

South Kingstown Ministerial Road EMS Station

Project Narrative

Site Description

The subject site is an undeveloped parcel identified as South Kingstown Assessor's Plat 80-1, Lot 18, located on the southeast corner of the intersection of Post Road and Ministerial Road. The site was acquired by the Town of South Kingstown from the South Kingstown Land Trust as part of a larger parcel of property that Land Trust managed as an agricultural field. The perimeter of the field is lined with trees and scrub undergrowth. The southern and eastern property lines are denoted by a stone wall.

Following its acquisition, the Town subdivided the Land Trust's 41,895 ft² lot into two parcels. The parcel proposed for development by the Town is 24,704 ft² in area and roughly 370' wide with 260' of frontage on Ministerial Road along its north/south axis and is just under 80' deep. The second parcel containing the balance of the original parcel is 17,191 ft² in area and is roughly 215' wide and 80' deep. The Town will be deeding this second parcel back to the Land Trust with restrictive covenants limiting its use for conservation and agricultural purposes.

Use Proposed

The Town of South Kingstown purchased the property to support development of a new Emergency Medical Services (EMS) building focused on reducing emergency response times to the south shore and southwestern areas of the town. The property is uniquely suited to the proposed use given its excellent access to Commander Oliver Hazard Perry Highway (U.S. Rte. 1) and Ministerial Road (R.I. Rte. 110).

The proposed 4,000 ft² building will include a 2-bay ambulance garage along with living and office space for EMS staff. The building will be supported by a small, 11-space parking lot to the north of the building and an infiltration basin and underground infiltration structure to manage stormwater from the parking lot and roof drains to the south of the building.

Design

The site layout and building design were crafted to minimize the development footprint and minimize conflicts with other property owners to the maximum extent practicable. The architecture of the EMS building itself was designed to create the appearance of a rural, single-family home with gabled roofs and clapboard siding to blend with the aesthetic of the surrounding area.

Soils

Soils are described in the RIGIS database as Bridgehampton silty loam with a till substratum (BmA). These soils have been designated as prime agricultural soils in Rhode Island.