




## CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

### MEMORANDUM ORTHO RI RESIDENCES AT THE CROSSINGS GREENWICH AVENUE

**TO:** Steve Merolla, Council President  
Warwick City Council Members  
Lyn Pagliarini, City Clerk

**FROM:** William J. DePasquale, Jr. AICP   
Administrative Officer  
Planning Director

**DATE:** August 28, 2018

**SUBJECT:** Planning Board Recommendation,  
Request for amendments and modifications to previous  
Zone Changes on Assessor's Plat 257, Assessor's Lots 10 and 13  
(O-06-23, O-03-26).  
To allow for the development of a 100,000sf office building and a residential complex of 216 multifamily dwelling units.

**APPLICANTS:** ORTHO RI and Residences at the Crossings

**ZONING DISTRICT:** Office, and A-7 Planned District Residential (PDR) Overlay

**PROPOSED ZONE:** Office with Planned District Residential (PDR), with a portion of the site zoned strictly Office (O), with the remainder of the site zoned Office (O) with a PDR Overlay.

**LAND AREA:** 48.7+/-acres

**WARD:** 8

## **BACKGROUND**

The Applicant is requesting City Council approval for a modification to the existing zoning on the parcel to allow for the construction of a 100,000 square foot office building (OrthoRI) and the future construction of a multifamily residential complex with 216 dwelling units, with associated accessory uses. The proposed development is situated on two (2) partially developed Assessor's lots, Plat 257, lots 10 and 13. These parcels were previously rezoned through a Council Ordinance amendment in 2003 from Office with restrictions to Office with a PDR Overlay along with waivers relating to building height (O-03-26). In 2006, an additional Council Ordinance was approved which allowed for the construction of 200,000 SF of office space in lieu of a previously approved office and hotel use (O-06-23).

In order to construct the new development, the Applicant is seeking to amend the 2003 Ordinance (O-03-26) to reduce the size of the PDR overlay area to create an Office use zone of approximately 6 acres for the construction of the medical office facility, and an area zoned Office with a PDR overlay measuring approximately 18 acres for the development of a high density residential complex. In addition, the Applicant is seeking relief to allow more than one use on a lot. However, individual uses will remain restricted from mixed-use within the individual use zone areas with the exception of the existing recreation complex (i.e. the recreation facility may existing in combination with one other selected use). Dimensional relief is also being sought related to building height, sign dimensions, and parking. A use variance is also being sought to allow a number of restricted uses "by right."

## **FINDINGS OF THE BOARD**

At the August 8, 2018 meeting of the Warwick Planning Board, this project received Master Plan Approval (copy attached).

At the August 8, 2018 meeting, the Planning Board found the proposed zoning amendment to be generally consistent with Article 1 "Purposes and General Statements of the City's Development Review Regulations, and:

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.

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.
2. That Ordinance amendment O-03-26 rezoned the Parcels from Office (O) with restrictions to Office with Residential A-7 with PDR Overlay which allowed for office or high density residential uses on AP 257, Lots 10 and 13.
  3. That Ordinance amendment O-06-23 provided for the abandonment of previous authorization under Ordinance O-98-23 for the construction of a 66,000 SF of office and a 200 room hotel and ancillary uses to allow for the construction of 180,000 SF of office buildings, with relief from height restrictions.
  4. That two (2) office buildings were constructed on AP 257, Lots 10 and 13 within the area zoned Office (O) with Residential A-7 Overlay, thus restricting further development of the lot to office under City of Warwick Zoning Section 304.5 which restricts more than one actual use on a lot.
  5. That a portion of AP 257, Lots 10 and 13 had previously received state and local permitting approvals for the construction of 288 units of condominiums.
  6. That the uses surrounding lots AP 257, Lots 10 and 13 are a mixture of office, hotel, recreational, and residential uses. Residential uses abutting the site are buffered by natural topography, land features, and vegetation.
  7. That the existing offices located on AP 257, Lots 10 and 13 were afforded relief from height restrictions pursuant to Ordinance O-06-23 and are currently between 55' and 70' high.
  8. That there is a parcel zoned Planned District Residential (PDR) to east of AP 257, Lot 10, with Seven (7) multiple dwelling unit buildings on the parcel (Assessor's Plat 257, Lot 273).
  9. That the Parcels are currently accessed from Crossings Boulevard, a 30 foot wide roadway extending from the Crowne Plaza property and terminating at the parking field of the little league. This roadway is connected to Greenwich Avenue (Route 5), which a major arterial roadway leading to East Avenue and Interstate 95.
  10. That the existing land area was previously disturbed in conjunction with past gravel extraction operations, and is relatively flat, sloping gently to the southwest.
  11. That the parcel lies within an flood area designated by FEMA as zone "X", as depicted on the National Flood Insurance Rate Maps for Kent County.
  12. That, according to Rhode Island Department of Environmental Management (RIDEM) Geographic Information System (GIS) mapping, the parcel does not include any state designated Natural Heritage areas.

13. That there is existing access to utility infrastructure on the site previously constructed to support the needs of commercial development including overhead electric, gravity and force main sewer lines, and a 12-inch water main within an existing easement extending from Greenwich Avenue to Crossings Boulevard.
14. That there are existing provisions for stormwater management on the site, including a large retention pond located to the southern portion of the site.
15. That there is approximately 230 LF of frontage along Greenwich Avenue that is 2,000' +/- from the main intersection at Greenwich Avenue (Route 5) and East Avenue.
16. That the following municipal Department Heads and City Commissions, or their designated staff, have reviewed the proposal and have no objections or stipulations: Public Works/Engineering, Sewer, Building, Water, Fire, Land Trust, Harbor Commission, Cemetery Commission, and Historic District Commission.

The Planning Board also found the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

- A.) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
- B.) The natural characteristics of the land, including its suitability for use based on soil characteristics, topography, and susceptibility to surface (water) or groundwater pollution;
- E.) The availability and capacity of existing and planned public and/or private services and facilities;
- F.) The need to shape and balance urban and suburban development.
- G.) The use of innovative development regulations and techniques.

103.4. Providing for the control, protection, and/or abatement of air, water, groundwater, and noise pollution, and soil erosion and sedimentation.

103.10 Promote a high level of quality in design in the development of private and public facilities.

103.11 Promote the implementation of the Warwick Comprehensive community plan, as amended.

- 103.12. Provide for coordination of land uses with contiguous municipalities, other municipalities, the state, and other agencies.

### **PLANNING BOARD RECOMMENDATION**

**On a motion made by Ms. Gerlach and seconded by Mr. DePetrillo, the Planning Board voted seven (7) in favor, with none opposed, to forward a favorable recommendation to the Warwick City Council for the requested Zone Change from Office (O), Residential A-7 with PDR Overlay, with waivers to a combination of Office (O) and Office with PDR Overlay, with dimensional relief as outlined below:**

Item	Required Per Zoning	Relief Requested
Building Height (Residential Structures)	35'	65'
Building Height (Office)	35'	70'
Parking (Medical Office/ Clinic)	1/200 SF GFA	1/2.12 SF GFA
Temporary Signage (Size)	12 SF	≤ 8'X8' (64 SF) – Greenwich Avenue ≤ 14'X48' (672 SF) Interstate 95
Temporary Signage (Duration)	≤ 30 Days	≤ 36 months with 1 year renewal increments

**And, in addition, forwarding a favorable recommendation regarding the following:**

1. Relief from the literal requirements of Sec. 304.5, general provisions, of the Warwick Zoning Ordinance by allowing multiple uses on the Parcels, with the exception that future development in the PDR overlay area of the Parcels is limited to a single category of uses (i.e., residential uses or office uses).
2. All uses outlined under use code 300 "Office Uses" and 414.1 "Outdoor recreation limited to driving range, miniature golf, pitch & putt, batting cages and/or little league baseball facilities" be permitted by right in the Office zone.. In addition, retail uses ancillary to the permitted use be allowed on the Parcels.
3. Other related stipulations outlined in the proposed amendment which were carried over from previous Ordinance amendments or modifications.

THE CITY OF WARWICK  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER ARTICLE

APPENDIX A  
ZONING

No. \_\_\_\_\_

Date \_\_\_\_\_

Approved \_\_\_\_\_ Mayor

AN ORDINANCE AMENDING THE ZONING OF THE CITY OF WARWICK,  
BELLECASTLE REALTY, INC., PETITIONER

*Be it ordained by the City of Warwick:*

Section I. The Zoning Map and the Record Book of Lot Classifications which are a part of the Zoning Ordinance of the City of Warwick and specifically Ordinances O-98-23; O-03-26; and O-06-23 for property known as:

Lots 10 and 13 on Assessor's Plat 257 as said plat appeared in the Tax Assessor's office on December 31, 2005 and as set forth in the legal description attached hereto as **Exhibit A** and on the map attached hereto as **Exhibit B** (the "Parcels")

are hereby amended, replaced and/or superseded.

The Parcels are zoned Office and PDR overlay subject to the following stipulations and conditions:

1. The underlying zone for the entirety of the Parcels is Office, and the PDR overlay is applied only to the sections of the Parcels identified as "PDR" on **Exhibits A and B**.
2. The petitioner shall be relieved from the literal requirements of Sec. 302, dimensional regulations, of the Warwick Zoning Ordinance by allowing a maximum building height for residential structures of 65 feet.
3. The petitioner shall be relieved from the literal requirements of Sec. 302, dimensional regulations, of the Warwick Zoning Ordinance by allowing a maximum building height for office buildings of 70 feet.

4. The petitioner shall be relieved from the literal requirements of Sec. 304.5, general provisions, of the Warwick Zoning Ordinance by allowing multiple uses on the Parcels, with the exception that future development in the PDR overlay area of the Parcels is limited to a single category of uses (i.e., residential uses or office uses) and the area designated as Office is limited to the uses outlined in item 10.
5. The petitioner shall be relieved from the literal requirements of Sec. 701.7, off-street parking, of the Warwick Zoning Ordinance by reducing the number of required parking spaces at the within the office zoned use area of the Parcels to 1 space per 212 square feet for a medical office use.
6. The petitioner shall be relieved from the literal requirements of Sec. 803.5(b), signage, of the Warwick Zoning Ordinance by allowing the erection of a temporary sign abutting Greenwich Avenue to the west, at the entrance of the property relative to the prospective rental or sale of the property, said sign to be no larger than 8' by 8' and no higher than 14' and the erection of a temporary illuminated sign abutting Interstate 95 to the east, relative to the prospective rental or sale of the property, said sign to be no larger than 14' by 48' and no higher than 50' above Interstate 95 elevation. Each sign is to be removed after a period of 36 months following erection, respectively.
  - a. Petitioner shall submit a plan for approval by the planning Administrative Officer to the Planning Board, to include specific structure details and proposed location for approval;
  - b. Once the sign layout and location is approved by the Administrative Officer, the sign may be installed for a period of one (1) year. The sign may be permitted for up to three (3) years from the date of administrative approval provided that the sign is reviewed and approved annually by the Administrative Officer;
  - c. Sign shall be exterior illuminated only. The use of interior illumination or motion graphics or text is prohibited.
7. A fifty foot (50') buffer shall be maintained along the southern property line of the Parcels (the "Buffer"). No structures shall be erected within the Buffer except for a fence with steel posts erected approximately ten feet (10') north of the southern property line of the Parcels (the "Fence"). Evergreen trees between the Fence and the southern property line of the Parcels shall be maintained by individual abutting property owners. The petitioner shall be allowed to maintain paving and/or a detention pond within twenty-five feet (25') of the Buffer farthest from the southern property line of the Parcels.
8. No access to the Parcels is permitted from Northbridge Avenue.
9. Ancillary parking for Assessor's Plat 265, Lots 18 and 21 (the Crowne Plaza Hotel) is permitted on the Parcels.

10. All uses outlined under use code 300 "Office Uses" and 414.1 "Outdoor recreation limited to driving range, miniature golf, pitch & putt, batting cages and/or little league baseball facilities" are permitted by right in the Office zone with exception that use codes 308 and 309 are limited to non-industrial type activities. In addition, retail uses ancillary to the permitted use are allowed on the Parcels.
11. All existing development at the Parcels is in conformance with prior applicable zoning including O-98-23; O-03-26; and/or O-06-23.

Section II. Upon effective date of this Ordinance, Ordinances O-98-23; O-03-26; and O-06-23 are hereby repealed.

Section III. The Clerk of the Zoning Board of Review is hereby authorized and directed to cause said changes to be made on the Zoning Map and the Record Book of Lot Classifications.

Section IV. This Ordinance shall take effect upon passage and publication as prescribed by law.

SPONSORED BY:

COMMITTEE:



**EXHIBIT A**

**LEGAL DESCRIPTION  
PROPOSED PDR OVERLAY  
FOR A PORTION OF AP 257, LOT 10  
(Formerly AP 257, Lots 10 & 13  
2018-08-20 (rev. 2018-08-21)**

That certain tract or parcel of land with all buildings and improvements thereon situated on the westerly side of Greenwich Avenue in the City of Warwick, County of Kent, State of Rhode Island is herein bounded and described;

Beginning at the most southeasterly corner of the herein described parcel at a rebar found;

Thence proceeding south  $69^{\circ}52'06''$  west a distance of nine hundred twenty nine and  $18/100$  (929.18') feet to a point at the most southwesterly corner of the herein described parcel, bounded southerly in part by lands of others;

Thence proceeding north  $06^{\circ}35'48''$  east a distance of one hundred twenty and  $92/100$  (120.92') feet to a point;

Thence proceeding south  $62^{\circ}30'08''$  east a distance of ninety four and  $81/100$  (94.81') feet to a point;

Thence proceeding north  $85^{\circ}55'54''$  east a distance of fifty six and  $38/100$  (56.38') feet to a point;

Thence proceeding north  $64^{\circ}27'45''$  east a distance of forty five and  $23/100$  (45.23') feet to a point;

Thence proceeding north  $38^{\circ}08'49''$  east a distance of thirty nine and  $57/100$  (39.57') feet to a point;

Thence proceeding north  $31^{\circ}00'36''$  west a distance of one hundred twenty three and  $83/100$  (123.83') feet to a point;

Thence proceeding north  $67^{\circ}01'47''$  west a distance of two hundred ninety three and  $63/100$  (293.63') feet to a point;

Thence proceeding north  $58^{\circ}06'01''$  west a distance of two hundred forty four and  $54/100$  (244.54') feet to a point;

Thence proceeding south  $45^{\circ}31'01''$  west a distance of seventy five and  $91/100$  (75.91') feet to a point;

Thence proceeding south  $37^{\circ}06'40''$  east a distance of one hundred seventy one and 23/100 (171.23') feet to a point;

Thence proceeding south  $62^{\circ}23'11''$  west a distance of three hundred thirty nine and 58/100 (339.58') feet to a point, at the beginning of a curve;

Thence proceeding along the arc of a curve in a counter clock wise direction with a radius of one hundred seventy five and 00/100 (175.00') feet and a delta angle of  $49^{\circ}09'16''$  a distance of one hundred fifty and 13/100 (150.13') feet to a point at the end of said curve;

Thence proceeding north  $06^{\circ}29'43''$  east a distance of three hundred thirty one and 95/100 (331.95') feet to a point at the beginning of a curve;

Thence proceeding in a clock wise direction along the arc of said curve with a radius of fourteen and 10/100 (14.10') feet and a delta angle of  $20^{\circ}10'17''$  a distance of four and 96/100 (4.96') feet to a point at the end of said curve;

Thence proceeding south  $83^{\circ}21'34''$  east a distance of four and 94/100 (4.94') feet to a point at the beginning of a curve;

Thence proceeding along the arc of a curve in a clock wise direction with a radius of one hundred four and 35/100 (104.35') feet and a delta angle of  $17^{\circ}23'47''$  a distance of thirty one and 68/100 (31.68') feet to a point at the end of said curve;

Thence proceeding south  $65^{\circ}26'12''$  east a distance of thirty five and 71/100 (35.71') feet to a point at the beginning of a curve;

Thence proceeding along the arc of a curve in a counter clock wise direction with a radius of one hundred thirty nine and 56/100 (139.56') feet and a delta angle of  $18^{\circ}19'20''$  a distance of forty four and 63/100 (44.63') feet to the end of said curve;

Thence proceeding south  $83^{\circ}30'17''$  east a distance of thirty seven and 00/100 (37.00') feet to a point at the beginning of a curve;

Thence proceeding along the arc of a curve in a clock wise direction with a radius of ninety eight and 73/100 (98.73') feet and a delta angle of  $27^{\circ}59'45''$  a distance of forty eight and 24/100 (48.24') feet to a point at the end of said curve;

Thence proceeding south  $55^{\circ}47'08''$  east a distance of fifty and 12/100 (50.12') feet to a point;

Thence proceeding south  $55^{\circ}47'00''$  east a distance of sixty five and 47/100 (65.47') feet to a point at the beginning of a curve;

Thence proceeding along the arc of a curve in a counter clock wise direction with a radius of eighty seven and 50/100 (80.57') feet and a delta angle of  $46^{\circ}51'32''$  a distance of seventy one and 56/100 (71.56') feet to a point at the end of said curve;

Thence proceeding north  $77^{\circ}21'28''$  east a distance of thirteen and  $66/100$  (13.66') feet to a point;

Thence proceeding north  $06^{\circ}29'43''$  east a distance of six hundred eighty five and  $68/100$  (685.68') feet to a point;

Thence proceeding south  $71^{\circ}47'55''$  east a distance of one hundred sixty five and  $97/100$  (165.97') feet to a point at the beginning of a curve;

Thence proceeding in a counter clock wise direction along the arc of a curve with a radius of one hundred seventy five and  $00/100$  (175.00') feet and a delta angle of  $87^{\circ}34'44''$  a distance of two hundred sixty seven and  $49/100$  (267.49') feet to a point at the end of said curve;

Thence proceeding north  $20^{\circ}37'21''$  east a distance of one hundred twenty and  $20/100$  (120.20') feet to a point;

Thence proceeding south  $67^{\circ}41'52''$  east a distance of two hundred fourteen and  $64/100$  (214.64') feet to a point marked by a granite bound;

Thence proceeding south  $71^{\circ}23'16''$  west a distance of twenty five and  $41/100$  (25.41') feet to a point marked by a rebar;

Thence proceeding south  $01^{\circ}40'16''$  west a distance of one hundred and  $92/100$  (100.92') feet to a point marked by a granite bound;

Thence proceeding south  $02^{\circ}43'16''$  west a distance of five hundred sixty six and  $05/100$  (566.05') feet to a point marked by a rebar;

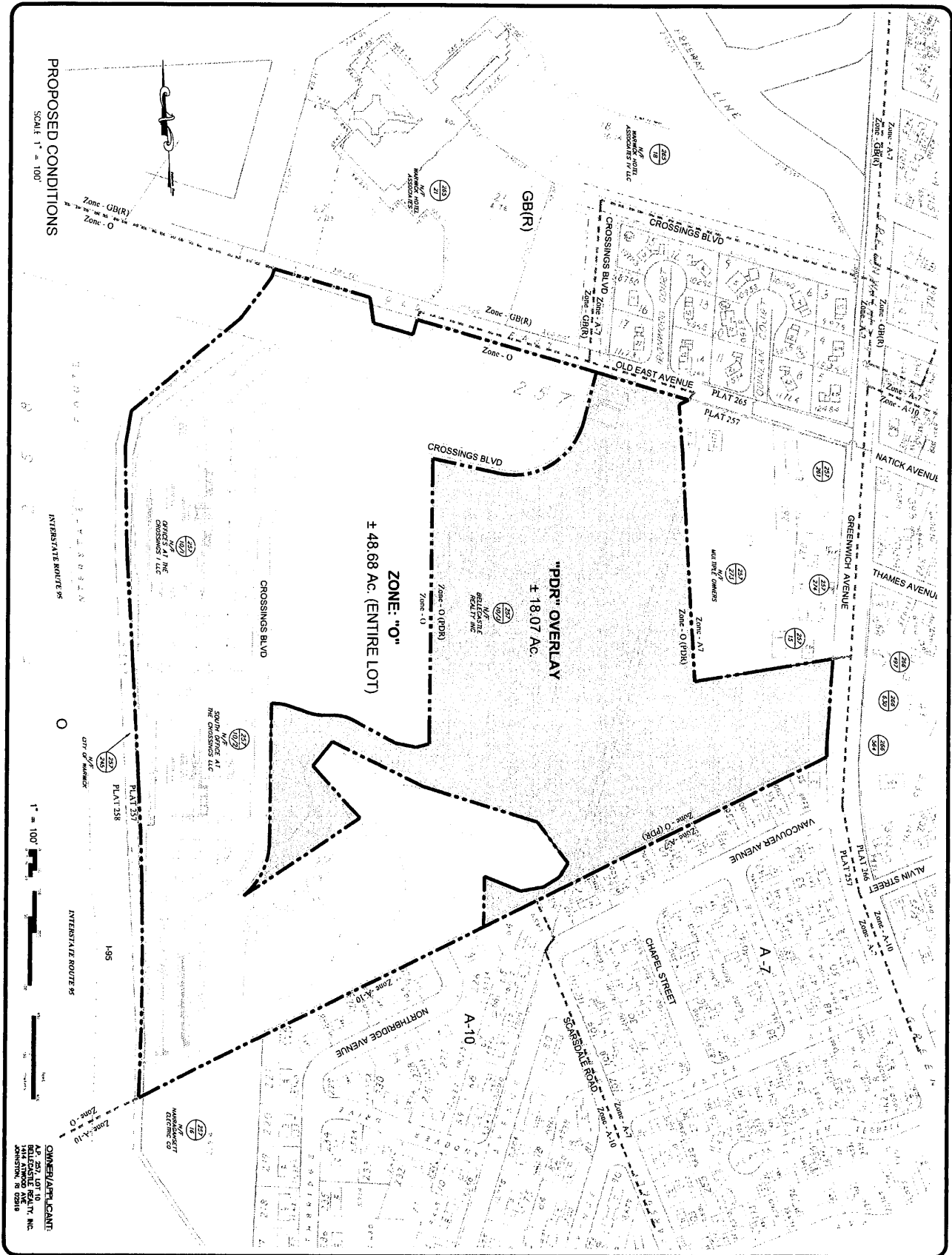
Thence proceeding north  $86^{\circ}49'16''$  east a distance of three hundred forty and  $32/100$  (340.32') feet to a point on the westerly highway line of said Greenwich Avenue the last four (4) courses bounded southeasterly, easterly and northerly by land now or formerly of MJE Reality LLC and land now or formerly of Harvey A. & Patricia J. Bennett;

Thence proceeding south  $09^{\circ}58'20''$  west along the westerly highway line of said Greenwich Avenue a distance of one hundred eighty one and  $27/100$  (181.27') feet to a point marked by a Rhode Island Highway Bound at Sta. 111+80.2 right forty five and  $00/100$  (45.00');

Thence proceeding along the arc of a curve in a clock wise direction with a radius of one thousand one hundred ninety four and  $01/100$  (1194.01') feet and a delta angle of  $02^{\circ}40'01''$  a distance of fifty five and  $58/100$  (55.58') feet to the point and place of beginning;

Said parcel contains 788,041 square feet or 18.09 acres more or less.

Said parcel is subject to easements of record.



**EXHIBIT B**

1 OF 1 SHEET

DATE AUGUST 21, 2018	APPROVED S.E.C.
DRAWN BY K.T.T.	CHECKED S.S.H.
DATE AUGUST 21, 2018	APPROVED S.E.C.

**GAROFALO**

GAROFALO & ASSOCIATES, INC.  
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS  
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

55 CORLISS STREET  
P.O. BOX 6145  
PROVIDENCE, RI 02940  
TEL: 401-773-6200

NO.	REVISION	BY	DATE

**PROPOSED ZONE CONDITIONS**  
FOR  
**ZONE CHANGE**  
**BELLECASLE REALTY, INC.**  
A.P. 257 LOT 10 ( Formerly Lot 10 & 13 )  
SITUATED ON  
**GREENLAWN AVENUE**  
**WARWICK, RHODE ISLAND**  
PREPARED FOR  
**BELLECASLE REALTY, INC.**



## CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

August 10, 2018

Bellecastle Realty, Inc.  
1414 Atwood Avenue  
Johnston, RI 02819

RE: 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.

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

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

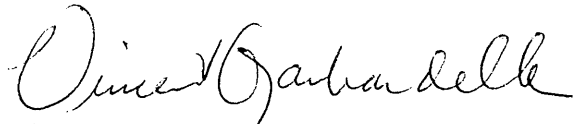
designed to demonstrate a zero-net runoff from the proposed development. The Project Engineer shall meet with the City of Warwick DPW Engineering Staff to review the proposed drainage system prior to submission to RI DEM or RI DOT.

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