

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING APPROVAL OF ZONING WAIVER FOR PLAT 20, LOT 401

October 16, 2019

WHEREAS: In accordance with Sections 1801 and 1907 of the Providence Zoning Ordinance (“Zoning Ordinance”), the Providence Downtown Design Review Committee (“DDRC”), acting pursuant to a Memorandum of Understanding between the District and DDRC, met on October 7, 2019 for the purpose of reviewing a request by BAC CVP Aloft LLC (“BAC”) for waivers from two (2) provisions of the Providence Zoning Ordinance: Section 1604 G, *Internally Illuminated Signs in the D-1 District* and Section 1607 H, *Projecting Signs* (the “Waivers”); and

WHEREAS: The DDRC determined that the Waivers are appropriate and recommended that the District grant the Waivers based upon certain findings of fact, which findings are set forth in DDRC Resolution 19-17 dated October 15, 2019, a copy of which is attached to this Resolution as Exhibit A and is adopted and incorporated by reference herein (the “DDRC Resolution”); and

WHEREAS: Pursuant to the I-195 Redevelopment Act of 2011, the Commission is charged with granting waivers for development within the I-195 Redevelopment District; and

WHEREAS: Pursuant to applicable law, the Commission held a public hearing this date, at which the Commission heard a presentation by Utile, Inc., the District’s design consultant, with respect to the Waivers [and heard comments from the public with respect to the Waivers].

NOW, THEREFORE:

VOTED: That the District, acting by and through the Commission, hereby (i) adopts the findings contained in the DDRC Resolution and (ii) grants the Waivers.

EXHIBIT A

DDRC Resolution



Downtown Design Review Committee
Jorge O. Elorza, Mayor

October 15, 2019

APPLICANT

CV Properties LLC
451 D Street, Suite 100
Boston, MA 02210

OWNER

I-195 Redevelopment District Commission
315 Iron Horse Way, Ste. 101
Providence, RI 02908

RESOLUTION 19-17

Application 17.05

WHEREAS, the DDRC and the I-195 Commission entered into a Memorandum of Understanding (MOU), wherein the Commission “will utilize the DDRC and its staff to perform review of all development applications in the manner and according to the timelines set forth in the Zoning Ordinance. The DDRC agrees to perform such development application reviews, in an advisory capacity to, and in consultation with the District, on such basis;” and

WHEREAS, the applicant, CV Properties LLC, appeared before the Downtown Design Review Committee (DDRC) for waivers from Providence Zoning Ordinance Section 1604.G, for a type of internal illumination for the sign that is prohibited in the D-1 Zone, and Section 1607.H, for a projecting sign that exceeds the maximum sign area allowed in the D-1 Zone, for the proposed installation of a new internally illuminated projecting sign on the future Aloft hotel building to be located at 229 Dyer Street, Plat 20, Lot 401; and

WHEREAS, the Committee held a meeting on the matter on Monday, October 7, 2019 at which Time testimony was heard from Steve Eustis, representing the applicant, and Glenn Allen, architect; and

WHEREAS, the Committee members individually viewed the site which is the subject of the application; and

WHEREAS, based upon the evidence presented, the Committee made the following findings of fact regarding the granting of the waiver:

- a. Literal enforcement of the provision for which a waiver is sought is impracticable.

Due to the large size scale of the sign and type of internal illumination needed for visibility and branding of a new hotel building, prohibiting a projecting sign to 48-sf and face-lit signage for this particular project is impracticable.

DEPARTMENT OF PLANNING AND DEVELOPMENT
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- b. The design or development condition resulting from the waiver has no adverse impact on the surrounding natural environment, built environment, or pedestrian and traffic circulation.

The design of the sign, to include its size and internal illumination, will not have an adverse impact on the surrounding natural environment, built environment, or pedestrian and traffic circulation. The sign will enhance the building's architecture and provide better visibility of the building for both pedestrian and vehicular circulation.

- c. Granting of the waiver is in the best interest of good planning, urban design and/or architecture practice, as evidenced by consistency with the Comprehensive Plan and Zoning Ordinance.

Based on the review of the sign plan, the granting of the waiver is consistent with Objective BE7, Strategy B of the Comprehensive Plan, which encourages developments to be compatible with the surrounding uses in scale, density and character, while not stifling innovative design and architecture, and Section 101(K) of the Zoning Ordinance, which promotes a high level of quality design in the development of private and public facilities.

WHEREAS, based upon the evidence presented, the Committee makes the following findings of fact:

1. 229 Dyer Street is a proposed new building in the D-1 Downtown District.
2. The work proposed consists of the installation of a new projecting, internally illuminated sign.
3. The request for waivers from Zoning Ordinance Sections 1604.G and 1607.H will be heard at a subsequent I-195 Redevelopment District Commission meeting.
4. The request for waivers for a non-conforming sign is in accord with Section 1907 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that based on the above findings of fact, the DDRC made a recommendation to the I-195 RDC to grant the waivers and to approve the sign design.


Clark Schoettle, Vice Chair

cc: Yvette Tetreault, CV Properties LLC
Steve Eustis, CV Properties LLC
Glenn Allen, Elkus Manfredi
Caroline Skuncik, I-195 Redevelopment District Commission