

April 1, 2024

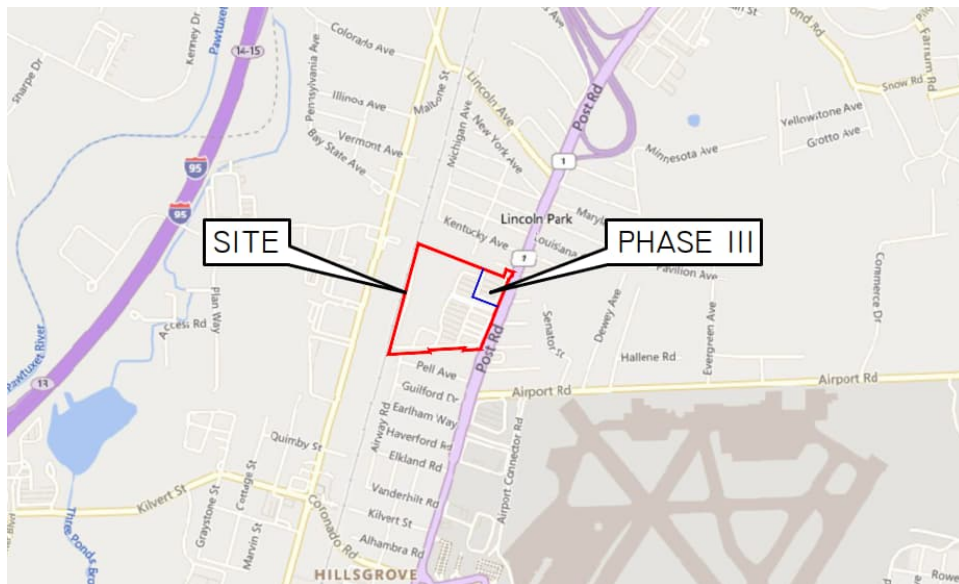
Mr. Daniel Geagan
Deputy Director of Planning
Planning Department
65 Centerville Road
Warwick, RI 02886

RE: Project Narrative
Ann & Hope Redevelopment – Phase 3
Assessor's Plat 322 Lot 209
DE Project #: 0401-050-B01

Dear Mr. Geagan,

On behalf of the applicant, U-Haul, we have prepared this project narrative to provide a general description of the proposed development of Assessors Plat 322 Lot 209 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 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. AP 322 Lot 209 is approximately 19.51 Acres and includes the former Ann & Hope building that is now owned and occupied by U-Haul. Phase 3 of the Ann & Hope redevelopment includes the northeast corner of the property as shown in the Site Locus Map below. Phase 3 is approximately 2.77 acres.



Site Locus Map

The site is located North of the intersection of Post Road and Airport Road. The Phase 3 portion of the property currently 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 sites 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 December 1, 2022, granting a special use permit to construct the storage facility in the Phase 3 area.

Proposed Use – The current proposal, as shown on the accompanying site plans, consists of a 24,510± sf U-Haul U-Box Storage Warehouse with associated loading areas, parking lot improvements and utilities.

The main access to the site will use the improved signalized entrance from Post Road for the overall 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. Secondary access will use existing curb cuts along Post Road and Connecticut Avenue.

The site plan proposes a total of 86 parking spaces within the Phase 3 area. Based on the proposed use within the GB zone, the required parking spaces is 50 spaces (1 space per 500 SF GFA).

The site will be served by public water and sewer. The water services for the new building will tie into the existing water service connections for the main U-Haul building. There is an existing below ground meter pit associated with the domestic and fire water services to the main building. The meter is proposed to be brought above ground and into a heated enclosure to meet current regulations. The proposed building will tie into these services after the enclosure for both domestic and fire services. An existing sewer main is also located on the site. The proposed building will tie into an existing manhole to the east of the proposed building. All connections will need to be coordinated with Warwick Water Division and Warwick Sewer Authority Respectively.

Stormwater from the proposed roof will be treated for water quality and peak mitigation through the use of an underground infiltration system. Soil evaluations and infiltrometer tests were completed by DiPrete Engineering in April 2023 to confirm soil conditions and groundwater tables. The stormwater approach is designed to meet the City of Warwick and Rhode Island Department of Environmental Management requirements. This project has been reviewed and approved by RIDEM on October 16, 2023, under WQC/STW File No. 23-112, UIC File No. 002200 and RIPDES File No. RIR102547.

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 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 – Approval received November 15, 2022.
2. Special Use Permit – Approval received December 1, 2022.
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