

**CITY OF WARWICK****JOSEPH J. SOLOMON, MAYOR**

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August 10, 2018

Bellecastle Realty, Inc.  
1414 Atwood Avenue  
Johnston, RI 02819RE: Assessor's Plat 257  
Assessor's Lots 10 and 13

Dear Applicant:

The following is the decision on your application for Master Plan Approval of a Major Land Development Project/Subdivision, heard by the Warwick Planning Board at the regularly scheduled meeting held on August 8, 2018. The proposed development consists of the construction of a 100,000 square foot office building on a six acre portion of the subject property. The facility will be constructed in two (2) phases; the first phase will consist of a 60,000 sf building and the second phase will consist of a 40,000sf expansion to accommodate additional medical office uses. In addition to the 100,000 sf medical office building, the proposed development includes the future construction of 216 dwelling units, in seven (7), four story buildings. This yields a density of 12 units per acre, which is identical to the density previously approved for the site. The project also includes a 5,500 sf club house and pool as accessory uses to the residential component.

After completion of the Public Informational Meeting, for which notice was served and a record was kept, the Warwick Planning Board taking into consideration its knowledge and expertise, and after considering all of the representations and presentations made at the Public Informational Meeting, found this proposal to be generally consistent with RIGL 45-23-30 and Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and that this proposal met the Standard Provisions of RIGL 45-23-60, and made the following findings of fact:

1. That the proposal is generally consistent with the Comprehensive Community Plan, which finds that land development in the future will increasingly involve redevelopment of previously used sites, and finds traffic along this section light compared to other major arterials. The proposed development will not have a detrimental impact on neighboring residential properties or the nearby Gorton Pond, or Little Gorton Pond.

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**PLANNING DEPARTMENT • WILLIAM DEPASQUALE, JR. AICP, DIRECTOR  
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

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2. During community input sessions participants identified that one of Warwick's assets was the convenient proximity to medical offices. Over 70 percent of Comprehensive Plan survey respondents also indicated that local job growth was one of the most important issues. The Comprehensive Plan indicates strong industry growth opportunities for Warwick in tourism and ambulatory healthcare services. Industry growth being driven by a shift in health care services from hospital to outpatient settings, and the aging of the population.

The Land Use Element of the Comprehensive Plan states as a Goal, that Warwick has sufficient diversity of land uses to support a strong and stable tax base, and to continue to balance land uses, particularly between regional retail and non-retail commercial uses.

The Comprehensive Plan, Chapter 8, Economic Development, lists the following Goals

- Attract and retain business in key existing and emerging economic base industries.
- Increase access to high quality employment opportunities for Warwick residents.

3. That the subject parcel fronts on Greenwich Avenue (Route 5) to the east and Crossings Boulevard to the north, and is identified as Plat 257, Assessor's Lots 10 and 13, currently zoned Office (O) with a PDR Overlay pursuant to O-03-26 dated December 16, 2005.
  4. That two (2) office buildings containing 160,000 SF of space, two baseball fields with associated supporting structures, and parking associated with the existing Crowne Plaza Hotel currently reside on the subject parcels.
  5. That the applicant is seeking an amendment to modify the zoning of the subject parcels from Office (O) with PDR Overlay, to a portion of the site being zoned strictly Office (O) with the remainder of site zoned Office (O) with a PDR Overlay.
  6. That the applicant is seeking additional dimensional and use relief as part of the Ordinance change process.
  7. That the project will not result in a significant negative environmental impact provided that it complies with the most current version of Rhode Island Department of Environmental Management's *Stormwater Design and Installation Standards Manual*, and designed to demonstrate zero-net runoff from the proposed development. This plan shall be approved by the City Engineer.
  8. That the Parcels are currently accessed by one, full service, signalized drive known as Crossings Boulevard. The proposed medical facility, and high density residential development will also be accessed by a new, non-signalized roadway located at the southern portion of the parcel along East Avenue (Route 5).
  9. That the applicant submitted a Traffic Impact and Access Study, Prepared by VHB, dated July 2018, which indicates that the proposed development will operate "*comparable to existing conditions with minor increases in delays and que lengths*" that
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can be mitigated through optimization of signal timings at intersections within the study area and restriping of Crossings Boulevard east bound approach to Greenwich Avenue to provide a left-turn lane and an all-purpose lane.

10. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
11. That the proposed development will provide for adequate access to a Greenwich Avenue (Route 5), a public roadway maintained by the Rhode Island Department of Transportation (RIDOT).
12. That a physical alteration permit will be required from RIDOT in order to modify portions of Greenwich Avenue (Route 5) to provide access for the proposed access roadway.
13. That public water and sewer service is available to this parcel.

Based on the foregoing findings of fact, on a motion by Ms. Gerlach, seconded by Ms. Bataille, the Warwick Planning Board voted unanimously to grant Master Plan approval, with the following stipulations:

1. That prior to preliminary approval, the Applicant shall receive approval from the Warwick City Council for the requested modification of use exiting use zones, and related dimensional, and use variances.
2. That the Preliminary submittal include a revised subdivision plan for the merger of Assessor's Plat 257, Assessor's Lots 10 and 13, completed as per The City of Warwick's Development Review Regulations. The approved subdivision plan shall be recorded as part of the Final Recording.
3. That all Plans shall comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island", effective date November 25, 2015.
4. That site plans show how the two phases of the project will be sequenced. Plans should clearly depict the site layout after each subsequent phase of development.
5. That site plans show the existing ancillary parking area located on AP 257, lots 10 and 13 that is associated with AP 265, lots 18 and 21 (the Crowne Plaza Hotel). The area should be depicted on an exhibit plan with meets and bounds to clarify the extents of the use area.
6. That parking and relating infrastructure be constructed to support the full buildout of the 100,000 SF medical office structure.
7. That a Storm Water Management Plan be submitted in accordance with Rhode Island Storm Water Design and Installation Standards Manual, dated December 2010, and

designed to demonstrate a zero-net runoff from the proposed development. The Project Engineer shall meet with the City of Warwick DPW Engineering Staff to review the proposed drainage system prior to submission to RI DEM or RI DOT.

8. That all necessary state permits, including but not limited to Rhode Island Department of Environmental Management (RI DEM) Stormwater Management approvals and Rhode Island Department of Transportation (RI DOT) Physical Alteration Permit, shall be obtained prior to submission to the Planning Board for Preliminary plan approval.
9. That the applicant work with RIDOT to adjust signal timings at intersections in the vicinity of the project and restripe a portion Crossings Boulevards east bound approach to provide a left-turn lane, and an all-purpose lane, as outlined in the Traffic Impact and Access Study, prepared by VHB, dated July 2018.
10. That the applicant fully construct the internal roadway labeled "Roadway A" from Greenwich Avenue (Route 5) to the existing Crossings Boulevard to include all paving, curbing, and sidewalks as shown on the plan.
11. That per the Warwick Sewer Authority, utility plans be provided for sewer connections for all proposed buildings, and the existing pump station capacity and total flow from all proposed buildings be provided as part of the preliminary submittal.
12. That an analysis of stormwater conveyance be submitted prior to preliminary approval.
13. That all existing utilities be shown on the preliminary site plan to include the size and material of drain lines as well as invert elevations.
14. That proper accommodation is made for fire protection including fire hydrants and sprinklers as required by the City's Fire Marshall
15. That all two way travel lanes shall have a minimum of 24 feet of unobstructed width and an unobstructed vertical clearance of 13'6, and that all corners shall be negotiable by vehicles having an outer tire turning radius of 50' to allow for unimpeded access by fire apparatus.
16. That crosswalks be provided at all intersections and logical crossing points along internal "Roadway A" and Crossings Boulevard to accommodate safe pedestrian travel between development areas.
17. That the Preliminary submittal include a Landscape Plan, prepared and stamped by a registered Rhode Island Landscape Architect. The applicants Landscape Architect shall contact the City's Landscape Coordinator prior to beginning the design process.
18. That the landscape plan provide for an continuous evergreen buffer along the eastern edge of the medical facility parking area to provide a buffer to the future residential development area, and reduce light spill and glare to existing neighbors east of the site.

19. That the Preliminary submittal include a site lighting plan with photometric diagrams that indicate the extents of lit areas as well as provisions to protect neighboring residential properties from any light spill from the proposed development.
20. That all signage shall conform to the standards set forth in the Warwick Zoning Ordinance, Section 800, with exception of any relief granted by the Warwick City Council.
21. That the Project Engineer shall submit a complete set of plans to the Warwick Sewer Authority (WSA) for review and approval. These plans shall comply with the WSA construction standards and Industrial Pretreatment Recommendations.
22. That if the Applicant proposes a use other than high density residential in the area designated as Office (O) with PDR overlay as shown on the current master plan drawing, the revised project will undergo a full development plan review starting at the masterplan phase in order to allow the Planning Board ample opportunity to review site plans at a more conceptual phase.
23. That if the Applicant proposes a use other than high density residential in the area designated as Office (O) with PDR overlay, as shown on the current master plan drawing, the applicant will facilitate an open community meeting with abutters to review proposed changes in the use and related site plans.

Sincerely,



Vincent Gambardella, Vice Chair  
Warwick Planning Board

RECORDED  
Aug 14, 2018 03:09P  
Lyn Pasliarini, City Clerk  
City of Warwick, RI