLICANT:</b>	Myles Standish Associates c/o Capstone Properties	<b>PROJECT DESCRIPTION:</b>	The applicant is proposing to demolish the former funeral home that occupies the site to construct a mixed-use four story building with a commercial unit on the ground floor and 12 residences on the upper three stories with internal parking. A waiver from submission of state approvals is requested in addition to a combination of the master and preliminary plan approval.
<b>CASE NO./ PROJECT TYPE:</b>	<b>22-057 MA</b> Master Plan	<b>RECOMMENDATION:</b>	Approval of the Master and Preliminary Plan subject to the noted findings
<b>PROJECT LOCATION:</b>	230 Waterman Street (to be renamed to 159 Wayland Ave)  C-2 zoning district  AP 15 Lot 495	<b>PROJECT PLANNER:</b>	Choyon Manjrekar
<b>NEIGHBORHOOD:</b>	Wayland		



Building rendering and elevation from Wayland Ave

**PROJECT OVERVIEW**

The subject lot measures approximately 13,712 SF and is occupied by a former funeral home that will be demolished. The applicant is proposing to construct a four story mixed use building with a commercial unit on the ground floor and twelve condominium units on the three upper stories. Twenty four internal parking spaces will be provided. The site is zoned C-2 and the applicant is requesting to combine master and preliminary plan approval.

**ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES**

Use

The property is zoned C-2 where mixed use development consisting of residential and commercial use is permitted by right.

Dimensions and site design

The lot is located at the corner of Wayland Ave and Waterman Street. The building’s footprint will be set to each lot line and exceed the build-to percentage requirements for each yard. The ground floor will be occupied by approximately 1,200 SF of commercial space and a lobby, each accessible from separate pedestrian entrances oriented toward Wayland Ave. An arched canopy is proposed over the entrance to the residential area, and a canvas awning will be located over the commercial space.

With no residential use or parking within 20’ of the main street, Wayland Ave, the layout conforms to Section 503.A.8 of the ordinance.

Wayland Ave has been designated as the front yard and Waterman Street will serve as the side yard. The building will be set to the front and side lot lines, exceeding the 60% and 40% build-to zone percentage

requirements respectively.

The parking area, which also contains the utility space, elevator, storage spaces and stair access, and the trash removal area, will be accessed from the Waterman Street frontage. The transformer is located to the rear of the parking area and can be accessed from an alley between the proposed building and the existing building to the north, that originates on Wayland Ave. Trash will also be removed through this alley.

A total of 12 condominium units are proposed with three on each of the upper stories. The building height of four stories and approximately 49', measured from average grade to the roof membrane, will not exceed the maximum four story, 50' height limit of the C-2 zone. Mechanical equipment and four patios will be located on the roof, occupying less than 50% of the roof deck area.

The building's exterior is primarily composed of brick, glass, a stone composite and lap siding, which are materials permitted by right in the zone. Over 50% of the Wayland square frontage on the ground floor will be transparent, and transparency far exceeding the required 10% will be provided on the upper stories with each unit having multiple windows. Juliet balconies will be provided for units on the second floor and complete balconies with seating space will be provided for units on the third and fourth floors.

The use of a common architectural theme, roof molding, and balconies to provide a dimensional element are in conformance with the design guidelines for multifamily development per Section 1202.K of the ordinance.

#### Parking

Twenty four internal parking spaces will be provided, which exceeds the 12 space requirement of one space per dwelling unit. The commercial use is exempt from providing parking as it is less than 2,500 SF. Four bicycle parking spaces will be provided to meet the requirement of one bicycle space for every five units. A loading space is not required as the applicable floor area is less than 40,000 SF. The development has been reviewed by the curbside administrator who does not foresee the need for a dedicated onstreet loading space for 12 units.

#### Landscaping

A total of 2,050 SF of canopy coverage is required based on the lot's size. The applicant is proposing to meet this requirement by planting street trees on Waterman Street, adjacent to the site. The final landscaping plan, which is required to include the tree species and the canopy coverage requirement shall be subject to the City Forester's approval.

#### Environmental management

A drainage management plan that will employ an underground stormwater infiltration system located under the parking area has been included with the submission. The development does not trigger conformance with the stormwater ordinance as the site is less than 20,000 SF and already developed. However, the applicant is required to demonstrate that existing runoff will not be exacerbated. Rooftop runoff will be infiltrated under the parking area. Calculations show that there will not be an increase in stormwater runoff as a result of the development for one to 100 year storm events. The applicant is proposing to surface the alley adjacent to the building with a pervious material that would further mitigate stormwater flows. The drainage plan should be subject to the City Engineer's review.

An erosion control plan that will employ siltsack sediment traps in addition to temporary measures like fiber matting, hay bales and crushed stone to prevent runoff, has been included with the submission.

#### Lighting

Illumination will be provided on the ground floor through shielded light fixtures affixed to the wall within building projections and above entryways. Cut sheets of light fixtures have been provided and there will be no trespass onto

neighboring properties.

#### Waiver from submission of state approvals

The applicant has requested a waiver from submission of state approvals at the preliminary plan stage, particularly from the Narragansett Bay Commission (NBC) and Department of Environmental Management (DEM), and is requesting that they be submitted with the final plan. The applicant has submitted for the approvals. It is the DPD's opinion that the CPC should grant the waiver finding that it is required and in the interest of good planning practice as the approval periods for state bodies may vary. Granting the waiver would allow the applicant to proceed with the development process. Submission of the approvals should be deferred to the final plan stage.

#### Combination of stages

Based on the foregoing analysis, it is the DPD's opinion that the CPC should vote to combine review of the master and preliminary plan stages, finding that the submission meets the requirements for both stages.

### **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 master and preliminary plan stages:

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 these areas as ones intended to foster pedestrian oriented needs like retail and housing in buildings oriented toward the street. The development conforms to this land use designation. As the building will be located on a commercial corridor, it conforms to objective BE-2 of the plan which encourages new development to complement traditional character. Creation of housing will conform to objective H-2 of the plan which encourages creation of new housing.

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

Use: Mixed use development with housing and commercial is permitted by right in the C-2 zone.

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

Parking: The applicant exceeds the parking requirement.

Landscaping: The applicant will meet the landscaping requirement.

Lighting: A lighting plan has been submitted.

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.*

No 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 complies with the dimensional requirements of the C-2 zone with no impediments to development.

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 pedestrian and vehicular access will be provided from Wayland Ave and Waterman Street.

**RECOMMENDATION—WAIVERS**

The CPC should vote to grant the waiver from submission of state approvals at the preliminary plan stage subject to the condition that the applicant submit the approvals with the final plan and return to the CPC if the approvals result in a change to the plan.

**RECOMMENDATION—Combination of stages**

Subject to waiving the state approval requirement, the CPC should vote to combine master and preliminary plan approval finding that all items required for both stages have been submitted.

**RECOMMENDATION— Master and Preliminary Plan**

Based on the foregoing discussion and conditioned on the CPC approving the items above, the master and preliminary plans should be approved subject to the following conditions:

1. The landscaping plan shall be subject to the City Forester's approval.
2. The drainage plan shall be subject to the City Engineer's review.
3. The applicant shall submit any required encroachment permits with the building permit application.
4. Final plan approval should be delegated to DPD staff.