



September 29, 2022

James D. Rabbitt, AICP, Planning Director
South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RE: South County Commons – District 5 Apartments
Master Plan Submission for Comprehensive Permit
South Kingstown, RI
DE Project #: 0267-059-A08

Dear Mr. Rabbitt,

On behalf of Suffolk Realty, LLC, DiPrete Engineering respectfully submits this Master Plan Application submission for a proposed multi-family residential apartment building. The proposal is to build seventy (70) rental housing units with 25% of the units being set aside for low- or moderate-income families. This application is being submitted in accordance with the RI Low- and Moderate-Income Housing Act, RIGL 45-53-1, et seq.

DiPrete Engineering's experience with this property goes back to 1996 and this is the 3rd Master Plan that we have been part of for the property. In 1996 the property was part of a residential single-family subdivision that the Planning Board granted a Master Plan approval for and was subsequently tolled by the applicant at the request of the town. On August 12, 1998, the Planning Board approved a new Master Plan for the property under the recently enacted Route 1 Special Management District (Rte 1 SMD). The now proposed apartment site was designated as District 5 in the South County Commons Master Plan. In 2016 and 2017, the Planning Board saw the site again and granted a Preliminary Approval on October 13, 2017, as part of the Fairfield Inn hotel development. At that time, the Planning Board determined that the 1998 Master Plan was vested and still valid. The development plan that was approved in 2017 was for a 6,500 sq ft restaurant and 121 parking spaces.

In addition to the development plan concepts that were reviewed by the town, we also evaluated numerous other development proposals for this site over the past 10 years including a hotel, office building, institutional uses, and multi-family residential housing. Most of these concepts did not go forward because of the weak financial viability of developing the property and were usually influenced by the high cost of construction. The current 70-unit residential apartment project has been in the evaluation and planning stages since December 2021 and the applicant is anticipating that it will prove to be a successful use for the site given the current economics of housing in Rhode Island and the projected construction costs.

The applicant has assembled what we believe to be a highly qualified design and permitting team for this project. Sean Hayden is the development team point person, Hans Strauch is the building architect, Matthew Landry is the legal counsel, John Carter is the Landscape Architect, Ed Pimentel is the consulting planner, Paul Bannon is the traffic engineer, Joe Lombardo is the fiscal analysis consultant, and DiPrete Engineering will be the civil/environmental engineers and land surveyors.

Please feel free to contact me with any questions, requests for additional information, or more copies. We look forward to starting this Comprehensive Permit Land Development Project with you, your staff, and the Planning Board.

Sincerely,
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read 'Eric Prive', with a small heart symbol above the first letter 'E'.

Eric Prive, PE
Senior Project Manager
eprive@diprete-eng.com