



MEMORANDUM

NO: 01

TO: Planning Board Meeting Attendees (Regular Session)
FROM: Paul Attemann, Alanna Jaworski
WHM | West House II
PROJECT: 417 Forest Avenue PROJECT #: 21-3300
Middletown, Rhode Island 02842
DATE: 10/20/2021 (revised 10/22/2021)
SUBJECT: Masterplan Application Presentation – Zoning and Subdivision Relief

Proposal is for 54 units of affordable senior housing within the OB (Office Business) commercial zoning district in Middletown, Rhode Island, to be added to the existing 51 units in West House I (totaling 105 units). Below are per the Zoning Ordinance and Subdivision Regulations for the town of Middletown.

- Per Section 400 – Definitions
 - A *Multifamily Dwelling Structure* is a single principal building upon a single lot, used principally for residential purposes and housing three or more dwelling units.
 - The proposed new building would be considered a multifamily dwelling structure.
 - A *Use Variance* is defined as permission to depart from the use requirements of a zoning ordinance where the applicant for the requested variance has shown by evidence upon the record that the subject land or structure cannot yield any beneficial use if it is to conform to the provisions of that zoning ordinance.

Use Variance:

- Per Section 602 – Schedule of District Regulations – Uses and Districts
 - In Zoning District OB (Office Business), a Multifamily dwelling project, including condominiums is not a permitted use.
 - **Proposal is for multifamily dwelling. Will require a use variance.**

Dimensional (Regulatory) Variance:

- Per Section 603 – District Dimensional Regulations
 - In an OB District, for a Multifamily Dwelling Structure, the following apply:
 - Maximum Height of Building (for principal structure) is 35 feet.
 - **Average grade is approximately 145.95 feet. Proposed finished floor level is 150 feet. Proposed building height measured from average existing grade to top of roof is 40 feet, which will require a dimensional variance.**

Per the definition of Building Height (section 400), building height shall be measured from the average existing grade elevation where the foundation of the structure is proposed.

Per section 714 – Height and Yard Modifications (C), structures permitted above the max height requirements by the Zoning Board shall be set back from any lot line



one additional foot by which the height of each structure exceeds the max height limit for the district.

- Per Section 605 – Maximum Building Footprint
 - In Zoning District OB, where the use is ‘any use except office and industrial’, the maximum building footprint in square feet is 35,000.
 - **The existing building footprint is 24,973 SF (approximately). The proposed new building is 17,630, which added to the original building footprint brings the total to 42,603 total. Will require a dimensional variance.**

- Per Section 1304 – Minimum and Maximum Off-Street Parking Requirements
 - In Type of Use – *Elderly Housing* – 1 space is required per dwelling unit.
 - **Site to have 54 proposed new units + 50 existing units, requiring 104 parking spaces. Proposed total parking count (39 existing and 22 new) is 61 parking spaces. Will require a dimensional variance.**

- Per Section 1504 – Allowable Density
 - In Zoning Districts RM & LB, minimum developable land area per dwelling unit is outlined as follows:
6,000 SF per studio or 1-bedroom; 8,000 SF per 2-bedroom
 - **The existing site is +/- 200,689 square feet. Per requirements indicated, 654,000 SF developable land is required. Will require a dimensional variance.**
West House I & II (studios & one-bedrooms) = 89
West House I & II (two-bedrooms) = 15

- Per Section 1505 – Open Space Requirement
 - Open space shall be provided in the same lot as the principal building(s) for the use and enjoyment of the residents. In a multifamily dwelling structure, the minimum open space requirements (ratio of open space divided by floor area) is 1.5.
 - **Proposed open space is +/- 110,039 SF. Proposed floor area is +/- 124,017.
105,903 / 124,017 = proposed ratio of 0.88. Will require a dimensional variance.**

- Per Section 1507 – Off-Street Parking
 - No off-street parking shall be located closer than 25 feet of any wall of a principal building used for residential purposes.
 - **Proposed south parking adjacent to front entrance is approximately 19'-5" from principal building. Will require a dimensional variance.**

- Per Section 1508 – Building Design and Location
 - No façade of any principal building in any multifamily dwelling project or structure shall exceed 80 lineal feet without a building jog of at least 45 degrees for a building having two wings, or 30 degrees for a building having three or more wings.
 - **Proposed West elevation has a continuous façade approximately 83'-10". Will require a dimensional variance.**



Subdivision Relief:

- Article 5 Section 521.1 E. 4
 - Bicycle racks shall be provided, minimum 1 bicycle space per 5 automobile parking spaces or fraction thereof.
 - **No bicycle racks are proposed. Our experience at our 8 elderly housing developments comprising 294 units is that bicycle racks are not utilized at these properties. Subdivision relief requested.**

- Article 5 Section 521.2 C
 - Building exteriors and roofs constructed of traditional materials such as wooden clapboards, shingles, patterned shingles, brick or stone (synthetic materials require Planning Board approval).
 - **LP Smartside Strand Strand Lap Siding (Wood composite material) proposed. EPDM (rubber) roof proposed. Subdivision relief requested.**

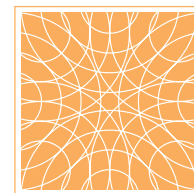
- Article 5 Section 521.2 D. 1,3
 - Roof is a traditional form such as hip, gambrel, or gable OR a flat roof incorporating decorative details and/or designed to incorporate a sloped design for the portion of the roof visible from the public way, which is designed so that any mechanical equipment installed on the roof is not visible from the public way and abutting properties.
 - **Proposed roof is a flat rubber roof to allow for a sizeable roof mounted photovoltaic array. Development is pursuing Passive House energy efficiency and sustainability standard. A PV array is required to achieve Passive House certification. The proposed cornice should prevent the viewing of any mechanical equipment installed on the roof is not visible from the public way and abutting properties. Furthermore, the flat roof diminishes the impact to the views of the existing residents of West House. Subdivision relief requested.**

DISTRIBUTION: Owner Contractor Architect Other _____

WEST HOUSE II - MASTERPLAN APPLICATION

417 FOREST AVENUE
MIDDLETOWN, RHODE ISLAND 02842

OCTOBER 20, 2021



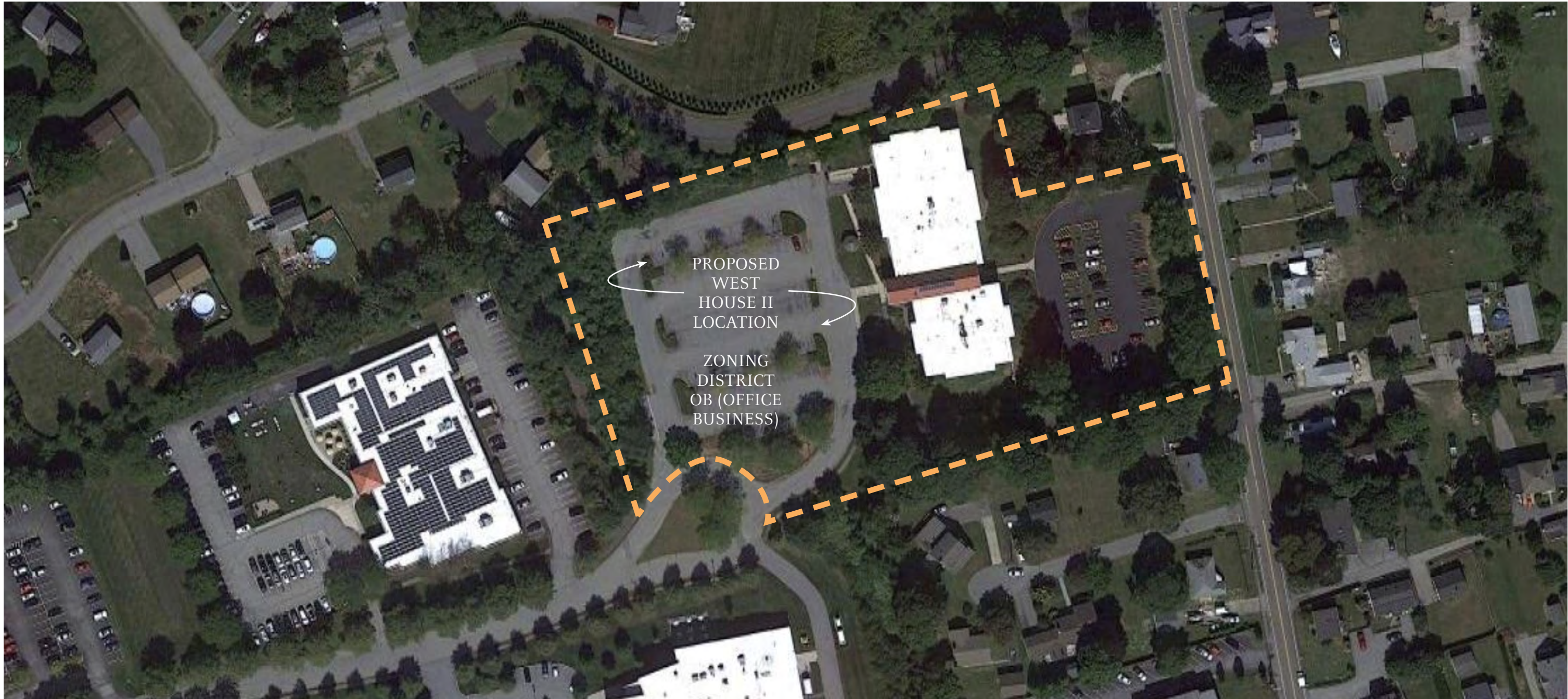
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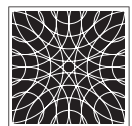
t 401.272.4724 f 401.272.4825



WEST HOUSE II - MASTERPLAN APPLICATION

EXISTING CONDITIONS - AERIAL

OCTOBER 20, 2021





Existing West elevation of West House I. Proposed connection to West House II at building bumpout.



Existing ramp from Northwest corner of West House I up to proposed connection at West House II.



View from northwest corner of existing West House I across existing parking lot / proposed site.

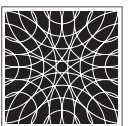


Existing solarium at West House I, where connection to new building is proposed.

WEST HOUSE II - MASTERPLAN APPLICATION

EXISTING CONDITIONS

OCTOBER 20, 2021



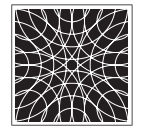


WEST HOUSE II - MASTERPLAN APPLICATION

PROPOSED SITE & LANDSCAPE PLAN

OCTOBER 20, 2021

SCALE: 1"=40'-0"





UNITS	
FIRST FLOOR	
(1) BEDROOM:	10
(2) BEDROOM:	6
SECOND FLOOR	
(1) BEDROOM:	15
(2) BEDROOM:	4
THIRD FLOOR	
(1) BEDROOM:	15
(2) BEDROOM:	4
TOTAL UNITS: 54 UNITS	

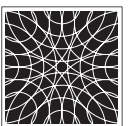


WEST HOUSE II - MASTERPLAN APPLICATION

PROPOSED FIRST FLOOR PLAN

OCTOBER 20, 2021

SCALE: 1/16"=1'-0"





UNITS	
FIRST FLOOR	
(1) BEDROOM:	10
(2) BEDROOM:	6
SECOND FLOOR	
(1) BEDROOM:	15
(2) BEDROOM:	4
THIRD FLOOR	
(1) BEDROOM:	15
(2) BEDROOM:	4
TOTAL UNITS: 54 UNITS	

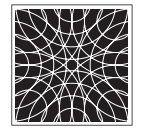


WEST HOUSE II - MASTERPLAN APPLICATION

PROPOSED SECOND & THIRD FLOOR PLAN

OCTOBER 20, 2021

SCALE: 1/16"=1'-0"



TYPICAL EXTERIOR:

- PNTD LP SMARTSIDE STRAND SMOOTH CLAPBOARD, 8" EXPOSURE WITH MITERED CORNERS
- PNTD LP SMARTSIDE STRAND SMOOTH CLAPBOARD, 4" EXPOSURE LAP SIDING WITH PNTD CORNERBOARDS & WINDOW TRIM
- PRE-FINISHED ALUMINUM / CEMENTITIOUS / COMPOSITE PANELS
- STONE VENEER AT PATIO
- INSULATED FIBERGLASS WINDOWS & DOORS
- PNTD STEEL FRAME PORCHES
- EPDM ROOFING WITH INTERNAL DOWNSPOUTS & ROOF DRAINS

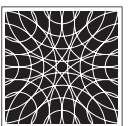


WEST HOUSE II - MASTERPLAN APPLICATION

PROPOSED SOUTH ELEVATION

OCTOBER 20, 2021

SCALE: 1/16"=1'-0"



TYPICAL EXTERIOR:

- PNTD LP SMARTSIDE STRAND SMOOTH CLAPBOARD, 8" EXPOSURE WITH MITERED CORNERS
- PNTD LP SMARTSIDE STRAND SMOOTH CLAPBOARD, 4" EXPOSURE LAP SIDING WITH PNTD CORNERBOARDS & WINDOW TRIM
- PRE-FINISHED ALUMINUM / CEMENTITIOUS / COMPOSITE PANELS
- STONE VENEER AT PATIO
- INSULATED FIBERGLASS WINDOWS & DOORS
- PNTD STEEL FRAME PORCHES
- EPDM ROOFING WITH INTERNAL DOWNSPOUTS & ROOF DRAINS

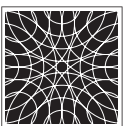


WEST HOUSE II - MASTERPLAN APPLICATION

PROPOSED WEST ELEVATION

OCTOBER 20, 2021

SCALE: 1/16"=1'-0"



TYPICAL EXTERIOR:

- PNTD LP SMARTSIDE STRAND SMOOTH CLAPBOARD, 8" EXPOSURE WITH MITERED CORNERS
- PNTD LP SMARTSIDE STRAND SMOOTH CLAPBOARD, 4" EXPOSURE LAP SIDING WITH PNTD CORNERBOARDS & WINDOW TRIM
- PRE-FINISHED ALUMINUM / CEMENTITIOUS / COMPOSITE PANELS
- STONE VENEER AT PATIO
- INSULATED FIBERGLASS WINDOWS & DOORS
- PNTD STEEL FRAME PORCHES
- EPDM ROOFING WITH INTERNAL DOWNSPOUTS & ROOF DRAINS



WEST HOUSE II - MASTERPLAN APPLICATION

PROPOSED NORTH ELEVATION

OCTOBER 20, 2021

SCALE: 1/16"=1'-0"

