

February 19, 2024

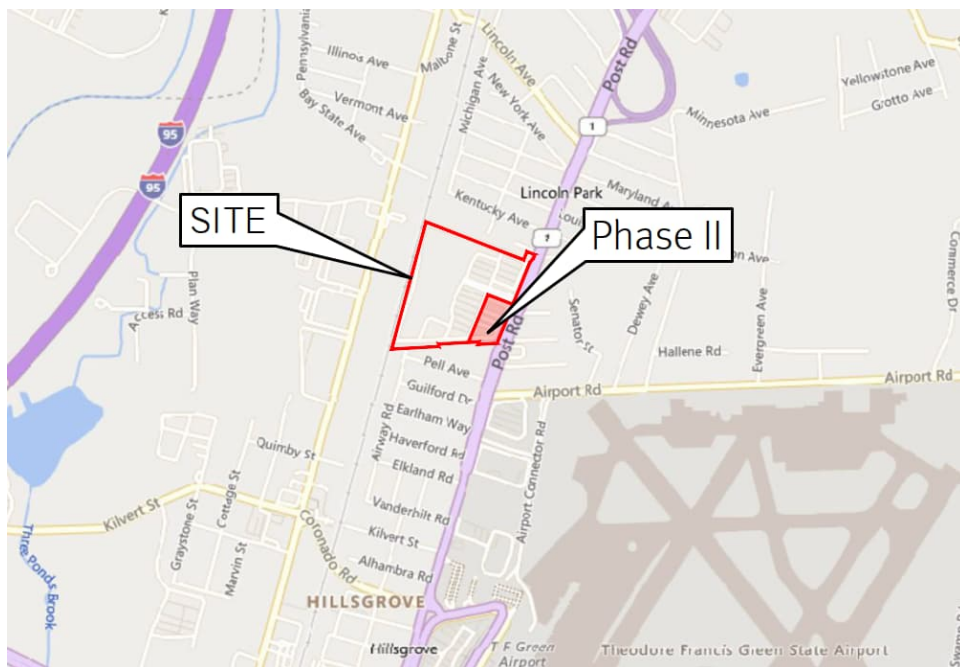
Mr. Daniel Geagan  
Deputy Director of Planning  
Planning Department  
65 Centerville Road  
Warwick, RI 02886

RE: Project Narrative  
Ann & Hope Redevelopment – Phase 2  
Assessor’s Plat 322 Lot 209, Parcel B  
DE Project #: 0401-050-A03

Dear Mr. Geagan,

On behalf of the applicant, Crossroads Capital Fund IV, LLC, we have prepared this project narrative to provide a general description of the proposed development of Assessors Plat 322 Lot 209, Parcel B located at 1689 Post Road in Warwick, Rhode Island. The project is a commercial development. The narrative below provides detailed information on the existing and proposed conditions on the site.

Existing Conditions – The proposed development will be located on Parcel B of Assessors Plat 322 Lot 209 as shown on the recorded Minor Subdivision Plan by DiPrete Engineering dated 11/21/2022 and recorded on 1/12/2023. This portion of the property is also referred to as Phase 2 of the Ann & Hope Redevelopment project. Phase 2 is approximately 2.44 acres. The graphic below shows the entire lot with Phase 2 highlighted in red:



Site Locus Map

The site is located North of the intersection of Post Road and Airport Road. The Phase 2 portion of the property currently contains an existing Firestone building and the remains of the former Rocky Point Clam Shack. Under existing conditions, the lot is mostly pavement as it serves as a parking lot.



Aerial View of the Site

**Topography and Drainage** – The site is exceptionally flat but gently slopes towards the center of the site with the majority of stormwater being captured by the site's existing drainage network. Several existing catch basins in the parking lot area capture stormwater and direct discharges to the west to a pipe that runs under the existing railroad tracks. It is assumed that this pipe connects to the MS4 that serves Jefferson Boulevard. The remainder of runoff from the site flows to the MS4 that serves Post Road. There are no wetlands or surface waterbodies on or directly adjacent to the site.

**Soils** – The soils on the site have been mapped by the USDA Natural Resource Conservation Service. See the image below. The onsite soils have been identified as Urban Land and Udorthents-Urban land complex. Soils surrounding the site include MU – Merrimac Urban Land Complex.



RIDEM Environmental Resource Map

Existing Utilities – There is public sewer and water available on the property. The water and sewer departments have indicated that services are adequate for the development.

Zoning – The subject parcel is zoned GB (General Business District). The parcels abutting the site are zoned A7 (Residential), GI (General Industrial), and G (Gateway).

The project is in receipt of a Zoning approval dated November 16, 2023, granting a special use permit to have more than one non-residential use/building on a lot. The approval also includes a reduction in required parking spaces from 153 to 128 spaces and less than required landscaping for the existing firestone building.

Proposed Use – The current proposal, as shown on the accompanying site plans, consists of two new commercial buildings in addition to the existing Firestone building. One building will contain two tenants, a fast-food use with a drive-thru and a retail use. The second building will contain a fast-food use with a drive-thru.

Access to the site will use the improved signalized entrance from Post Road for the main development. These improvements are covered under an approved physical alteration permit with RIDOT (PAPA No. 22-109) that includes modifications to the existing site entrance and traffic signal.

The site plan proposes a total of 128 parking space. Based on the existing and proposed uses within the GB zone, the required parking spaces would total 153 spaces. Per the Zoning approval referenced above, the project will be allowed a reduction to 128 spaces.

The site will be served by public water and sewer. The water service for the new buildings will tie into the existing water service connection for the Firestone building. This 2" service extends from an existing meter pit to the south of the main U-Haul building. Based on discussions with the water authority, this meter will have capacity to service the new buildings. Backflow devices are to be installed inside each new building. An existing sewer main is also located on the site. The proposed buildings will make use of the existing service connection from the previous Rocky Point Clam Shack.

Stormwater on the site will be treated for water quality and peak mitigation through the use of underground infiltration systems and a Jellyfish Filter device. Soil evaluations and infiltrometer tests were completed by DiPrete Engineering in April 2023 to confirm soil conditions and groundwater tables. The stormwater approach will meet the City of Warwick and Rhode Island Department of Environmental Management requirements. This project has been submitted to RIDEM and is currently under review.

Landscape Plans have been prepared by John C. Carter & Co, Inc and have been included with this submission. The landscaping approach is consistent with the City of Warwick requirements as well as the approved Master Plans for the Ann & Hope Development, including a 15 ft minimum landscape buffer along Post Road as well as ample parking lot landscaping.

The foundation of the existing pylon sign at the main entrance will be reused with an updated sign display. Other site signage will consist of building mounted signage and tenant specific directional signs within the parking areas.

Permitting Approach:

The project will require the following permitting steps with the City of Warwick:

1. Master Plan Submission to the Planning Board – received as part of the Ann & Hope development – November 15, 2022
2. Special Use Permit & Dimensional Relief by Zoning Board - received November 16, 2023
3. Preliminary Plan Submission to Planning Board
4. Final Plan Submission to Planning Board

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,  
DiPrete Engineering Associates, Inc.

  
Dana Nisbet, PE  
Project Manager