



October 1, 2020

Mr. Jason Parker, Principal Planner
Town of South Kingstown Planning Department
180 High Street
Wakefield, RI 02879

RE: **“WAKEFIELD COTTAGES”**
AP 57-1 LOT 195
93 Columbia Street

Dear Mr. Parker,

On behalf of the applicant for the above-reference project, we are submitting the enclosed plans and supplemental materials for Conceptual Master Plan stage of a Major Land Development Project (residential).

At this time, there are no waivers or modifications of the subdivision regulations requested for this project.

If you require any additional information, please do not hesitate to contact me.

Sincerely,

Josh Rosen, P.E.

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**TOWN OF SOUTH KINGSTOWN
PLANNING BOARD
PROJECT REVIEW APPLICATION FORM**



This Application Form is to be submitted with each stage of review.

APPLICANT INFORMATION

Applicant Name: Scot Hallberg
Name of Primary Contact (if applicant is an organization): _____
Applicant Address: 17 Arnold Street Suite 100, Wakefield, RI, 02879
Applicant Phone: 401-789-3100 Applicant Email: scothallberg@gmail.com

OWNER INFORMATION

Owner Name(s): Scot Hallberg
Owner Contact Information: Same As Above

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: AP 57-1 Lot 195
Physical Address or Location of Parcel(s): 93 Columbia Street
Zoning District(s) of Parcel(s): R10 Total Size of Development Parcel: 1.04 acre
Date of Initial Meeting with Planning Department Staff (before first stage of review): _____

TYPE OF PROJECT (select all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Development Plan Review | <input type="checkbox"/> Minor Land Development Project |
| <input type="checkbox"/> Administrative Subdivision | <input checked="" type="checkbox"/> Major Land Development Project |
| <input type="checkbox"/> Minor Subdivision, without street creation or extension | <input type="checkbox"/> Multi-Household Land Development Project |
| <input type="checkbox"/> Minor Subdivision, with street creation or extension | <input type="checkbox"/> Flexible Design Residential Project (FDRP) |
| <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Residential Compound |
| | <input type="checkbox"/> Comprehensive Permit |

CURRENT STAGE OF REVIEW (if applicable)

- | | |
|--|---|
| <input type="checkbox"/> Pre-Application Concept Review | <input type="checkbox"/> Release of Performance/Maintenance Guarantee |
| <input checked="" type="checkbox"/> Conceptual Master Plan | <input type="checkbox"/> Change to an Approved Plan |
| <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Reinstatement or Extension to Approved Plan |
| <input type="checkbox"/> Final Plan | <input type="checkbox"/> Request to Combine Review Stages |
| <input type="checkbox"/> Recording | <input type="checkbox"/> Other |



PROJECT NARRATIVE

October 1, 2020

Wakefield Place Cottages
93 Columbia Street AP 57-1 Lot 195
Major Residential Land Development Project
Town of South Kingstown

Prepared For:

Scot Hallberg
17 Arnold Street Suite 100
Wakefield, RI, 02879

Prepared By:

Principe Engineering, Inc.
27 Sakonnet Ridge Drive
Tiverton, RI, 02878

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SECTION I – INTRODUCTION

The following narrative has been prepared to provide an overview of the residential land development project for the “Wakefield Place Cottages” at 93 Columbia Street in South Kingstown. The project site is identified as AP 57-1 Lot 195 in South Kingstown and is comprised of approximately 1.04 acres of land containing an existing two-story dwelling and detached garage. The parcel is located in Zone R-10, medium-high density residential. This narrative report provides a general description of the existing conditions and existing use of the property in addition to a description of the proposed development as put forth by the applicant. The presented information and conclusions are based on the best available information at the time of the preparation of this report.

SECTION II – EXISTING CONDITIONS

As mentioned above, this parcel is 1.04 acres and contains an existing 800 square foot, two-story dwelling and a detached garage. This site is located on Columbia Street between Main Street and South Kingstown High School in the heart of Wakefield. The surrounding lots all contain similar sized dwellings on Hope Court, Cleveland Street, and Hazard Street. This property is located in short distance to many shops, restaurants, and other community centers. Existing utilities available to the property within Columbia Street include sewer, water, and gas.

The aerial map below displays the relative location of the site to the existing surroundings neighborhood roadways.



The site contains soil type Merrimac-Urban land complex, 0 to 8 percent slopes (MU) according to the USDA Soil Survey (Hydrologic Soil Group A). The site contains gentle natural slopes directed to the northerly property line. In addition, there are no wetlands, watercourses, or coastal features located within the subject property or within 200 feet of the proposed project. There are no existing or proposed wells within 200 feet of the proposed subdivision. The site is located in Flood Zone X as determined on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the Town of South Kingstown, Rhode Island, Map #44009C0203J effective 10/16/2013.

The development parcel is not located within a RIDEM Natural Heritage Area, South Kingstown Natural Heritage Area, CRMC Narrow River SAMP, CRMC Salt Ponds Special Management Area, or Town of South Kingstown Groundwater Protection Overlay District. The property is located within the Saugatucket River TMDL watershed but is not within an OWTS Critical Resource Area or Drinking Water Supply Watershed as outlined by RIDEM.

SECTION III – PROPOSED CONDITIONS

Wakefield Place Cottages is a proposed residential development project which will include 7 new dwelling buildings, renovation of the one existing building, new common open space, a private road and associated parking and landscaping. A proposed 3,600 square foot park will provide open space equivalent to 8% of the entire proposed development area. Within the eight (8) total buildings, ten (10) units are proposed which are all designed as two-bedroom units. Twenty percent of the proposed units will provide affordable housing at 80% median household income. The existing garage and driveway on site are proposed to be removed. Each building will be two-stories with a basement and covered porch. First and second floor total square-footage is approximately 1,200 square feet per unit.

A proposed hammerhead turnaround will provide sufficient space for vehicular traffic including emergency vehicles. Within the private roadway, a 6” water main, 8” sewer main, and gas main are proposed to be extended from the existing utilities in Columbia Street. The proposed park will provide open space and will contain a neighborhood park pavilion. Infrastructure to mitigate stormwater is proposed on site and will include roof drain drywells, underground infiltration systems and vegetated bio-swales. Parking will be provided via the proposed driveways and landscaping will include a planted buffer along the property lines, grass areas, and shrubs at each building.

A fiscal impact analysis has been provided herein which discusses the approximate population and number of school-aged children expected from the proposed development as well as a projection of fiscal impact.

SECTION IV – CONCLUSION

This project as proposed will provide the Town with affordable residential housing units in the core of Town with minimal impacts to public services and the surrounding neighborhoods. The style and density of the development will complement the area and surrounding neighborhoods as well. As the plan and design progresses further, details will be developed regarding stormwater management and overall site and construction details.

Attached to this narrative summary are the following maps and documents:

- 1) Vicinity Map
- 2) Fiscal Impact Summary
- 3) 200' Abutters List



4) Projected Town School Expenditures Attributed to New Residential Development

Projected student Population growth	x	Town school expenditures/student (minus state aid)	Projected town school expenditures
2		\$17,352.97	\$34,705.94

ASSOCIATED REVENUE

5) Projected Real Property Tax Revenue

Total number of Proposed dwelling Units	x	Aver. Projected taxable value of proposed dwelling structure	Tax Rate	Projected property tax revenue
10		\$375,000	0.01445	\$54,187.5

6) Projected Revenue from Licenses and Fees

Aver. License and fee Revenue/ existing Dwelling units	x	Total number of proposed units	Projected revenue from licenses and fees
\$69.34		10	\$693.40

7) Projected Revenue from Auto Excise Tax

Aver. Auto excise Tax/existing dwelling Units	x	Total number of proposed units	Projected revenue from auto excise tax
\$347.64		10	\$3,476.40

8) Projected Revenue from Annual Interest Earnings

Aver. Annual Interest earnings/existing dwelling units	x	Total number of proposed units	Projected revenue from annual interest earnings
\$46.48		10	\$464.80

9) Projected Total Town Expenditures

Projected town expenditures	\$19,227.25	(+)	Projected town school expenditures	\$34,705.94		Projected total town expenditures	\$53,933.19
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10) Projected Total Revenue

Projected property tax Revenue	\$54,187.50	(+)	Projected revenue from licenses and fees	\$693.40	(+)	Projected revenue from annual interest earnings	\$464.80	Projected total town revenue	\$58,822.10
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11) Projected Net Revenue/Expense

Projected total town Revenue	\$58,822.10	(-)	Projected total town expenditures	\$53,933.19		Projected Net (revenue/Expense)	\$4,888.91 (Revenue)
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<https://www.census.gov/quickfacts/fact/table/southkingstowntownwashingtoncountyrhodeisland/POP060210>

<http://infoworks.ride.ri.gov/district/south-kingstown>

http://www.skschools.net/UserFiles/Servers/Server_59359/File/District/Town%20Council%20Approved%2017-18%20budget.pdf

<https://www.southkingstownri.com/DocumentCenter/View/1604>

<https://www.southkingstownri.com/Faq.aspx?QID=94>

https://www.housingworksri.org/Portals/0/Uploads/Documents/2017_Housing%20fact%20Book.pdf