



City of East Providence Planning Department

ROBERTO L. DASILVA
MAYOR

WILLIAM J. FAZIOLI
DIRECTOR

MEMORANDUM

November 5, 2020

To: Planning Board

From: Planning Department

Re: Comprehensive plan consistency for Ivy Place
Location: Intersection of Ivy Street and Taunton Avenue
Assessor's Map 106, Block 07, Parcel 12
Owner: Woonsocket Neighborhood Development Corporation
Applicant: Neighborworks Blackstone River Valley
Zoning: Taunton Avenue sub-district

Introduction

The applicant is proposing to construct 13 residential housing units that will provide 10 affordable workforce housing units and 3 market rate housing units with all of the 13 housing units to be owner occupied. The subject property is a 20,041.10 sq. ft. corner parcel with frontage on Taunton Avenue and Ivy Street known as the former Bomes theater site. The applicant is proposing 9 housing units in two structures with frontage on Ivy Street and 4 housing units with frontage on Taunton Avenue. All of the 9 attached housing units along Ivy Street are proposed with a gable roof with a height of 42 feet. The 4 attached housing structures with frontage on Taunton Avenue are proposed with a flat roof and a building height of 32 feet. Access to the rear parking area is provided by a driveway entrance on Ivy Street.

According to section 19-482 "Performance standards" of the Waterfront Special Development District, high density residential developments require two parking spaces per one residential unit, which is a total of 26 required off-street parking spaces. The applicant is proposing 26 off-street parking spaces (18 on-site parking spaces and 8 garage parking spaces).

Zoning

The proposed use is consistent with section 19-481 "Schedule of use regulations" of the Waterfront Special Development District since residential and multi-residential is an allowed use in the Taunton Avenue sub-district. The only dimensional waivers being requested by the applicant are for two minimum side-yard setbacks. The Taunton Avenue sub-district requires a minimum side-yard setback of 5 feet. The applicant is proposing the structure on Ivy Street to be located 4.2 feet from the north side-yard property line and the structure on Taunton Avenue to be located 4 feet from the east side-yard property line. It is the opinion of the Planning Department

that the proposed 4.2 feet and 4 feet setbacks are a minor deviation from the requirements of Zoning, do not impact the character of the immediate area and do not impact the privacy to the abutting property owners.

Comprehensive Plan Consistency

The redevelopment of the former Bomes theater site for the construction of 13 housing units that will provide 10 affordable workforce housing units and 3 market rate housing units is consistent with the following policy statements and goals of the East Providence 2010-2015 Comprehensive Plan:

Land Use Element

Goal 1.0: Ensure that remaining vacant land or redeveloped parcels in the City are used for their maximum benefit to the community, and are of high-quality design and in character with the adjoining parcels and neighborhood.

Objective 1.4: Preserve the existing scale and character of developed areas of the community.

Objective 2.10: Preserve the character of existing “downtown” type commercial corridors, e.g. Taunton Avenue, Warren Avenue and Riverside Square, utilizing build-to lines and locating off-street parking to the side and rear of structures.

Objective 3.4: Diversify the City's existing tax base to reduce the tax burden on residential properties.

Objective 3.6: Continue to implement the East Providence Waterfront Special Development District Plan.

Objective 3.7: Preserve the character of existing “downtown” commercial corridors throughout the City through prohibition of suburban-type development (with large building masses set back from the street with parking in the front of buildings and drive through facilities), and instead require smaller-scale buildings with build-to street wall lines, with parking located in the rear of structures and no drive-through facilities.

Economic Development Element

Goal 2.0: Facilitate economic development of appropriate vacant or underutilized parcels of land within the City to broaden the tax base and create local and regional job opportunities.

Housing Element

Goal 1.0: Ensure that a diversity of housing exists in the city providing residents with a range of decent, safe, and affordable choices.

Objective 1.1: Continue to coordinate with federal, state, local, and non-profit housing organizations to encourage low to moderate income housing opportunities for the elderly, families, and persons with special needs.

Goal 2.0: Increase the supply of affordable housing for the various household income groups in the City.

Objective 2.2: Encourage and provide incentives to developers to increase number of affordable housing units.

Goal 5.0 Increase the level of homeownership in the City.

Recommendation

The Planning Department recommends that the Planning Board provides a positive recommendation to the Waterfront Commission that the Ivy Place development is consistent with the City's 2010-2015 Comprehensive Plan.

Enclosures: Site plan set
Landscape plan