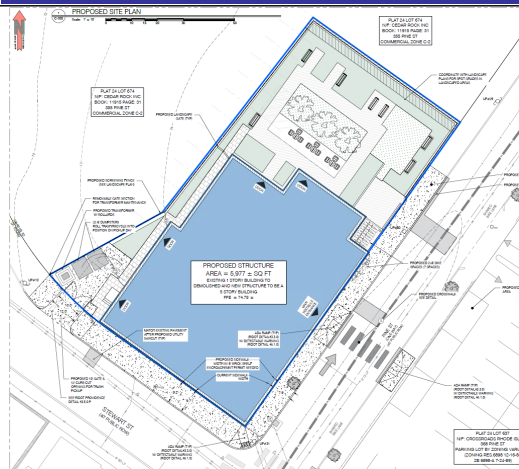


Providence City Plan Commission

May 16, 2023



AGENDA ITEM 6 ■ 371 PINE STREET



Proposed site plan



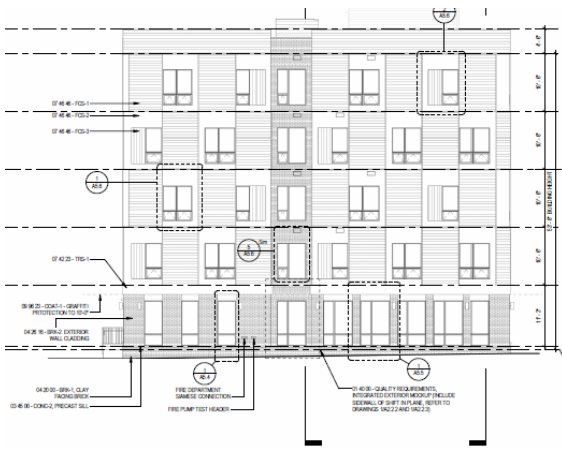
Aerial view of the site



Rendering of the proposed building

OVERVIEW

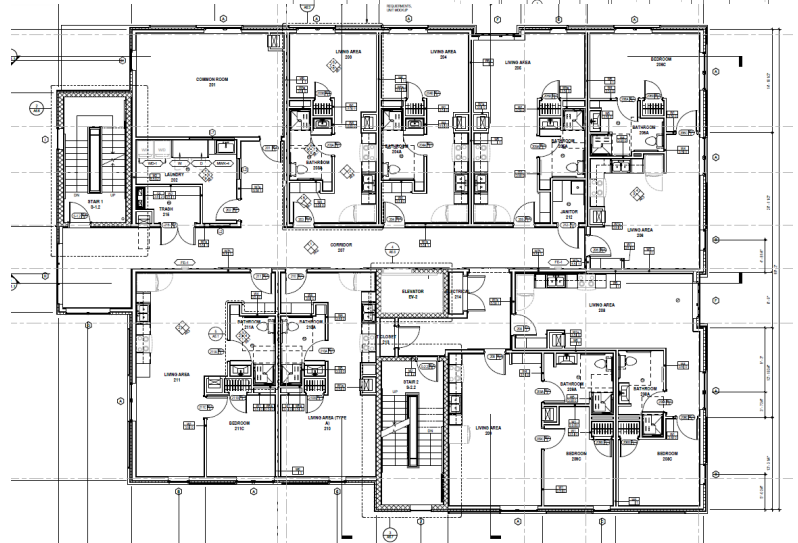
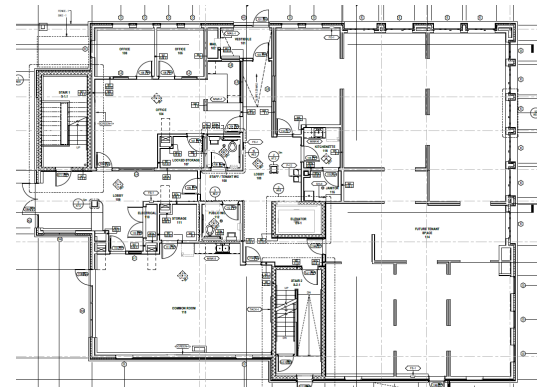
OWNER/ APPLICANT:	Crossroads Rhode Island, Owner and Applicant	PROJECT DESCRIPTION:	The applicant is proposing to construct a five-story, mixed use building with commercial space on the ground floor and 35 units on the four upper stories with landscape and site improvements.
CASE NO./ PROJECT TYPE:	23-029MI Master and Preliminary Plan Approval	RECOMMENDATION:	Approval of the Preliminary Plan subject to the noted findings and conditions
PROJECT LOCATION:	371 Pine Street AP 24 Lot 675 C-2 zoning district; Transit Oriented Development (TOD) overlay	PROJECT PLANNER:	Choyon Manjrekar
NEIGHBORHOOD:	Upper South Providence		



Proposed elevations



Proposed elevations



First and second floor plans

PROJECT OVERVIEW

The applicant is proposing to construct a five story, approximately 58' (57'9") tall, 35 unit mixed use building with commercial space on the ground floor and affordable housing for populations with health issues on the four upper stories. The subject lot which measures approximately 11,038 SF fronts on Pine and Stewart Streets and is occupied by a one story building that will be demolished. The building will be set to the south and east with a landscaped courtyard with seating. The project will be reviewed as a major land development project as it involves creation of over 10 dwelling units of housing and over 10,000 SF of gross floor area (GFA) with commercial development. The applicant is requesting to combine master and preliminary plan approval and a waiver from submission of state approvals at the preliminary plan stage.

ANALYSIS AND IDENTIFICATION OF POTENTIAL ISSUES

Use

The subject lot is zoned C-2 under the TOD overlay, where mixed use commercial and multifamily development is permitted by right.

Dimensions and site design

The building footprint measures approximately 5,977 SF. The building will follow the layout of the existing building, as it will be set to the southern lot line on Stewart Street and the eastern lot line on Pine Street, which will be designated as the front yard. The build-to percentage requirements of 60% for the front yard and 40% for the side yard will be exceeded with 63% and 57% provided for each respective frontage.

The building's main entrance will be located on Pine Street, with the building office, common space and utility areas accessible from the first floor. The eastern portion of the building will be commercial space to be occupied by a future tenant. Two sets of stairs, at the northern and eastern portion of the building will provide access to the upper stories.

The transformer and dumpsters will be located in a fenced area in the rear yard off Stewart Street. As the lot is located on a corner, Stewart Street has been designated the front yard and the fencing around this area will not exceed 3 feet. The landscaped courtyard and bike parking will be located in the side yard along Pine Street and fenced to provide privacy for residents.

The building's exterior will be composed of glass and light brick on the ground floor and stair tower. The four upper stories will mainly be composed of fiber cement panels and glass which will protrude from the exterior with brick located in the recess. A total of 35 units—all one bedrooms and studios with cooking facilities and bathrooms—will be provided in the upper four stories. The building's height of approximately 59' was determined based on the average grade of the site and is within the 70' height limit of the TOD overlay.

Parking

No vehicle parking is required for residential development in the TOD overlay. Seven bicycle parking spaces will be provided adjacent to the entrance on Pine Street.

Landscaping

A landscaped courtyard which will include a landscape island with trees and benches with grass and additional plantings of trees and bushes in the periphery, will be located adjacent to the building in the front yard. The site requires approximately 1,700 SF of canopy coverage but 16,500 SF will be provided, greatly exceeding the required amount.

Lighting

A lighting plan which demonstrates that there will be no light trespass beyond the property line has been submitted. The plan will employ shielded light fixtures in the rear yard to provide illumination.

Drainage

Improvements to the stormwater management system will involve installation of precast concrete catch basins in landscaped areas and adjacent walkways to convey stormwater to the sewer within Pine Street through high density piping. Roof runoff will be collected and discharged into a sand filter which will reduce the peak flow discharge from the site. Calculations show that the runoff from the site will be reduced for one to 100 year storm events. The plan shall be subject to the City Engineer's review.

Erosion Control

The erosion control plan will employ a sediment barrier to prevent flows off the site and has designated stockpile areas and a maintenance schedule.

Public Outreach

The applicant has held meetings with neighborhood groups and residents and also mailed flyers to provide information about the project and the development's mission.

Waiver from submission of state approvals

The applicant has requested a waiver from submission of state approvals at the preliminary plan stage, particularly the from the Narragansett Bay Commission. It is the DPD's opinion that the CPC should grant the waiver, finding that it would be in the interest of good planning practice as the time taken to act by state bodies may vary, and that it would

allow the applicant to proceed with the planning process. The waiver should be granted subject to the condition that the approvals be submitted with the final plan submission and that the applicant return to the CPC should the approvals result in a change to the submitted plan.

Combination of stages

The applicant has requested to combine master and preliminary plan approval. It is the DPD's opinion that the CPC should combine stages, subject to granting the waiver from submission of state approvals, finding that the applicant meets the submission requirements for master and preliminary plan stages of review.

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.*

According to the future land use map of *Providence Tomorrow: The Comprehensive Plan* this area is intended for Neighborhood Commercial/Mixed Use development, where multifamily development is encouraged, particularly in proximity to commercial corridors. Provision of affordable housing would conform to objectives H-2, H-3 and H-4 of the plan which support creation of new and affordable housing for special populations. Construction of dense development within a single building is in conformance with objective BE-3 of the plan which promotes compact urban development. The parking elimination due to the TOD overlay conforms to objectives M-2, M-3 and M-4 of the plan which promotes use of alternative transportation including biking, transit and walking.

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

Use: Multifamily housing is permitted by right in the C-2 zone and more so encouraged under the TOD overlay.

Dimension and Design: As discussed, the development conforms to the dimensional and design requirements of the C-2 zone. Addition of landscaping and common open space will enhance the building's character.

Parking: The applicant will meet the bicycle parking requirements.

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.*

Per the applicant, the building will be a high efficiency development that is 25% more efficient than current standards and will use solar power for the building. No negative environmental impacts are expected as the applicant is expected to come into conformance with all 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 conforms to the dimensional requirements of the zoning ordinance and poses no impediments to development. The applicant is required to obtain any necessary encroachment permits when applying for permits.

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 bicycle and pedestrian access is provided from Pine and Stewart Streets.

RECOMMENDATION—Waiver from submission of state approvals

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.

Findings

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.