



April 26, 2022

Jason Pezzullo, Planning Director  
Cranston Planning Department  
869 Park Avenue  
Cranston, RI 02910

RE: 661 Project – Master Plan Narrative  
661 Park Avenue  
A.P. 3-3 Lots 289, 291, 1695 & 1696  
Cranston, Rhode Island

Dear Mr. Pezzullo,

On behalf of the applicant, we are submitting the Master Plan and supporting materials for the proposed mixed use development located at the corner of Park Avenue and Doric Avenue in Cranston, Rhode Island. The site is located on Assessors Plat 3-3 Lots 289, 291, 1695 & 196 and is zoned C3 (Commercial C3 – General Business).

#### Existing Conditions

The property is currently developed with a large building at the corner of Park Avenue and Doric Avenue comprising of Legion Bowl and Pub on Park restaurant/bar. There is also a separate freestanding commercial building on the property along Doric Avenue. There is a large asphalt parking lot in the rear of the buildings. The majority of the parcel is covered in impervious surface through either the building or parking lot. There are currently no curb cuts along Park Avenue and two (2) curb cuts along Doric Avenue.

#### Topography

A majority of the property is an existing parking lot with very flat terrain and little to no topographic relief. The topography is suitable for redevelopment.

#### Wetlands

The property is currently developed with existing commercial buildings and a large parking lot. A majority of the property is impervious surface with very little grass/pervious surface. There are no wetlands located on the property.

#### Floodplain

There is no 100-year floodplain on the property per FEMA Flood Insurance Rate Map 44007C0318H revised October 2, 2015. The entire property is within Zone X (areas determined to be outside the 500-year floodplain).

#### Soils

Per Natural Resources Conservation Service's "Soil Survey of Rhode Island", the underlying soils in the vicinity of the proposed development are Merrimac-Urban Land Complex (MU), which are excellent infiltrating soils and suitable for development.

### Proposed Development

The applicant is proposing to construct a new mixed use, 4-story building consisting of 69 residential apartment units (10 x 2-bedroom units and 59 x 1-bedroom units) and 5,132 s.f. of retail space on the first floor. The building is sited on corner of Park Avenue and Doric Avenue to be consistent with the adjacent city streetscape.

Parking for the development will be located behind the building with access to the rear of the building. A new curb cut is proposed along Park Avenue and aligned with South Clarendon Street. The new curb cut will provide better vehicular circulation and connectivity with the Doric Avenue entrance/egress.

Vegetative screening and landscaping are proposed along the parking areas to buffer to the adjacent residential uses. A comprehensive landscape plan will be provided at the Preliminary Plan stage of the project. Public utilities (water, gravity sewer, and natural gas) are available within Park Avenue and Doric Avenue.

### Drainage


The proposed subdivision will utilize Low Impact Drainage (LID) practices following the latest Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). It is anticipated that the new building will have an underground drywell for roof runoff to infiltrate stormwater onsite. All runoff will be treated for water quality improvement and mitigated to pre-development levels for up to the 100-year storm event. There are currently no stormwater improvements on the property. Additional details including a Stormwater Management Report, Soil Erosion and Sedimentation Control Plan, and Operations and Maintenance Plan will be provided with the Preliminary Plan submission.

### Phasing

The development is proposed to be built in one (1) phase upon receipt of all state and local permits.

We look forward to presenting and further discussing with the Plan Commission at an upcoming meeting.

Sincerely,  
DiPrete Engineering Associates, Inc.



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Senior Project Manager  
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