



CITY OF WARWICK

DATE POSTED:

FRANK J. PICOZZI, MAYOR

July, 2023

Skydra Development LLC
c/o Rob Schiavo
858 Washington Street, Suite 305
Dedham, MA 02026

RE: Assessor's Plat 323, Assessor's Lot 523
2119 Post Road

The following is a positive decision on your application for Preliminary Plan Approval of a Major Land Development Project heard by the Warwick Planning Board at the regularly scheduled meeting held on July 12, 2023. The Planning Board reviewed your proposal to construct a 210-unit, multi-family residential development with associated parking, utilities, landscaping and drainage on the subject parcel.

The 6.51 +/- acre parcel is zoned City Centre Warwick Intermodal (PCO-15-22). Under the Intermodal zoning, the project as proposed meets all dimensional, density, height and parking requirements. Two (2) buildings are proposed to be four total stories and not exceed the 75' height requirement.

After completion of the Public Hearing, 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 Hearing, found this proposal to be generally consistent with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statements* of the City's Development Review Regulations, and Subdivision of Land, specifically, RIGL SECTIONS 45-23-60, *PROCEDURE – REQUIRED FINDINGS, AS FOLLOWS*:

1. That the proposal is generally consistent with the *City of Warwick, Comprehensive Plan 2033*, as follows:
 - a. The City Centre Warwick (aka Warwick Station Development District) Master Plan Implementation Section specifically recommends as part of the Implementation of the Master Plan to “*Create a range of housing opportunities and choices*” with the Master Plan “*envisioning as much as 675,000 gsf of new multi-family housing to be built east of the rail corridor.*” The Plan also includes a Planning Principle for this Transit Oriented Development area (TOD) which states, “*include relatively high development density that places a critical mass of transit users near transit stops*” (p24). The proposed 210-residential units, located within walking distance to the

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commuter rail, is wholly consistent with these elements of the City Centre Warwick Master Plan. Also, the project shall contribute \$68,100 to the City in accordance with subdivision regulations recreation payment fee in lieu provisions.

- b. *The Vision for 2033* as outlined in the Warwick Comprehensive Plan, includes a vision statement that “*City Centre Warwick is a vibrant live-work-play growth hub with mixed-use, transit-oriented development*” and calls for the City to “*Focus multi-family and other high density options in City Centre (p.8)*”. The Housing Element (7.14) further identifies the following strategy (Goal 1.A) “*Promote a mixture of housing choices in the City as well as mixed-income housing in City Centre within walking distance to commuter rail*” . . and, “*to allow higher density housing options . .in City Centre Warwick.*” The proposed project provides high-density housing in a development area that is specifically supported by, and consistent with, multiple elements and policies as identified and contained in the Comprehensive Plan.
 - c. The proposed project will provide an additional 210 housing units within walking distance to the Interlink intermodal center that includes MBTA commuter rail service. Locating high-density residential housing within walking distance to transit is a key component of the Comprehensive Plan is wholly consistent with the Transportation and Circulation Element’s (9.31) proposed Action “*Ensure that the redevelopment of City Centre Warwick is conducted in a manner that complements and encourages transit ridership.*”
 - d. The proposed project will result in an overall reduction of impervious surfaces and include modern stormwater management infrastructure that will slow the rate of runoff and improve the quality of stormwater discharge from the site. This is consistent with *Chapter 4, Natural Resources* section of the Comprehensive Plan, which states as a Goal that Warwick’s natural resource systems, sensitive water resources and natural habitats are preserved and protected for future generations, with a companion policy to “protect, preserve and enhance natural resource areas adjacent to developed or potentially developed areas.”
 - e. The proposal is found to be consistent with the design guidelines contained within the City Centre Warwick Design Manual including the sign package. Internally illuminated channel letters are found to be consistent with Design Manual requirements.
2. That the proposal is compliant with the standards and provisions of the City’s Zoning Ordinance in consideration of the following:
 - a. The applicant received a rezone of the property from Gateway to Intermodal (PCO-15-22, Ordinance No. O-22-15, August 17, 2022) and the use is allowed by-right in the Intermodal Zone. All dimensional requirements are met.

3. That there will be no significant negative environmental impacts from the proposed development provided the applicant conforms to all Rhode Island Department of Environmental Management conditions of approval contained in Office of Water Resources Permit Number(s) WQC/STW File No. 23-017; UIC File No. 000615; RIPDES RIR102489).
4. That the development, as proposed, 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 in consideration of the following:
 - a. The proposed development is located on a single, 6.5 acre lot with an existing access to Post Road. The applicant has sufficiently demonstrated that the resulting lot will appropriately support development while remaining in conformance with pertinent regulations and building standards.
5. That the proposed development possesses adequate and permanent access to a public street:
 - a. The Applicant provided a Traffic Impact Analysis (Pare Corporation, dated: April 2022) which concluded that “the proposed multi-family apartments will have an insignificant impact to the levels of service on the surrounding roadway network,” and that “the proposed development will have minimal impacts on the traffic capacity and safety operations for the roadways and intersections within the study area.”
 - b. The Rhode Island Department of Transportation (RIDOT) found that the proposed project meets RIDOT design requirements through a review of Physical Alteration Permit Application Number 23-14, and the Permit will be issued upon receipt of insurance and bonding.

Based on the foregoing findings of fact a unanimous action by the Warwick Planning Board voted in favor to adopt the presented findings and grant Preliminary Plan Approval, with Final Plan Approval to be granted by the Administrative Officer.

Conditions of Approval:

1. That all Plans shall comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island," effective date November 25, 2015.
2. That the Applicant shall submit a Preliminary Land Development Plan that complies with Appendix C, Final Application, of the City's *Development Review Regulations Governing Subdivisions, Land Development Projects, and Development Plan Review*, last amendment dated March 14, 2001.

3. Full compliance with all conditions of approval contained in RIDEM Office of Water Resources Permit Numbers WQC/STYW File No. 23-017; UIC File No. 000615; RIPDES RIR102489, dated May 3, 2023.
4. Full compliance with all conditions of approval contained in RIDOT Physical Alteration Permit Application No. 23-14, dated April 11, 2023.
5. Stations and offsets must be indicated for any changes in property lines along Post Road.
6. Protect all RI Highway Bounds and permanent survey markers throughout the completion of the project. (Please note this on site plans).
7. A Soil Erosion and Sediment Control permit must be obtained from the City of Warwick Building Department prior to the commencement of any construction, including vegetation clearing and earthwork.
8. Soil erosion and sediment control must be properly maintained throughout construction.
9. The Design Engineer must inspect all stages to the construction of the Stormwater Management System (SMS) and must submit a certification that the construction conforms to the approved plans. In addition, the Engineer must prepare an as-built plan highlighting any deviations from the approved plans. Deviations from the approved plans shall require prior authorization from the approving authority.
10. The Property Owner must be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System. The Property Owner shall be responsible for the operation and maintenance of all proposed stormwater mitigation measures including those located within the City right-of-way.
11. That the applicant design the sewer system to Warwick Sewer Authority (WSA) standards and that WSA review and approval of construction drawings is required as part of the building permit process.
12. That the applicant design the water system in accordance with Warwick Water Division (WWD) standards and requirements including leaving Gate Valve 4-393 in its existing location; and installing a master meter in a hot box with an RPZ Backflow device.
13. That prior to Final Approval a utility easement shall be provided to the City to maintain the existing water service line(s) to 2099 Post Road in the current or reconfigured location.
14. There shall be no architectural, landscaping or natural barriers to prevent easy access of fire apparatus.
15. Before issuance of any permits for building within the project, the Warwick Fire Department will review all plans for compliance with all life safety codes and issues.

16. Prior to Final Approval the Landscape Plan shall address comments submitted by the City Landscape Project Coordinator.
17. Prior to issuance of a Building Permit, the project shall contribute \$68,100 to the City in accordance with subdivision regulations recreation payment fee in lieu provisions.

Phil Slocum, Chair
Warwick Planning Board