
ZONING APPLICATION NARRATIVE
FOR
“THE TAUNTON AVENUE COLLABORATIVE”
330, 350 and 354 TAUNTON AVENUE
MAP 306, BLOCK 1, PARCELS 12.1, 13 and 14
IN
EAST PROVIDENCE, RHODE ISLAND

Owner and Applicant:

ONE NEIGHBORHOOD BUILDERS
66 CHAFFEE STREET
PROVIDENCE, RI 02909

Prepared by:



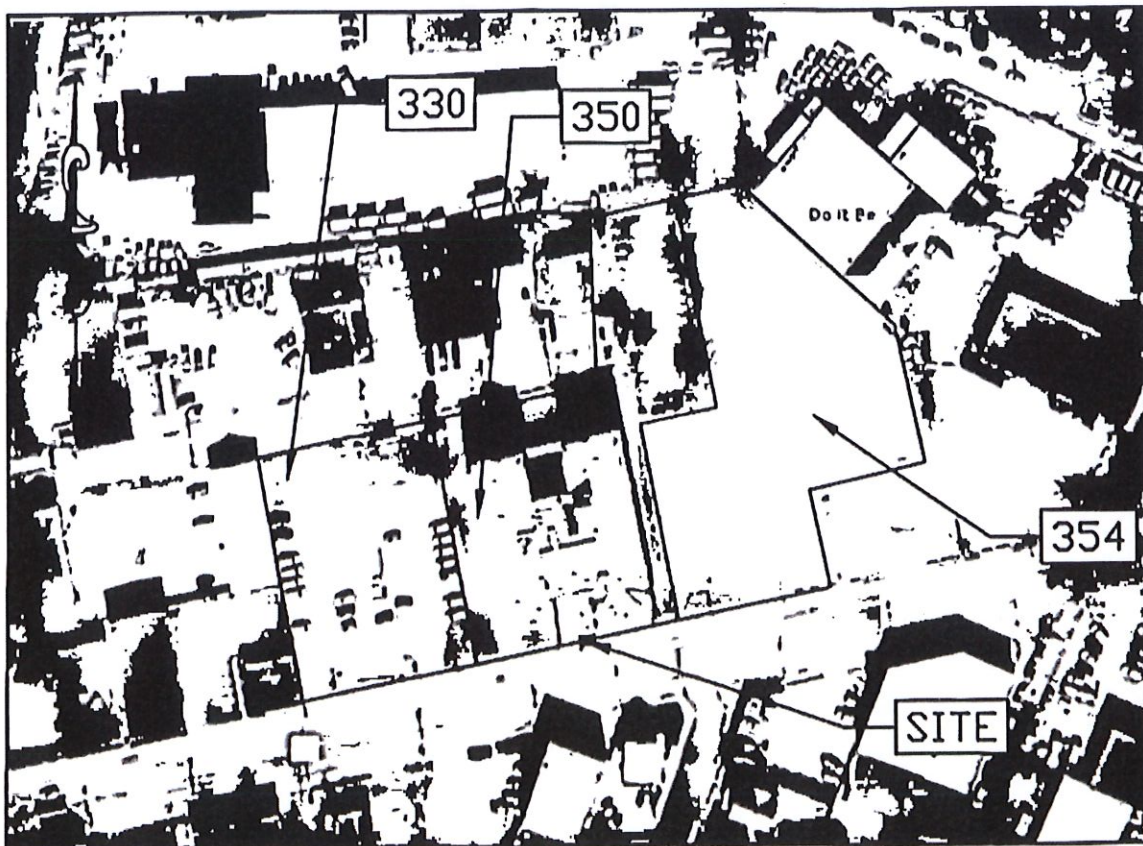
Commonwealth Engineers & Consultants, Inc.
400 Smith Street
Providence, Rhode Island 02908

July 7, 2023

INTRODUCTION

On behalf of ONE Neighborhood Builders (ONE-NB), Commonwealth Engineers & Consultants, Inc. (CE&C) has prepared the following Project Narrative for the Taunton Avenue Collaborative proposed development at 330, 350 and 354 Taunton Avenue in East Providence, Rhode Island. The subject parcels are located on Map 306, Block 1, Parcels 12.1, 13 and 14 and comprise approximately 2.78 acres (120,886 square feet) of land. ONE-NB has proposed a Residential Development consisting of 160 Low/Moderate Income Housing (LMI @ 30% – 120%AMI) rental units accessed off Taunton Avenue. ONE-NB's mission is to develop affordable housing and engage neighbors across Greater Providence to cultivate healthy, vibrant, and safe communities. ONE-NB is working in collaboration with Crossroads Rhode Island, Family Service of Rhode Island, and Foster Forward to provide 160 units of affordable housing with 5,270 sq. ft. daycare facility and approximately 16,000 sq. ft. of service provider and amenity space. This mix of complementary uses is allowed as-of-right under current zoning district regulations.

General Description of Project: The following are a general description of the existing conditions on and near the subject parcel, and a detailed description of the proposed development of the site. The following aerial photo shows the existing conditions of the project area (source is RIGIS Spring 2023 aerials).



The Site (all three parcels) have been developed in the past. The parcel located at 330 Taunton Avenue previously contained a bank building with parking areas and recently was used as a bus parking lot. The parcel located at 350 Taunton Avenue contains an existing four story building that had been used as a nursing home and as a college dormitory. The parcel located at 354 Taunton Avenue previously contained a bowling alley and parking area. The bank building at 330 Taunton Avenue and the bowling alley at 354

Taunton Avenue have both been demolished. The properties contain some landscaped areas but are primarily impervious with land cover being either building, concrete, asphalt pavement or asphalt chips.

One Neighborhood Builders is proposing to merge the three existing lots into a single lot, rehabilitate the existing four story building at 350 Taunton Avenue and construct two new four story buildings at 330 and 354 Taunton Avenue. In addition, a 120-space parking lot, concrete sidewalks, bike racks, scooter parking, privacy fencing, outdoor community space, landscaping and underground utilities are proposed. The buildings will be serviced by municipal water and sewers. The proposed three buildings will house the following:

- On the parcel located at 330 Taunton Avenue, a new four story multifamily building with a 8,490 square foot foundation will be constructed. This building will hold a total of 31 rental units with a total of 68 bedrooms.
- On the parcel located at 350 Taunton Avenue, the existing four-story building will be renovated to contain 54 rental units with a total of 90 bedrooms and approximately 16,000 sq. ft. of service provider and amenity space.
- On the parcel located at 354 Taunton Avenue, a new four story multifamily building with a 22,498 square foot foundation will be constructed. This building will hold a total of 75 rental units with a total of 139 bedrooms and a 5,270 square foot child care center which will have a capacity for thirty (30) children.

Abutting Properties: The abutting properties are all located within the City of East Providence and are all zoned commercial.

Zoning Variances Requested:

As discussed with City of East Providence Zoning and Planning Officials at the Preapplication Meeting held at City Hall on April 13, 2023, several zoning variances are required for the above referenced site. The site is situated in both the C-2 and C-3 (Commercial 2 and 3) zones and the Taunton Avenue Overlay District (19-322). All properties located within the Taunton Avenue Overlay District may choose either to develop or redevelop subject to the provisions of Division 15, section 19-322 or may choose to develop or redevelop under the current underlying zoning of the property (C-1, C-2, C-3, and (Taunton Avenue) TA). Variances to the Zoning Ordinance are listed below:

1. Section 19-322 (c)(3)(b) allows a reduction in parking for multi-family dwelling without the presence of any commercial entities is likewise a permissible land use, provided requisite off-street parking is appropriately furnished. Residential density will be based upon the provision of one off-street parking space per residential dwelling unit and compliance with all other applicable regulations pursuant to section 19-284, off street parking. Off street parking that fails to meet the referenced one to one ratio, but does not exceed a 25 percent deficiency, or a minimum of .75 spaces per residential unit, may still be permitted by special use permit pursuant to section 19-39. Any deficiency greater than 25 percent shall necessitate both a special use permit pursuant to section 19-39 and a dimensional variance pursuant to section 19-45. The applicant is proposing 120 parking spaces for 160 units and a child care center. Therefore, the applicant is requesting a special use permit for the 0.75 parking spaces per unit for residential parking and requesting a variance for the nine (9) parking spaces required for the child care facility.

Discussion: The proposed development will have a total of 160 units which require 120 parking spaces, which have been provided. The proposed child care center required 6 spaces for staff and 3 drop-off spaces. The residential portion of the proposed development meets the special use permit requirements of 0.75 spaces per unit and a dimensional variance is requested for the 9 spaces required for the child care center.

The applicant has met the required parking spaces required for the special use permit for 160 units at 0.75 parking spaces per unit. Based on the parking spaces required for the Applicant's proposed use, as calculated by the Applicant's planner, the proposed number of parking spaces will be adequate for the proposed development. See attached Master Plan Report prepared by Nancy E. Letendre, Esq., Professional Planner and Land Use Consultant for further parking reduction discussion.

2. Section 19-145 requires a maximum building height of three stories and 40-feet. The existing building located at 350 Taunton Avenue is four stories (approximately 47'-0") high. The applicant is proposing two (2) new buildings (330 and 354 Taunton Avenue) that will each be four stories (approximately 53'-0") high. Therefore, one (1) story and (13'-0") of relief is requested for each of the proposed building heights.

Discussion: As the existing building is 4 stories, the proposed new structures should be consistent with the existing structure. The extra height is a result of the type of construction. The existing building was constructed with low ceiling heights; thus the proposed 4 story buildings will be slightly taller than the existing building. The initial architectural plans proposed a building height of approximately 49'-6" above the finished first floor elevations as noted in the planning report prepared by Nancy E. Letendre. As the architectural design has developed it is estimated the building height will be approximately 50'-10" above the finished first floor and approximately 53'-0" above adjacent finished grades around the proposed buildings. See attached Master Plan Report prepared by Nancy E. Letendre, Esq., Professional Planner and Land Use Consultant for further building height discussion.

3. Section 19-145 requires a maximum building coverage of 60% and a maximum percentage of impervious surface coverage of 80%. The applicant is proposing an approximate building coverage of 35.8% and an impervious cover of 83.7 percent, therefore, 3.7% of relief is requested for impervious coverage.

Discussion: Given the need for the required parking, safe pedestrian and vehicle circulation, emergency access, and the constraints of the lot size and shape, the impervious coverage exceeds the zoning requirements. See attached Master Plan Report prepared by Nancy E. Letendre, Esq., Professional Planner and Land Use Consultant for further impervious cover height discussion.

Natural Resources in the Area: There are no wetlands or wetland buffers located on or adjacent to the site. The site is generally flat and primarily slopes to the north. Stormwater from the site currently flows either north to Edmund Street or south toward Taunton Avenue. Refer to the attached Existing Conditions Plan, which shows the topography.

The site is underlain by groundwater classified as GB by RIDEM. Groundwater classified GB is groundwater which may not be suitable for drinking water without treatment due to known or presumed degradation. Based on soil boring and monitoring well installation logs provided to CE&C, groundwater is approximately 6.5 to 8.5-feet below the ground surface at the site. Site soils consist of urban fill, glacial outwash, and glacial till. The soil on and around the site are consistent per the USDA Web Soil Survey, the parcel is underlain by a single soil type (Merrimac-Urban). The subject site is not situated in a Natural Heritage Area or a Well Head Protection Area as identified on the RIDEM Environmental Resource Map.

Flood Zones: The subject property is not situated in a 100-year flood zone as identified by the Federal Emergency Management Agency's Flood Rate Insurance Map, Providence County, map #44007C0328J effective October 2, 2015.

Topography: The project is relatively flat and slopes slightly to Taunton Avenue on the south side of the property and slopes to Edmund Street on the north side of the property. Overall, the elevation changes over the 2.78 acres (120,886 square feet) are approximately 6-feet. Refer to the attached maps which show the topography.

Notable Site Features: As previously mentioned, the site formerly contained a bank on 330 Taunton Avenue and a bowling alley on 354 Taunton Avenue. The extent of former foundations remaining below the ground surface of both the former bank and bowling alley buildings is unknown and may require additional demolition. In addition, a geotechnical report completed by Paul B. Aldinger & Associates Inc. noted urban fill of varying depths that will need to be managed or removed during construction.

A gas station was previously located at 0 Taunton Avenue, Map 306, Block 1, Parcel 16.3, located east of 354 Taunton Avenue. Based on RIDEM historic aerial images available online, the gas station was demolished sometime between 1972 and 1981. A limited Site Investigation performed by Sage Environmental, Inc. and preliminary results noted total petroleum hydrocarbons in excess of RIDEM Residential Direct Exposure Criteria in one sample collected from the southeast corner of 354 Taunton Avenue and north of 0 Taunton Avenue. It appears the exceedance is related to the former gas station. At this time, it is not anticipated that significant remediation will be required beyond a land use restriction, soil management, and potentially site capping requirements.

% Structure Coverage: As noted above, the proposed development will exceed the maximum coverage requirement by approximately 3.7%.

Signs: No traffic or property signs are proposed at this time.

Building Height: As noted above, the two new proposed residential dwellings will exceed the maximum height requirement. The existing 4 story building at 350 Taunton Avenue exceeds the height requirement.

Permits Required: The following permits are required:

1. RIDOT Physical Alteration Permit for change of use and work within the RIDOT right of way.
2. City of East Providence Building, Water Connection and Sewer Connection Permits.
3. City of East Providence Fire Marshall Plan Approval.
4. RIDEM Construction RIPDES Permit and Stormwater Quality Permit.

Miscellaneous Items:

1. Dumpsters will be used for community trash and recycling collection.
2. Stormwater Management and Design will decrease stormwater runoff to Edmund Street.
3. Underground utilities are proposed.

Summary/Conclusion: The proposed development has been designed to minimize adverse impacts while providing an asset to the community. Impacts were minimized by incorporating the following elements into the project to ensure compliance with the land development regulations:

1. Ensuring there are no significant negative environmental impacts from the proposed development since:
 - a. The stormwater management system will be designed in accordance with the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM).
 - b. Potable water service will be designed to connect to the City of East Providence's public water system.
 - c. Sanitary sewer service is designed to connect to the City's public sewer system.

- d. Soil Erosion will be controlled in accordance with the Rhode Island Soil Erosion and Sediment Control Handbook, 2014 edition.
- e. Proposed structures and infrastructure are all located outside of the 100-year flood zone.
2. Ensuring that the development has adequate and permanent physical access to public streets.
3. Ensuring that the development has safe circulation of pedestrian and vehicular traffic, for adequate surface water run-off, and for preservation of natural, historical, or cultural features that contribute to the attractiveness of the community.
4. Ensuring that the design and location of site features, utilities, drainage improvements and other improvements in the development shall minimize flooding and soil erosion.

End of Narrative

Appendices:

- Appendix-1: City of East Providence Use Variance Application and Dimensional Variance Application
- Appendix-2: Master Plan Report prepared by Nancy E. Letendre, Esq., Professional Planner and Land Use Consultant
- Appendix-3: Abutter's List and 200' Radius Map

Attachments: Site Civil and Architectural Plans

Appendix-1

City of East Providence Use Variance Application and Dimensional Variance Application

East Providence
Zoning Board of Review

SPECIAL USE PERMIT FORM
(Ref. #19-42)

This Form must be completed in full prior to
being considered by the Zoning Board of Review.

Phone Number: (401) 941-7500 x111

File#	
Date of Filing	
Received By	
Date of Hearing	
Action	
Recorded	BK Pg

1. LOCATION OF

PROPERTY 330, 350 and 354 Taunton Avenue/Street
Map 306 Block 1 Parcel 12, 1-13-14 Zoning District C2/C3

2. Owner ONE Neighborhood Builders

Address 66 Chaffee Street, Providence RI 02909
Date of Purchase March 22, 2023
Proposed Lessee/Purchaser _____
Attorney Kenneth F. McGunagle, Jr., Esq.
Phone Number (401) 941-7500 x111
Address 2088 Broad Street, Cranston RI 02905
Representing Owner

3. DIMENSIONS OF SITE 455' +/- 200' +/- 120,886 +/- sq ft
WIDTH DEPTH AREA (SQ.FT.)

LIST OF ALL EXISTING BUILDINGS AND USES:

Building Type	Height	Area (SQ.FT.) (Building Footprint)	USE
(1) Vacant 4-story	Approx. 47.0'	10,689 FF, 17,796 F2 to 4	prior use
(2) as nursing home/college dorm.		Proposed use multifamily with 54 units	
(3) Pproposed 4-story,		8,490 sq ft, 31 unit multifamily 330 Taunton Ave	
Proposed 4-story,		22,498 sq ft, 74 unit multifamily 354 Taunton Ave	

4. SPECIAL USE PERMIT SOUGH PER SECTION 19-98, SCHEDULE OF USE:

multi-family in C-2/C-3 Zoning District
Type of Use

5. DESCRIPTION OF PROPOSAL: Describe the proposed use, include information on the scale and size of proposal.

Applicant is proposing a 160 unit affordable housing development that includes reuse of an existing building and construction of two new buildings located in the Taunton Avenue Overlay District. Per Zoning Section 19-322 (c)(3)(b), a special use permit is required for reduced parking requirements. See attached Zoning Narrative for project details.

6. PRECEDENT STANDARDS: List the Sections of Chapter 19 which include precedent standards applicable to the proposed use. Describe how the proposal will meeting the standards.

SECTION NUMBER	STANDARD	DESCRIBE COMPLIANCE
19-322	Parking Requirements	Min. Parking allowed per special use permit is provided
_____	_____	_____
_____	_____	_____
_____	_____	_____

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

OWNER(S) SIGNATURE:  DATE 10/24/23

AGENT/ATTORNEY Kenneth F. McGunagle, Jr., Esq.
ADDRESS 2088 Broad Street, Cranston RI 02905
Phone Number (401) 941-7500 x111

East Providence Zoning Board of Review

DIMENSIONAL VARIANCE FORM (Ref. 19-47)

This form must be completed in full prior to
being considered by the Zoning Board of Review.

File #	_____
Date of Filing	_____
Received By	_____
Date of Hearing	_____
Action	_____
Recorded	Bk _____ Pg _____

PHONE NUMBER: (401) 941-7500 ext. 111

1 LOCATION OF PROPERTY 330, 350 and 354 Taunton Avenue AVENUE/STREET
MAP 306 BLOCK 1 PARCEL 12.1, 13 and 14 ZONING DISTRICT Overlay

2: OWNER Olneyville Housing Corporation d/b/a ONE Neighborhood Builders
ADDRESS 66 Chafee Street, Providence, Rhode Island 02909

DATE OF PURCHASE March 22, 2023
PROPOSED LESSEE/PURCHASER Same as Owner
ADDRESS _____

ATTORNEY McGunagle Hentz, PC, attn: Kenneth F. McGunagle, Jr., Esq.
ADDRESS 2088 Broad Street, Cranston, Rhode Island 02905

REPRESENTING Owner

3. DIMENSIONS OF SITE 455 +/- feet (min.) 200 +/- feet (min.) 120,886 +/- sa.ft.
Width Depth Area (Sq. Ft.)

LIST OF ALL EXISTING BUILDINGS AND USES:

	Use	Building Height	Area (Sq. Ft.) (Building Footprint)	Type of Construction
(1)	Vacant	Approx. 47.0'	10,689 FF, 17,796 F2 to 4	II
(2)				(proposed 54 units)
(3)				

LIST OF PROPOSED CONSTRUCTION AND USES:

	Use	No. of Height Stories	Basement Yes/No	Area (Sq. Ft.) (Bldg Footprint)	Multi-Family No. of Bedrooms/Unit	Type of Construction
(1)	M-FAM	53.0'	4	No	3,355	31 Units/68 Bed V
(2)	M-FAM	53.0'	4	No	22,522	75 Units/139 Bed V
(3)						

(Over)

50% pre-consumer content  10% post-consumer content

PRINTED ON RECYCLED PAPER

THIS VARIANCE APPLICATION RELATES TO:

Principal Building (s) Accessory Building Lot Area

CHECK ONE OR MORE:

- | | |
|--|---|
| <input type="checkbox"/> Setback Requirement | <input type="checkbox"/> Number of Dwelling Units |
| <input checked="" type="checkbox"/> Lot/Building Coverage | <input type="checkbox"/> Floor Area |
| <input type="checkbox"/> Landscaping | <input checked="" type="checkbox"/> Height |
| <input checked="" type="checkbox"/> Amount Parking or Loading | <input type="checkbox"/> Signs/Billboards |
| <input type="checkbox"/> Location/Dimensions of Parking or Loading | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Extension of Nonconforming Structure | |

6. VARIANCE SOUGHT: List each applicable section of the Zoning Ordinance for which Variance is sought plus a brief description of the nature of the variance (s):

Section Number	Description Variance
Section 19-322 (c)(3)(b)	See Attached Narrative
Section 19-145	Building Height-See Attached Narrative
Section 19-145	Impervious Cover-See Attached Narrative


7. DEVIATION FROM REQUIRED STANDARDS

Section Number	Ordinance Requirement	Proposed
See Narrative	_____	_____
_____	_____	_____
_____	_____	_____

8. DESCRIBE THE UNIQUE CHARACTERISTICS OR OTHER PECULIARITIES OF THE PROPERTY WHICH CREATE HARDSHIP.
See Narrative

NOTE: PLANS ACTED UPON BY THE BOARD BECOME INCORPORATED AS PART OF THE DECISION AND ARE FINAL.

I, the undersigned, swear that all information given above to the best of my knowledge is complete and correct.

OWNER(S) SIGNATURE:  DATE 6/29/23
DATE _____

Agent/Attorney Kenneth F. McGunagle, Jr., Esq. Address 2088 Broad Street, Cranston, Rhode Island 02905