



Project Narrative

Cranston Print Works Storage

Updated June 16, 2022

Existing Conditions

The site is the former Cranston Print Works Facility located at 1381 Cranston Street in Cranston, RI. The property is identified on Tax Assessor Map 8, Lots 195, 1617 and 2711. The entire site covers approximately 42.10 acres and is made up of a series of existing mill buildings, a duplex apartment house, Dyer's Pond, existing parking lots and undeveloped grass area.

The existing mill buildings are broken up into two distinct areas. The existing three-story brick building is located on eastern side of the site as you immediately enter the site from Cranston Street. This building was historically used as the Cranston Print Work's main offices. Currently the building is used for general offices and a renovation contractor office. No change of use for this building is proposed. It will continue to be used as general business uses.

The larger mill building located on the Pocasset River is currently abandoned and boarded up. The larger mill complex is made up of a series of building with different types of construction and different ceiling heights. We are currently in the process of pulling permits to secure the building and make the necessary life safety repairs to the structure.

Around the mill buildings, asphalt parking currently exists.

Proposed Project

For the first stage of the overall development of this project is to redevelop the existing large mill building into storage. The current zoning allows storage but is a change of use from historical industrial activities. The self storage area is shown on gray on sheet C-102 of the plan set and is made up of 99,920 sf.

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For the construction of the self storage, we plan to raise the floor by approximately two feet to locate the storage out of the existing flood plain. To properly reuse the space, we will be adding a second floor for storage where the existing ceiling heights allow.

No demolition is planned for any of the existing structures. We plan to re-use all of the existing mill complex and restore the current buildings.

Existing Parking

The existing parking lot will be used for the self storage as well as the existing commercial offices. The required parking for the self storage and existing commercial requires 111 parking spots and we currently have 161 spots for these uses.

Future Phases

Future development of the site will be part of the master plan submission expected to be submitted in the next few months. The remaining portions of the mill complex will be proposed to be converted to apartments.

Multiple entrances will be proposed for the future phases to allow for the new storage facility to be operational while the apartments are constructed.

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