



**CITY OF WARWICK**

**FRANK J. PICOZZI, MAYOR**

March 14, 2022

**Applicant:**

A.R. Building Company, Inc.  
310 Seven Fields Boulevard, STE 350  
Seven Fields, PA 16046

c/o John Bolton Hinckley, Allen, & Snyder, LLP  
100 Westminster Street, STE 1500  
Providence, RI 02903

**Subject:** MASTER PLAN DECISION OF APPROVAL LETTER  
One-Metro Center, Assessor's Plat: 278, Assessor's Lot: 145  
Comp Plan Amendment/Zone Change Assessor's Plat: 278, Assessor's Lots: 30-42; 103-114; 144-147

Dear Applicant,

This letter shall serve as the master plan decision of approval as granted by the Planning Board at its meeting of March 9, 2022.

The application requires a zoning map and Comprehensive Plan future land use map amendment to recognize expansion of the Gateway district westerly along Kilvert Street to allow for the development of a (200) two-hundred unit residential apartment development. The Applicant is proposing streetscape improvements to include but not be limited to sidewalk/bike lane-pedestrian access improvements and lighting along portions of Metro Center Boulevard and Kilvert Street to create connectivity to the City's Intermodal District (City Centre)(the "Offsite Improvements").

**Findings:** The Planning Board has found the 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 proposed development is generally consistent with the City's Comprehensive Plan, having established single-family and high-density residential uses within the 200' radius. Consistent with Chapter 12, Future Land Use, Section E, General Principles to Guide Future Land Use, which calls for increasing connectivity and walkability wherever possible; promoting centers of activity appropriate to conditions, whether a mixed-use transit oriented City Centre..... new mixed-used neighborhood centers; Section H, Recommendations:

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**PLANNING DEPARTMENT • TOM KRAVITZ, DIRECTOR**  
**3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

Goal 1 to continue to have sufficient diversity of land uses to support a strong and stable tax base. Goal 6 Public and Provide Development Meets High Standards of Urban Design, Policy ....promote redevelopment of outmoded/blighted commercial or industrial properties. Chapter 7 of the City of Warwick Comprehensive Plan addresses Housing and Neighborhoods, specifically within its "Recommendations" section lists as Goal 1, the City should work to provide "a wide range of quality housing choices to meet the diverse needs of households at all income levels and all stages of the life cycle, by supporting the addition of compact housing types such as townhouses, lofts, apartments, cottage developments...."

Additionally, the proposed development is consistent with the Warwick Station Redevelopment District Master Plan, specifically,

- *new housing in the district should include a wide spectrum of unit types, sizes, and prices in order to serve today's diverse housing market and to offer people more housing choices for eh different stages of their lives.....*
- *The vitality of the Warwick Station Development district (City Centre) will be strengthened by its mix of uses.* The Master Plan recommends a variety of uses including 30%-45% residential.

2. Because the property is zoned General Industrial, the proposed development is not in compliance with the standards and provisions of the City's Zoning Ordinance and therefore requires City Council Approval for a zone change to Gateway.
3. That the proposed project, at the Conditional Master Plan Phase, does not appear that there will be significant negative environmental impacts from the proposed development. Because State RIDEM approvals were previously granted to an office park project of similar impervious impact, RIDEM approvals shall not be required at the Preliminary application Phase. However, the Board elected to review the Final Plan Application.
4. That the proposed development possesses adequate access to a public street along Kilvert Street and Metro Center Boulevard.
5. That the proposed development will have access to Municipal Sewer and Water.

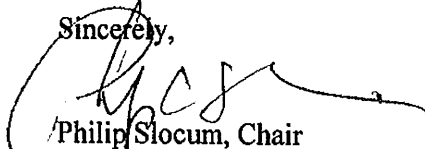
**Planning Department Recommendations:** The Planning Department recommendation is to grant Master Plan approval, with the following stipulations:

1. Should the City Council endorse the Comprehensive Plan amendment and zone change, as part of the Preliminary Application, the Applicant shall coordinate with the City's Fire Marshall regarding all life-safety requirements for the site and buildings, including potential reduction of project size to accommodate said requirements.
2. That, prior to Preliminary Plan Application, the Applicant shall receive City Council Approval of a map amendment to Future Land Use Map of the City of Warwick,

Comprehensive Plan 2033, (*Comprehensive Plan*), changing the intended future use classification of the parcel from "Technology/Light Industry" to "Mixed Use."

3. That, prior to Preliminary Plan Application, the Applicant shall receive a City Council Zone Change from General Industrial to Gateway.
4. That the Applicant shall submit a Preliminary Development Plan that shall comply with the Rules and Regulations for Professional Land Surveyors, Effective November 25, 2015.
5. That the Applicant shall submit a Preliminary Development Plan that shall comply with Appendix C, Major Subdivision/Land Development Application, of the Development Review Regulation governing Subdivisions, Land Development Projects, and Development Plan Review, Effective January 1, 1996; Amended January 01, 2000 and March 14, 2001, which shall include, at a minimum but not be limited to:
  - Stormwater Management Plan, consistent with the 2010 RI Stormwater Design and Installation Standards, designed to demonstrate zero-net runoff.
  - The Operation and Maintenance Plan for the proposed Stormwater Collection System must be included in the Preliminary submission.
  - Utilities shall be coordinated with the appropriate authorities.
  - The Offsite Improvements, and, to the extent necessitated by the Offsite Improvements, Metro Center Blvd shall be restored curb to curb from point of entry, easterly along Kilvert Street to Graystone Street. To the extent necessitated by the Offsite Improvements, restoration shall include PLS survey of right of way, mill and overlay to City Engineering preference (including drainage), and right of way re-delineated to promote safe pedestrian and cycling circulation. The Applicant shall coordinate with the developer of Hillsgrove at City Centre (currently under construction) as to ensure consistency of pedestrian and lighting improvements.
  - Applicant shall pay to the City, a Recreation Fee-in-Lieu of Land, to support recreation-based capital improvements within the City. See Section 6-1 of the Subdivision Regulations.
6. That, prior to Preliminary Plan Application, the Applicant shall coordinate with the City's Sewer Authority and Water Division, regarding connection.

Sincerely,

  
Philip Slocum, Chair  
Warwick Planning Board

Cc: File

RECORDED  
Mar 18, 2022 10:14A  
Lynn D'Abrosca  
City Clerk  
City of Warwick, RI