

Providence City Plan Commission

May 16, 2023



AGENDA ITEM 7 ■ 269 WICKENDEN STREET



Aerial view of the site



Building renderings



View from Wickenden Street

OVERVIEW

OWNER/ APPLICANT:	Fox Point Capital LLC	PROJECT DESCRIPTION:	The applicant is requesting master plan approval to construct a five story mixed-use that will provide commercial space, internal parking and 62 residential units in the C-2 zone. The applicant is seeking a dimensional adjustment for the proposed height of five stories and approximately 65'. A design waiver from the height of window sills over 2' from grade is also requested.
CASE NO./ PROJECT TYPE:	23-021 MA Master Plan		
PROJECT LOCATION:	269 Wickenden Street C-2 zoning district AP 18 Lots 190 and 192	RECOMMENDATION:	Approval of the Master Plan subject to the noted findings
NEIGHBORHOOD:	Fox Point	PROJECT PLANNER:	Choyon Manjrekar



*AVERAGE GRADE OF 0'-0" IS 25'-9 1/2" ABOVE SEA LEVEL

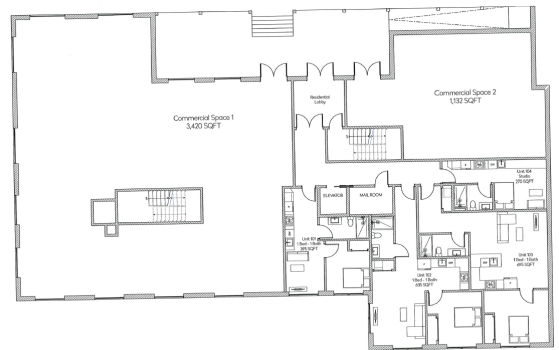


Building elevations

PROJECT OVERVIEW

The development is composed of two lots, each zoned C-2 and occupied by a building that will be demolished. An administrative subdivision will reconfigure the lots and create a lot not for development which will be occupied by the generator.

The applicant is proposing to construct a 65', five story mixed use building with a cellar that will provide internal parking and a mix of uses that includes three commercial spaces and 62 residential units. A dimensional adjustment for height is requested as the proposed height exceeds the 50', four story limit of the zone. A design waiver from the height of window sills over 2' from grade is also requested.



First Floor Plan



Second Floor Plan

First and second floor plans

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 building will be located on a corner lot fronting on Wickenden and Brook Streets. Wickenden Street has been designated as the front yard and Brook Street will serve as the side yard. Wickenden Street slopes upward traveling east from the intersection with Brook Street. One commercial space, and an internal parking area with 20 spaces will be accessed from Brook Street. This is considered the cellar level—which is not counted as part of the height requirement—as over half of this area will be located below the average grade calculated from the four corners of the lot. A building height of five stories and approximately 65' (64'5.5"), measured

from the average grade to the roof parapet, is proposed. A dimensional adjustment has been requested for the proposed height which exceeds the 50', four story height limit of the zone.

Four one bedroom units will be located on the first floor in addition to two commercial spaces and a residential lobby. Sixteen dwelling units will be located on the second floor, 15 each on the second and third stories and 12 on the fifth story.

The building will be set to the front and side lot lines, exceeding the 60% and 40% build-to zone percentage requirements respectively. Vehicles will access the cellar parking area from Brook Street, which also contains the electrical equipment space, elevator, and the trash removal area. The transformer will be located adjacent to this level.

The building's exterior will employ materials that are permitted by right in the zone. Over 50% of the Wickenden Street frontage on the ground floor will be transparent, and over 10% of transparency will be provided on the upper stories. The building's design incorporates alternating projecting and recessed sections with balconies provided for some units. The mansard roof on the fifth story will be set back on the street frontages to allow for deck access. Balcony access will also be provided for the third floor corner units by setting back the corner on the third and fourth stories.

The use of a common architectural theme, balconies, and incorporation of varied dimensional elements are in conformance with the design guidelines for multifamily development per Section 1202.K of the ordinance. A design waiver has been requested for the window sills on the first floor, which are higher than two feet from the adjacent grade.

Parking

Twenty internal parking spaces will be provided, however, no parking is required as the building will be located on a lot which does not exceed 10,000 SF. The preliminary plan will be updated to indicate the location of the 12 required bicycle spaces, calculated as one bicycle space for every five units.

Landscaping

A total of 1,500 SF of canopy coverage is required based on the size of the development. The applicant is proposing to meet this requirement using existing street trees adjacent to the site. The City Forester required that the applicant replace existing trees or make a payment in lieu of plantings should any of the trees not survive during building construction. The landscaping plan shall be subject to the City Forester's approval.

Environmental management

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. The drainage plan should be subject to the City Engineer's review.

An erosion control plan is also required with the preliminary plan submission.

Signage

Plans indicate the use of wall, awning, and a projecting signs for the commercial spaces. The preliminary plan submission shall include detailed plans that include the sign dimensions and locations.

Design Waiver

Due to the slope of the lot on Wickenden Street, the average grade is lower than the grade adjacent to the windowsills on the first floor, resulting in a height that's over two feet from the adjacent grade. Based on plans provided, the location of the sills is influenced by the slope of the lot and location of the adjacent grade, which accommodates a portion of the cellar. It is the DPD's opinion that the CPC should grant the design waiver as the bottom of the window

sills cannot be located within two feet of the adjacent grade due to the slope of the lot.

Dimensional adjustment

The applicant is eligible for the dimensional adjustment of approximately 15' and one story due to the provision of internal parking and mixed use development with over 50% assigned to residential use.

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 Wickenden Street, a main street defined by mixed use development, 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 subject to the CPC granting a dimensional adjustment and design waiver.

Parking: The applicant will meet the parking requirement by providing internal parking in the cellar. Bike parking shall be included at the preliminary plan stage.

Landscaping: The applicant will meet the landscaping requirement by retaining existing trees and making plantings adjacent to the site.

Signage: A signage plan is required at the preliminary 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.*

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 Wickenden and Brook Streets.

RECOMMENDATION—Dimensional Adjustment

The CPC should grant the dimensional adjustment for 15' and one story finding that the applicant is eligible due to provision of internal parking and mixed use development with over 50% dedicated to residential use.

RECOMMENDATION—Design waiver

The CPC should vote to grant the design waiver for location of sills over two feet from adjacent grade, finding that it is required due to the grade of the lot.

RECOMMENDATION— Master Plan

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

1. The landscaping plan shall be subject to the City Forester's approval.
2. A drainage management plan shall be submitted at the preliminary plan stage.
3. A signage plan shall be submitted with the preliminary plan.
4. The preliminary plan shall include bicycle parking.