



Master Plan Submission Narrative



Echo Suites Hotel

2267 Post Road

Located in Warwick, Rhode Island

Applicant: Gold Coast Properties RI 2, LLC

07-27-2023

1.0 Location & Existing Conditions

The site is located at 2267 Post Road in the City of Warwick. The site is approximately 2.15 acres and is located on the City of Warwick Assessor's Plat 323 Lot 503. The site is situated across from the southwest corner of the TF Green Airport Lot near the long-term parking area, approximately 950' south of the intersection of Post Road (Route 1) and the TF Green Airport Connector Road.

The site exists today as mostly pavement. There are no building structures on the property. Under the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM), the site is considered a redevelopment site as the existing site is over 40% impervious.

The area surrounding the site is comprised of businesses and other service establishments. The site is currently zoned GB. The zoning of the parcels directly surrounding the proposed Site is GB and GI.

The character of the Site's topography is relatively flat. The elevation of the Site is approximately elevation 56. The slopes on Site range between 1% and 2%. There are no wetlands or watercourses within 200' of the property line.

The soils on the Site have been mapped by the USDA Soil Conservation Service. They are Ur-Urban land, human transported material with no specific soil hydrologic group. Soils surrounding the site include Mu-Merrimac, urban land complex, Ud-Urban land, and HkC-Hinckley, enfield complex, rolling.

2.0 Proposed Development

The proposed development will include demolition of the existing pavement and construction of a new 124 room hotel with associated parking and infrastructure. The proposed hotel will provide rooms to service Post Road and patrons from the airport. The proposed hotel will contain four stories and have a footprint of approximate 12,785 square feet (sf). The frontage will have two curb cuts for site ingress/egress, both are proposed for two-way traffic. The site is proposed with 125 parking spaces, in excess of the zoning requirement of one space per bedroom.

The site will be serviced by public water and sewer. Water is provided by Warwick Water and Sewer is provided by the Warwick Sewer Authority. There are also existing gas and electrical services surrounding the site within Post Road.

3.0 Stormwater Drainage Design

Stormwater runoff from the existing site mostly remains on the site itself. A small amount of stormwater discharges via overland flow to the Post Road drainage network.

The post development stormwater will be designed to treat water quality using Best Management Practices (BMPs). The Site will be designed to meet the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). We anticipate that subsurface drainage, infiltration, and other drainage techniques will be utilized.

A detailed soil erosion and sediment control plan, and stormwater management report, will be developed and submitted to RIDEM for review and approval. This analysis will be provided to the City at the Preliminary Plan stage of the project.

4.0 Public Sewer

The proposed development is to be serviced by public sewer provided by the Warwick Sewer Authority. After detailed engineering plans have been completed, DiPrete Engineering will submit an Application for Plan Review to the Warwick Sewer Authority.

5.0 Public Water

Public water service in the area is serviced by the Warwick Water Division. There is an existing 20" CI Main in Post Road. The proposed development is anticipated to need two new connections for domestic and fire services. After detailed engineering plans have been completed, DiPrete Engineering will submit plans to the City of Warwick for review.

6.0 Traffic Impacts

A Traffic Impact Assessment will be prepared by Pare Corporation. This report will detail all potential impacts from the proposed development and will be submitted at the Preliminary Plan stage of the project. The project will also be seeking a Physical Alteration Permit from RIDOT, as the project proposes alterations to the existing curb cuts and access from a State Right of Way (Route 1).

7.0 Environmental Studies

A Phase I Environmental Site Assessment was completed for this property by Hoffman Engineering, Inc. dated March 2021. Hoffman Engineering will conduct additional subsurface investigation as necessary to meet RIDEM and City requirements.