



DiPrete Engineering

April 6, 2023

Mr. Jason Pezzullo
Planning Director
869 Park Avenue
Cranston, Rhode Island 02910

**RE: Cranston Street Residential
1388-1390 Cranston Street, Cranston, Rhode Island
Project #: 3248-001**

Dear Mr. Pezzullo,

On behalf of the applicant, we are submitting the Master Plan and supporting materials for the proposed Mixed Use multi-family residential apartment complex and restaurant on Cranston Street, west of Dyer Avenue in Cranston, Rhode Island. The site is located at 1388 and 1390 Cranston Street which are, Assessor's Plat 8 Lots 203 and 2739 and is Zoned Industrial M-1 – Restricted Industry. The subject property is Zoned Industrial M-1. A request for a change in zone to Neighborhood Business C-2 with conditions is pending with the city council.

Existing Conditions

The project site as it exists today includes an existing building on AP 8 LOT 2739, which was used as a church in the past. The site ground cover consists of both paved and wooded areas. The existing use category for each parcel are as follows; AP 8 LOT 203- Industrial Land development & AP 8 LOT 2739- Large Business MDL94. There is a minor disagreement with the owner to the east on an area of encroachment. It is being resolved and will not affect the overall plan or building configuration.

Topography

The existing paved area of the site slopes downward from east to west. At the existing fence line where the cover switches to woods, the topography slopes toward a low spot located in the south-western corner of the site.

Wetlands

There is an isolated wetland on the site in the South-Eastern corner of Lot 203. The wetlands were flagged by Natural Resource Services on 4/20/2017. We have provided the wetland data package along with this submission package. The wetland flagging and information has been submitted to RIDEM for Wetland Verification review and is currently pending approval.

Floodplain

The subject property is not located within the 100-year floodplain and is located within Zone X (areas determined to be outside the 500-year floodplain) per FEMA Flood Insurance Rate Map 44007C0312H, Map Revised October 2, 2015.

RIDEM Natural Heritage Area

There is no natural heritage area located on site.

Soils

Per Natural Resources Conservation Service's "Soil Survey of Rhode Island", the underlying soils in the vicinity of the proposed development are:

Ud UDORTHENTS-URBAN LAND COMPLEX

Proposed Development Overview

The applicant is proposing a mixed use multifamily residential apartment complex and high-end restaurant on the site. The proposed restaurant will be designed to utilize the existing church building located on site. There will be 32 parking spots provided for the restaurant which will include valet parking. The proposed multifamily apartment complex will consist of four proposed buildings housing 156 units which include a mix of studios, one-bedrooms, two-bedrooms, and three bedrooms. The applicant proposes to provide 15% of these units as affordable house. The proposed development will also provide various recreation and amenity areas for the residents. As shown on the Overall Site plan, we have proposed to provide 234 parking spaces for the residential units which equates to 1.5 spaces per unit regardless of bedroom count. Some of this provided parking will be located on the first floor of three of the proposed residential buildings providing covered parking for residents. The fourth building will provide a recreation/entertainment space on the first floor.

Current Zoning and Proposed Zone Change

The subject property is currently Zoned Industrial M-1 and a request for change in zone to Neighborhood Business C-2 is pending with the city council. The proposed site will conform with the required minimum lot area of 6,000 SF as defined by the C-2 zone. All buildings will conform with the standard setbacks of the C-2 Zone with the exception of building height as shown below:

C-2 Zone Dimensional Requirements:

Minimum Lot Area:	6,000 SF
Minimum Frontage and Lot Width:	60'
Minimum Front and Corner Side Yard:	25'
Minimum Side Yard:	8'
Minimum Rear Yard:	20'
Maximum Structure Height:	75'
Maximum Lot Coverage:	60%

Requested Variances/Waivers:

- N/A

Drainage

The stormwater design for the proposed development will abide by the City of Cranston Subdivision and Land Development Regulations and the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). The design will utilize existing drainage patterns to the greatest extent possible with the use of catch basins, culverts, and underground drainage systems. All stormwater components will be maintained by the management on site. Once we have completed soil evaluations to determine water table depth/ soil type, we will utilize this data to determine the best locations for stormwater Best Management Practices. The drainage design and grading will be finalized and submitted with the preliminary submission package. Prior to Preliminary Submission we will submit and receive a Preliminary Determination approval from the Wetlands department at RIDEM. The proposed design will propose no disturbance to the onsite wetland.

Utilities

The site is proposed to be serviced by public sewer and public water. A letter of water service availability has been provided from Providence Water and a letter of sewer service availability from Veolia has been included with this master plan submission package. There is an existing hydrant located on Cranston Street and on Dyer Ave, north and east of the proposed site. We will work with the local fire department on access and whether another hydrant is required prior to submitting for Preliminary Plan review.

Open Space

The proposed development does not require and/or have any open space areas.

Cemetery and Historical Information

There is no cemetery on site. A review request is pending with RIHPHC for information on whether there are historic and archeological significant data for the property. This letter will be sent to the City of Cranston upon receiving.

Phasing

The development is proposed to be built in one phase.

Maintenance

All drainage areas, roadways, buildings, and amenities on site will be maintained by management of the property. An Operation and Maintenance Manual will be submitted along with the preliminary submission package.

We look forward to presenting and further discussing with the Planning Board at the Master Plan Submission meeting for this proposed development.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read "Dave Russo". The signature is fluid and cursive, with the first name "Dave" and last name "Russo" clearly distinguishable.

Dave Russo, PE
Senior Project Manager
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