

**NARRATIVE TO ACCOMPANY THE APPLICATION FOR COMPREHENSIVE PERMIT
SOUTH COUNTY COMMONS DISTRICT 5 APARTMENTS
(PLAT 50-4, LOTS 22 & 26; FAIRFIELD WAY, SOUTH KINGSTOWN)**

- 1) General Description of the existing physical environment and existing uses of the property.
The proposed lot for the future residential multi-family building and parking will be created through a re-subdivision of 2 existing lots. The existing Fairfield Inn will be on a lot by itself, and the future residential building will be on a lot by itself. Currently the lot lines bisect the residential building lot. Fairfield Way is a private drive that is an easement through the Fairfield Inn lot. Fairfield Way gives access to the Bradley School, the Fairfield Inn, and to the future residential multi-family building.

The property today has a 38 vehicle parking lot on it, a stormwater detention pond, and a water quality basin. The existing parking lot and stormwater mitigation measures were constructed in 2018 and 2019 in the anticipation of the future development of the subject property and as part of the Fairfield Inn construction. The property has received local and state regulatory approvals for the construction of a 6,500 sq. ft. restaurant with 121 parking spaces (subject to architectural approvals of the building). The proposed residential multi-family building will replace the previously proposed and approved restaurant building.

The wetlands on the site have been delineated and there is a valid RIDEM permit to construct the restaurant building and parking lot. There is no proposed work within the wetland areas, floodplains, nor coastal features. The topography slopes downward as moving west on the property. The high point is at Fairfield Way and the low point is at the western end of the property.

- 2) General Description of the uses and types of development.
The proposed use will be entirely residential with the construction of a multi-family building. The building will have central corridors, elevators, management office, tenant storage, and a fitness area. The building will be professionally managed with a level of service appropriate to the needs of the future residents. About half of the residential units will have 1 bedroom and approximately half will have 2 bedrooms. The main entrance of the building will be on the east side (facing the Fairfield Inn) and the building will be 4 stories on the side. The existing and proposed grade elevations drop moving to the west and the building will have 5 stories on the west side (walk-out).

Most of the site work that was done in 2018 and 2019 will be utilized for the residential use. The existing parking lot will be extended around the building, the detention pond will be utilized with some side slope modifications. The water quality basin will be reconstructed to beneath the new parking lot. The sewer and water services have already been brought to the site and the Bradley pump station has been sized for a flow capable to accommodate this use.

The applicant has retained Hans Strauch of HDS Architecture from Cambridge MA. Mr. Strauch is an experienced multi-family residential architect and has been working on this project since the spring. During that time, the design has progressed to what is shown in the submission

package as Concept #3. It is based on the local vernacular of architecture with peaked roofs, gables, expansionist architecture, clap boards, and other local materials. Also included in the submission package is a previous design labeled as Concept #2 which was based on the next door Fairfield Inn for shapes, materials, and concept. Mr. Strauch will be at the Public Informational meeting to discuss his design and what the Planning Board and public can expect to see at future stages of this project.

- 3) An estimate of the number of school age children to be housed in the proposed development. Consulting Planner Joseph Lombardo, AICP, will be at the Public Informational Meeting to present data on the population and school age children in similar buildings. The design of the project is meant to capture the needs of empty nesters, elderly, and single adults. There are no 3 bedroom units, no playgrounds nor children friendly amenities, and is being built as a luxury upscale building. Comparable buildings viewed by the developer in the design of this project had no school age children (although families with children would not be prohibited and in fact would be welcomed).

- 4) General analysis of soils type and suitability for development of the proposed project. Test holes performed on the property during the RIDEM permitting stage for the approved design showed a layer of loam and organics over subsoil and then basal till. Typical test holes were about 96" deep with seepage depths around 90" or deeper. The seasonal high groundwater tables were classified to be near the surface (close to the wetlands areas) to 30" elsewhere.

Borings were also done in the vicinity of the Fairfield Inn which indicated soils suitable for this type of development.

- 5) A general view analysis showing locations and extent of significant views. The proposed building will be located west and mostly behind the Fairfield Inn when viewed from the public street (Route 1). The buildings will be comparable heights, but the new building will sit approximately 1 story (or slightly less) below the elevation of the Fairfield Inn. The view corridor to the new building will be mostly looking up and west of Hampton Way and is buffered by existing and proposed landscaping. There is a View Corridor Analysis plan included in the project drawings (top of Sheet 6) that shows the most obvious views with the approximate height of the buildings.

Driving on Hampton Way, the building will have views between the existing and proposed landscaping. Landscape plans will be developed at later stages in the project to make the views attractive of the site and the architect is focused on creating a design that is attractive to the residents and neighbors.

- 6) An estimate of the approximate population of the proposed development. Town wide, there is a population of approximately 2.4 residents per unit. That would equate to 168 persons if the project achieved the average. Consulting Planner Joseph Lombardo, AICP, will be presenting data to the Planning Board and public on likely populations from 1 and 2 bedroom multi-family buildings.