

East Providence Zoning Board of Review

Use Variance Form (Ref. 19-47)

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

Attorney Christine J. Engustian's
PHONE NUMBER: 401.434.1250

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

- LOCATION OF PROPERTY 10 Tripps Lane ~~X AVENUE STREET~~
MAP 509 BLOCK 01 PARCEL 004.00 ZONING DISTRICT I-1
- OWNER 10 Tripps Holdings, LLC
ADDRESS 100 Westminster Street, 17th Floor, Providence, RI 02903
DATE OF PURCHASE 01/30/2019
PROPOSED LESSEE/PURCHASER PACE Organization of Rhode Island
ADDRESS 225 Chapman Street, Providence, RI 02905
ATTORNEY Christine J. Engustian
ADDRESS One Grove Avenue, East Providence, RI 02914
REPRESENTING Applicant & Proposed Purchaser PACE Organization of RI
- DIMENSIONS OF SITE 7.37± acres
Width _____ Depth _____ Area (Sq. Ft.) _____

LIST OF ALL EXISTING BUILDINGS AND USES:

| Use | Building Height | Area (Sq. Ft.) (Building Footprint) | Type of Construction |
|---------------|-----------------|--|----------------------|
| (1) Presently | 15 1/2 feet | approx. 66,000 SF | masonry; steel |
| (2) Vacant | | | |
| (3) | | | |

4. LIST OF PROPOSED CONSTRUCTION AND USES:

| Use | No. of Height | Basement Yes/No | Area (Sq. Ft.) (Bldg Footprint) | Multi-Family No. of Bedrooms/Unit | Type of Construction |
|--|------------------|--------------------|------------------------------------|---|-------------------------|
| (1) No new construction proposed | | | | | |
| (2) List of Proposed Uses within existing building - See Exhibit A attached. | | | | | |
| (3) | | | | | |

(Over)

50% preconsumer content  10% postconsumer content

PRINTED ON RECYCLED PAPER

5. THIS VARIANCE APPLICATION RELATES TO:

☒ Principal Building (s) ☐ Accessory Building ☐ Land

CHECK ONE OR MORE:

☒ Use ☐ Extension of Nonconforming Use
☐ Change Nonconforming Use ☐ Other-Please Specify _____

6. IF CHANGE OF NONCONFORMING USE, WHAT IS EXISTING USE?

7. LIST EACH APPLICABLE SECTION OF THE ZONING ORDINANCE FOR WHICH VARIANCE IS SOUGHT PLUS A BRIEF DESCRIPTION OF THE NATURE OF THE VARIANCES:

SECTION NUMBER: DESCRIPTION VARIANCE

See Exhibit B attached.

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

See Exhibit B attached.

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: Joseph R Paolino, Jr. DATE 3/6/2020
Mrs. Paolino DATE _____

Agent/Attorney Christine J. Engustian Address One Grove Ave., East Prov., RI 02914
Phone Number 401.434.1250

EXHIBIT A

The PACE Organization of Rhode Island ("PACE") has been providing community-based services to older adults in its 23,000 square foot Providence location for 15 years. Given growth in our business, we have expanded to fully occupy the entire first floor and most of the second floor of this rental location. The Eddy Street/Chapman Street area of Providence has seen continued growth in the number of businesses and an increased number of employees per business. Parking is at a minimum and we have been forced to move our fleet of 11 vans five blocks away across busy Allens Avenue. Given that our clients are frail, older adults, who use walkers and wheelchairs, and rely on our transportation to see their medical providers, we knew we needed a safe location and a larger location to accommodate our continued growth. We made the decision to purchase a building.

PACE has 3 other locations in Woonsocket, Westerly and Newport. It was important that we found a building close to our current Providence location. We did not want clients to travel further for services. We did not want to lose our committed staff. And we did not to be too close to our other locations. East Providence was a strong contender that met these objectives.

As a health care organization, we wanted a one story, handicap accessible building that could accommodate parking for 12-15 passenger vans. Our real estate agent brought us to over 20 buildings. We knew we had found our future home when we were shown 10 Tripps Lane, East Providence. This location is 2.5 miles from our current location, is easily accessible yet without the demanding traffic that threatens the safety of our clients, and is a one story, handicap accessible building with room to grow. In addition, PACE has service contracts with many of the health care providers located in the same area of East Providence.

East Providence has a reputation of welcoming new businesses to its community. PACE wants to be an active member of this community. We already care for a significant number of East Providence residents and we have over 20 staff members who live in the city. We knew this was a perfect fit for our current and future needs.

PACE is an integrated health plan for adults 55 years of age and older who meet nursing home level of care but prefer to remain living in the community. We are both an insurer and a care provider. This unique model began in the Chinatown area of San Francisco over 40 years. PACE of Rhode Island has the license for the state and has served well over 1000 seniors throughout the state.

Services currently provided by PACE per its federal regulations and State requirements are:

1. Primary care and health services for participants by physicians and nurse practitioners
2. Rehabilitation services which include physical, occupational and speech therapies and exercise programming within a gym type setting

3. Social Work, case management and behavioral health counseling
4. Nursing services, which include medication monitoring, treatments and assessments
5. Wound care
6. IV's for hydration or medication use
7. Nutritional and dietary consultation
8. Kitchen for cooked meals provided on site and as take-home meals
9. Transportation for participants using vans and 12-person handicap accessible buses
10. Adult day center services that includes personal care, showers, meals, medical monitoring, dispensing of medication and social activities and engagement
11. Dementia specific programming that includes supervision and specialized programming
12. Lab draws - results are read off-site by a third-party vendor
13. Radiology services - simple x-ray services are taken on-site and read off-site by a third-party vendor
14. Pharmacy consultation and dispensing of medications as ordered by primary care providers
15. Insurance plan management - administrative function consistent with federal requirements
16. Management of home care department, which includes homemakers and certified nursing assistants who provide various services for participants in their homes
17. Laundry for participants' clothes and linens used in the care of participants
18. Dental services
19. Consultation and treatments provided by psychiatry, cardiology, audiology, optometry and podiatry
20. Management and distribution of durable medical equipment such as wheelchairs, oxygen concentrators and incontinence products
21. Massage therapy and acupuncture provided by third party vendor or employed staff
22. Future services might include expanded use of lab drawers and spirometry

EXHIBIT B

Re: Applicant PACE Organization of Rhode Island
Subject Property: 10 Tripps Lane, East Providence, RI 02915
Assessor's Map 509, Block 01, Parcel 004.00
Use Variance Application

The Applicant, PACE Organization of Rhode Island, seeks a use variance for permission to operate the full scope of its current and potential future uses at the proposed location of 10 Tripps Lane in the City of East Providence. Please see Exhibit A attached to the Use Variance Application for an explanation of the PACE Organization of Rhode Island ("PACE") and the services it provides.

The subject property is located in an Industrial 1 Limited manufacturing (I-1) zoning district. On this site, there exists a large, single building with a footprint of approximately 66,000 square feet. In an I-1 zoning district, medical offices and a "medical research, engineering or testing laboratory" are permitted by right. (A hospital is also permitted by right in an I-1 zone.) However, a "clinic excluding animal" and a "health, fitness and wellness facility" are prohibited in the I-1 zoning district. See the *City of East Providence Zoning Ordinance (hereinafter "Zoning Ordinance")*, §19-98.

The services that PACE proposes to provide at the subject property, as revealed in Exhibit A, primarily fall within a general, overarching use category of health care, medical and wellness. Yet, the prohibited uses of "clinic" and a "health, fitness and wellness facility" are not defined in the Zoning Ordinance. In consultation with the City Zoning Officer, the following approach was deemed best: Rather than try to determine which of PACE's enumerated services fall within a permitted use and which of those services fall within prohibited use categories, the Applicant seeks one use variance to cover all of the services listed in Exhibit A to make certain that all of said services are or will be permitted uses at 10 Tripps Lane.

Since the hospital, medical office and laboratory uses are permitted in the I-1 zoning district and there are medical buildings within proximity to the subject site, the Applicant submits that a building housing those uses that would encompass the services enumerated in Exhibit A would not alter the general character of the surrounding neighborhood or be so distinguishable from the aforementioned permitted uses to impair the intent or purposes of the City Comprehensive Plan or Zoning Ordinance.

Respectfully Submitted,
PACE Organization of Rhode Island (Applicant)
By its Attorney,



Christine J. Engustian
One Grove Avenue
East Providence, RI 02914
401.434.1250

Dated: March 6, 2020