

Schiavo Enterprises

PROJECT: 144 NEW ROAD & NEWPORT AVE | RUMFORD, RI

A.P. MAP 401, BLOCK 8, PARCELS 1-4

DATE: MAY 10, 2021-PLANNING BOARD – PRELIMINARY PLAN

Project Team

Owner/Developer

Schiavo Enterprises
Robert Schiavo

Legal Counsel

K. Joseph Shekarchi
Christine J. Engustian

Civil Engineer

DiPrete Engineering

Brandon D. Carr
PE, LEED AP

Architecture

Form + Place

Michael P. Manship
AIA, ICSC, Principal

Traffic Engineer

Vanasse Hangen Brustlin, Inc.

Robert J. Clinton
PE

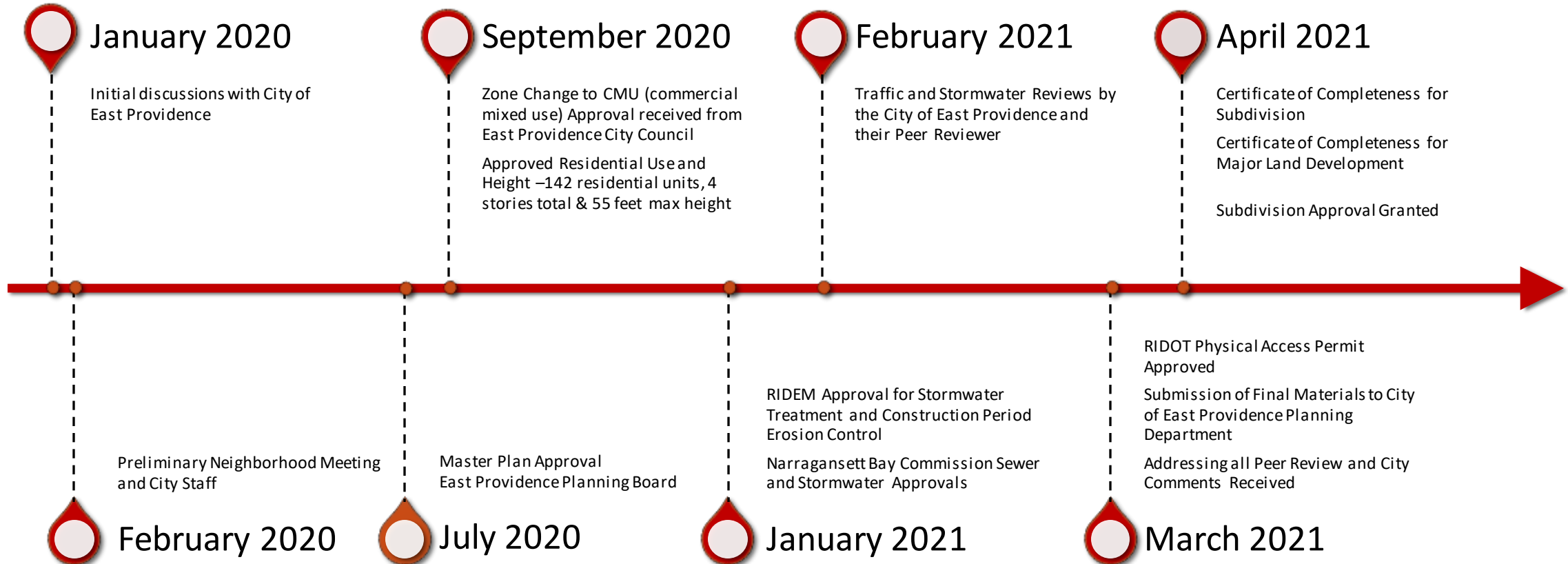
Comprehensive & Fiscal Impact Plan

JDL Enterprises

Joseph D. Lombardo
AICP



Timeline & Project Milestones



Front View - New Road & Newport Ave



Side View - Moore Street

Side View - New Road



Rear View - Pine Grove Street

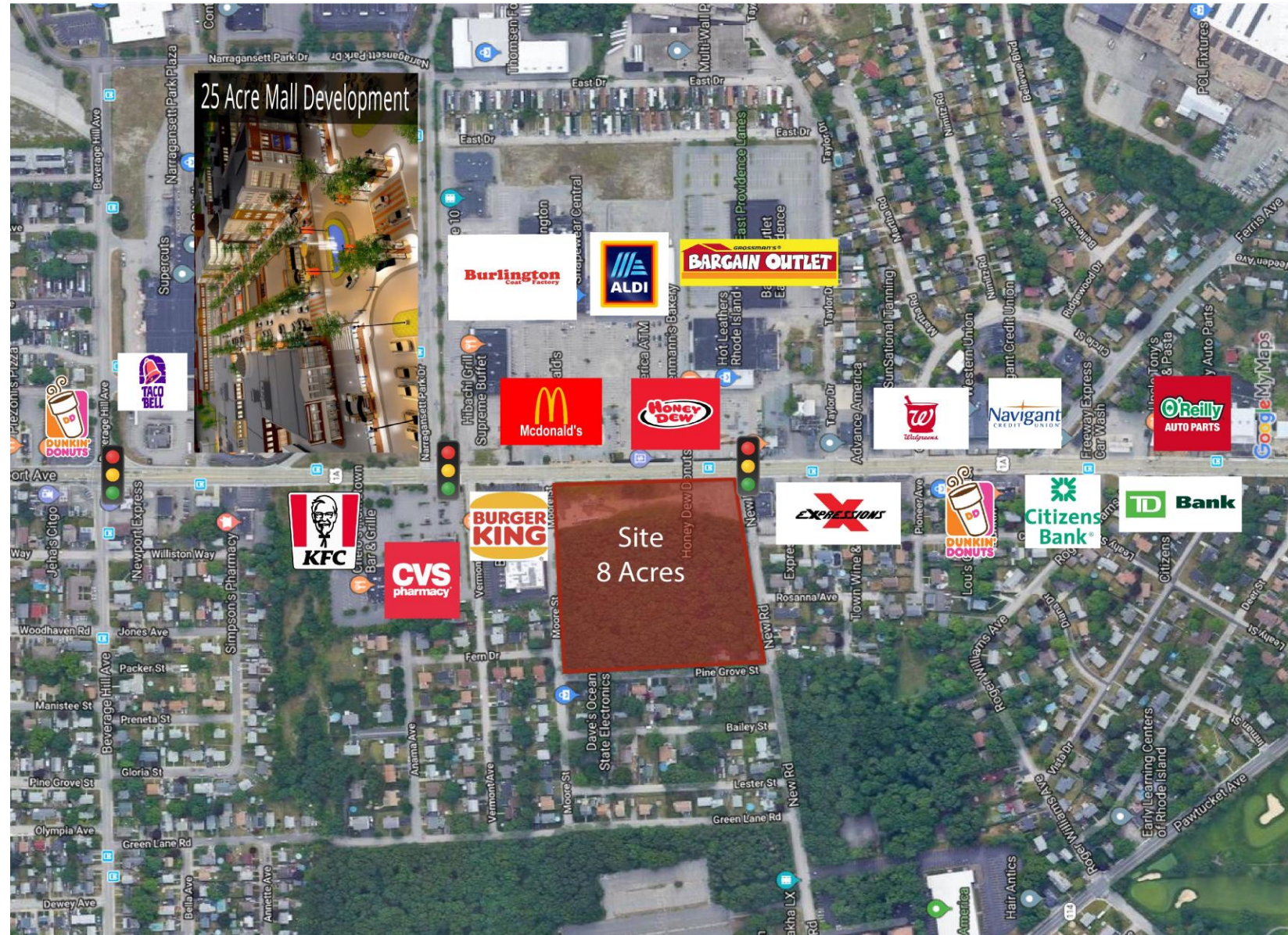
Mixed-Use Development

Residential

- ❑ 2 Buildings - 4 Stories Each
- ❑ 142 Total Residential Units
- ❑ 48 Studio Units (34%)
- ❑ 55 - 1 Bedroom Units (39%)
- ❑ 39 - 2 Bedroom Units (27%)

Commercial

- ❑ 19,000 SQFT – Retail/Grocery Store
- ❑ 6,000 SQFT – Convenience Store & Gas Station W. Drive Thru



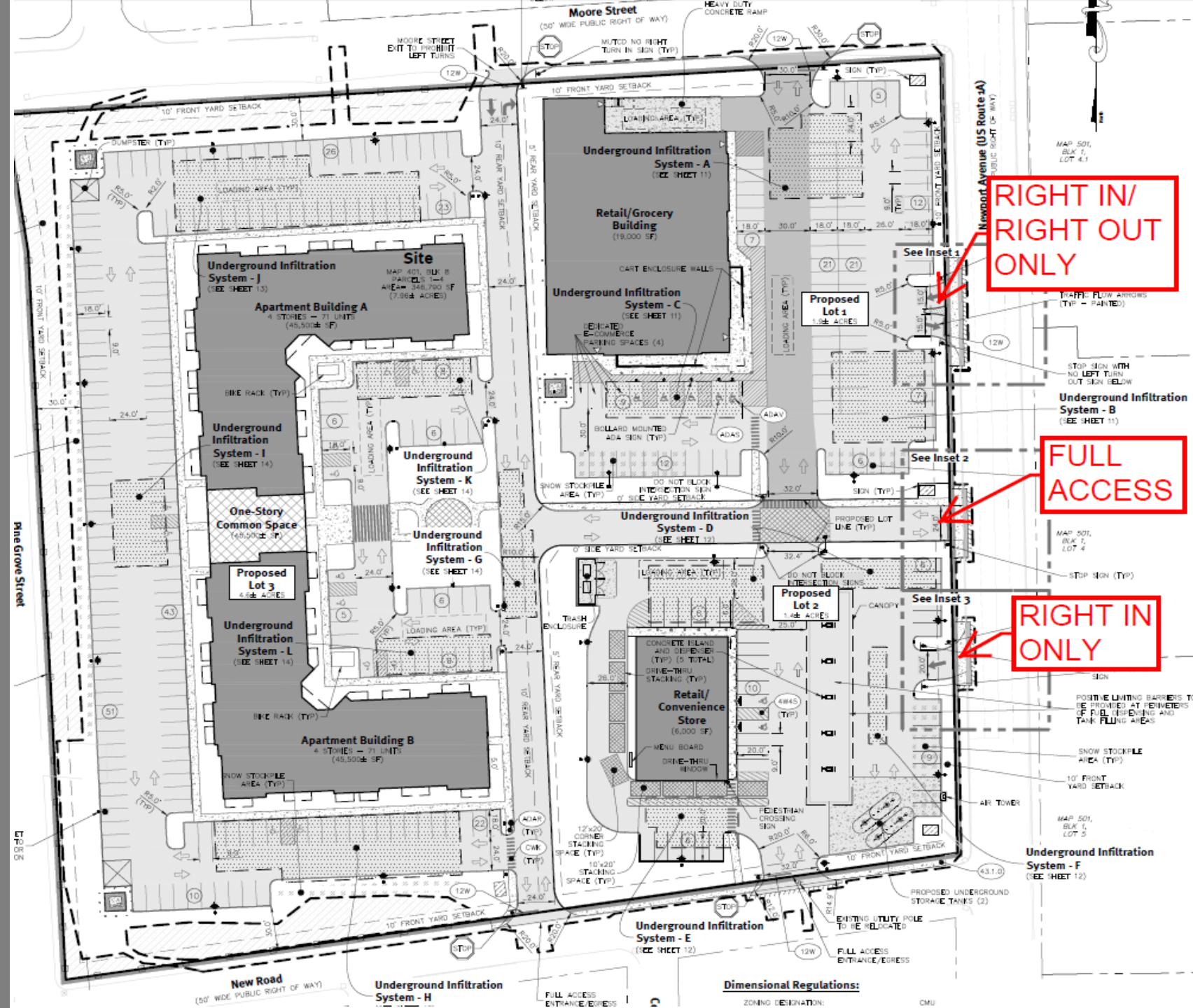
Overall Site Layout

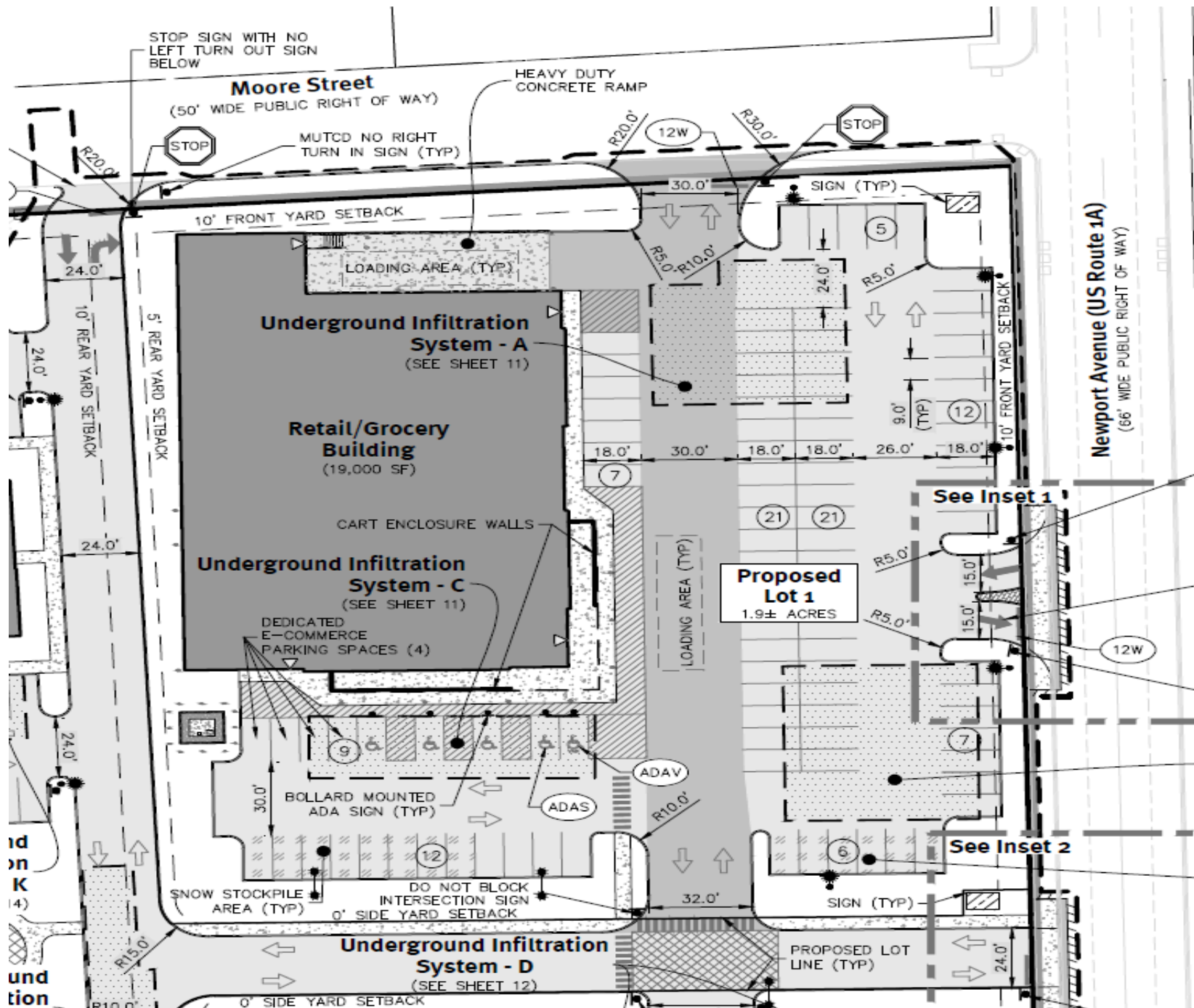
RIDOT APPROVED

LOT 1: Grocery/Retail: RIGHT IN/RIGHT OUT

LOT 2: Gas Station/C-store: RIGHT IN ONLY

LOT 4: Apartments-FULL ACCESS



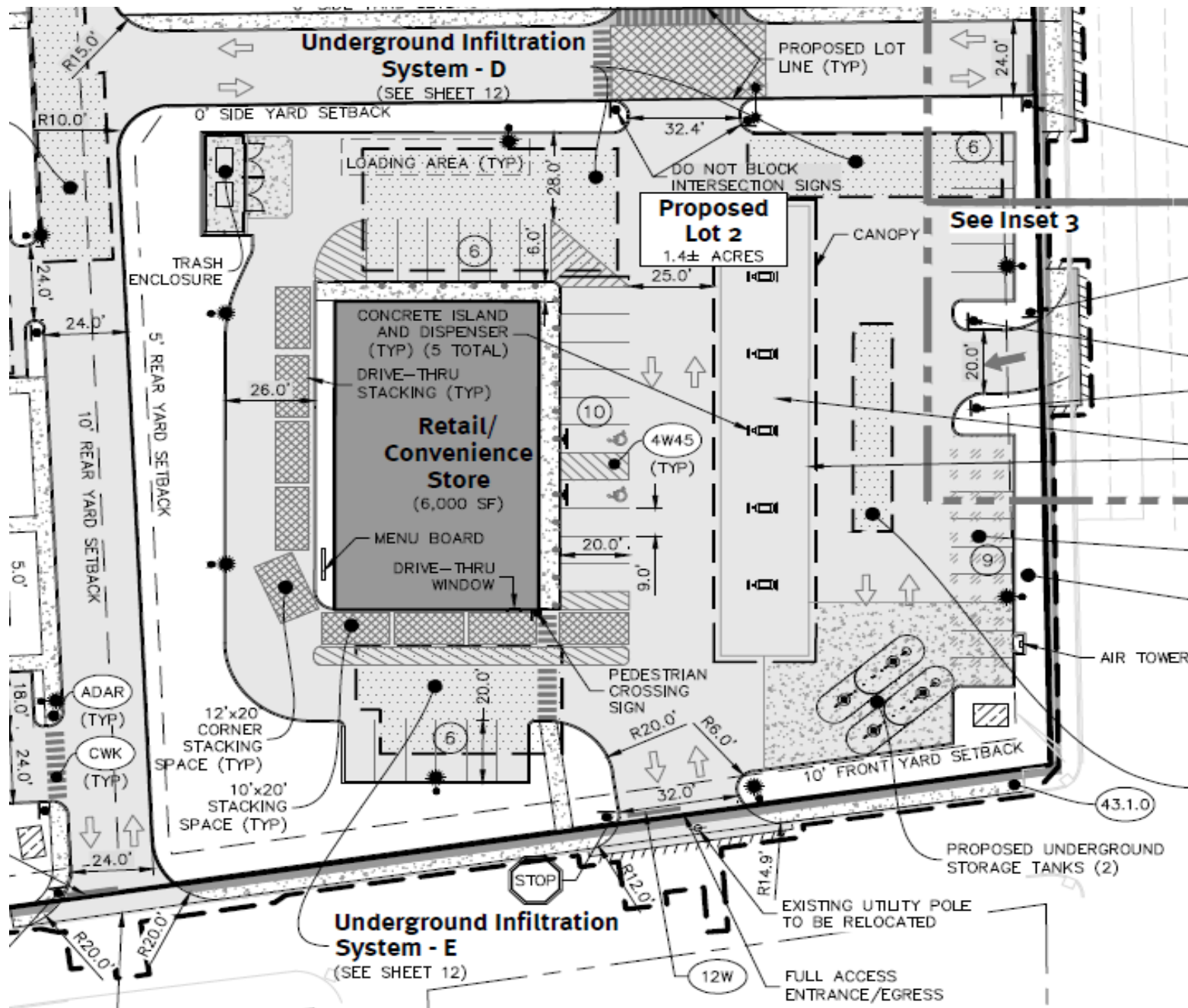


Site Layout – Retail/Grocery

LOT 1: 19,000 Square Feet

PARKING SPACES REQUIRED: 86

PARKING SPACES ACHIEVED: 100



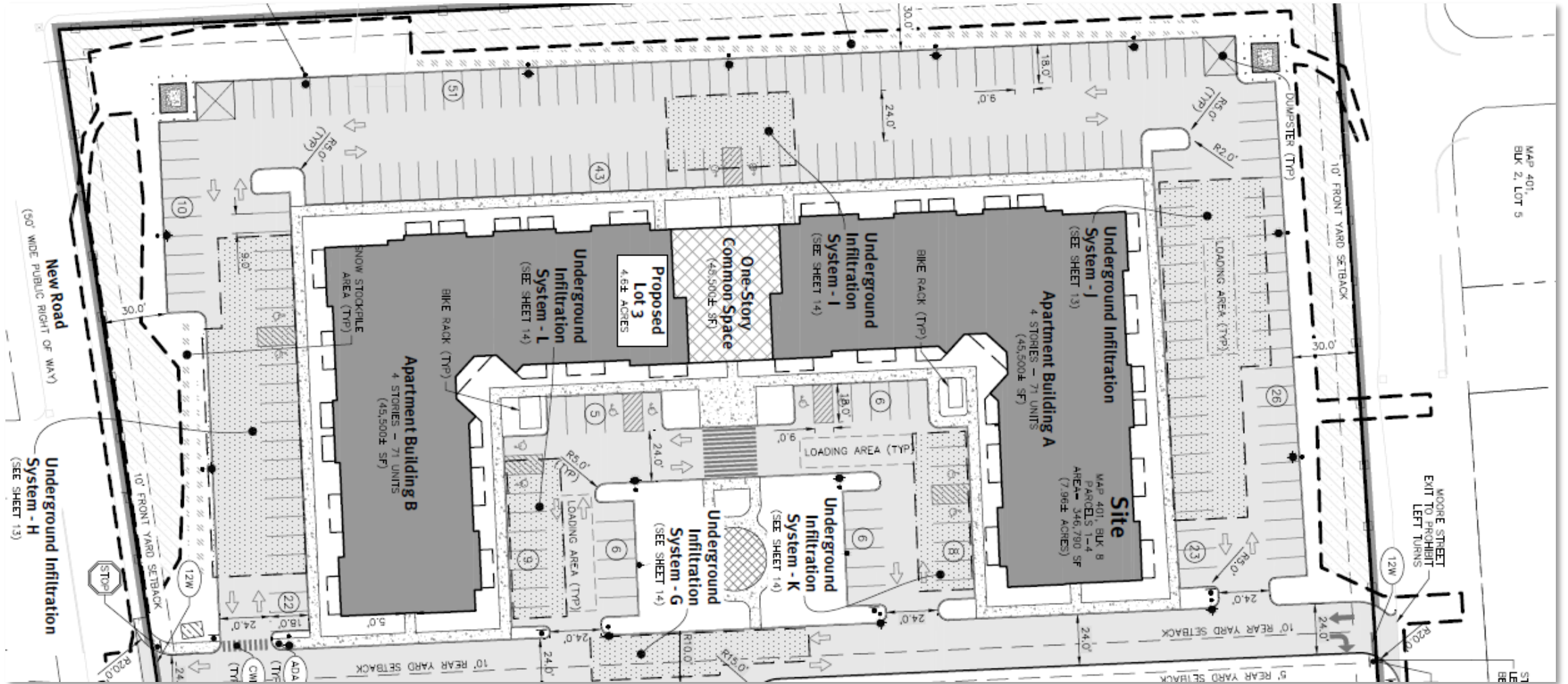
Site Layout-Gas & Convenience

LOT 2: 6,000 Square Feet

PARKING SPACES REQUIRED: 27

PARKING SPACES ACHIEVED: 37

Site Layout – Residential



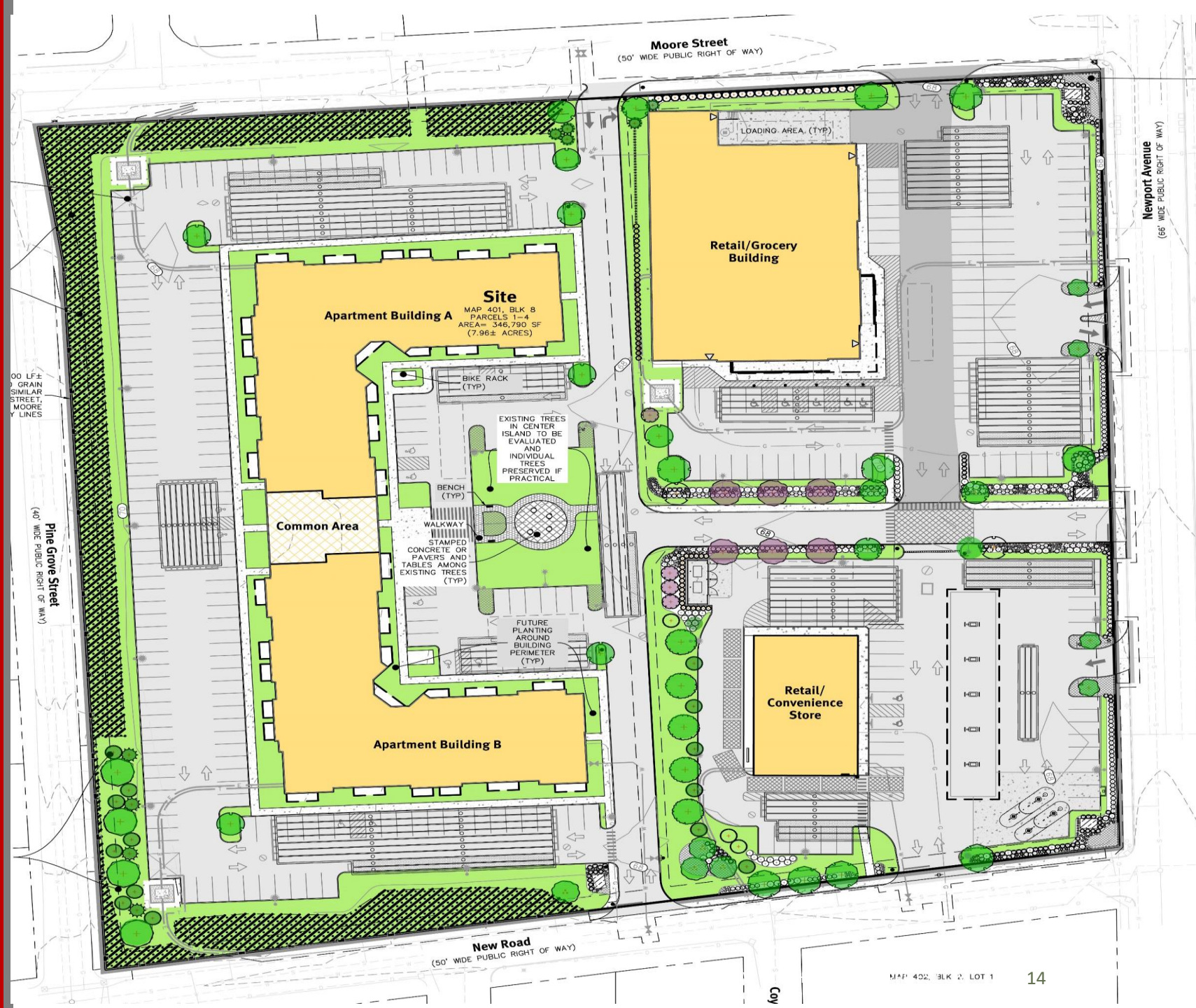
PARKING SPACES REQUIRED: 213

PARKING SPACES ACHIEVED: 215

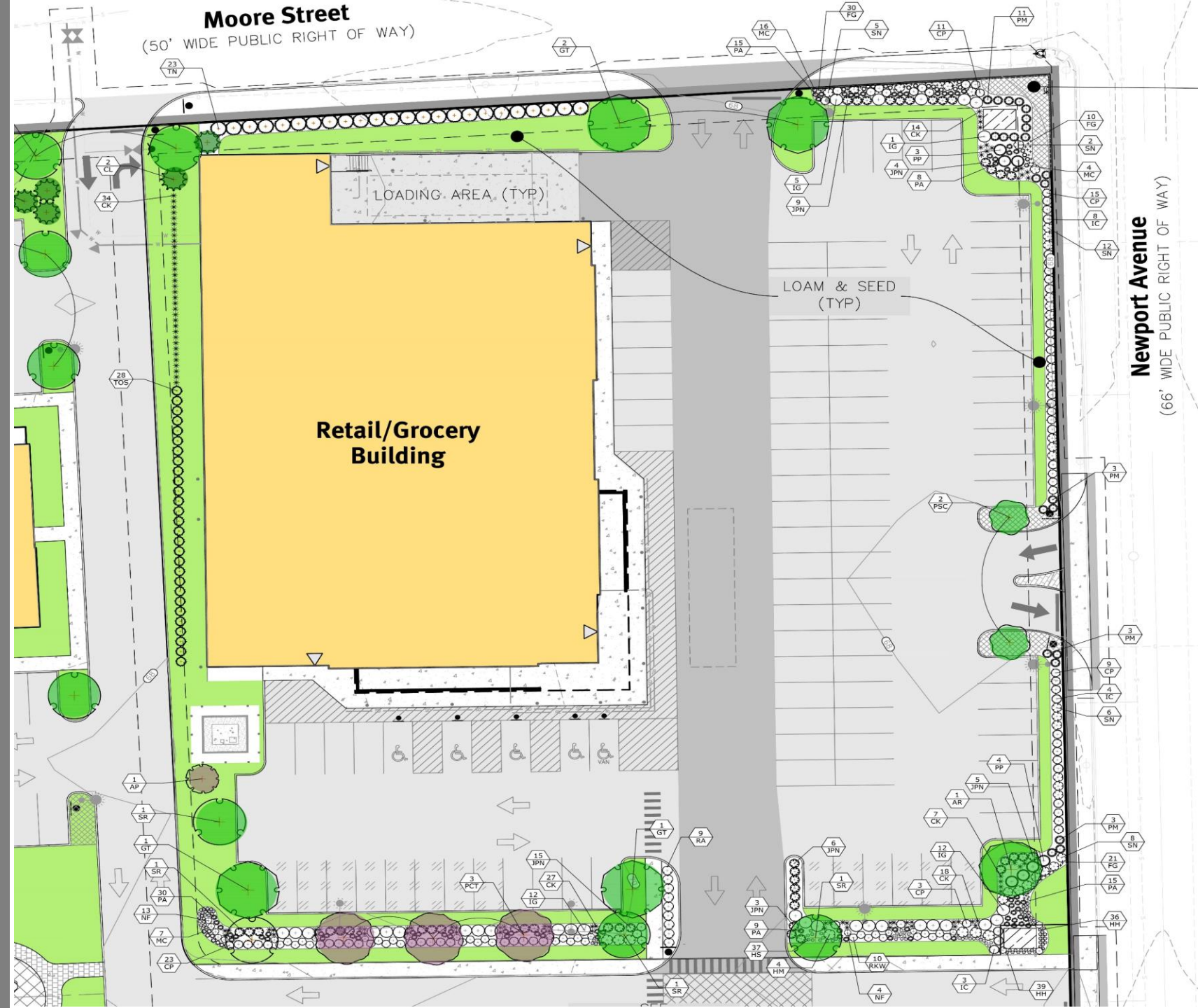
Overall Landscaping (1338 Plants)

Plant Summary

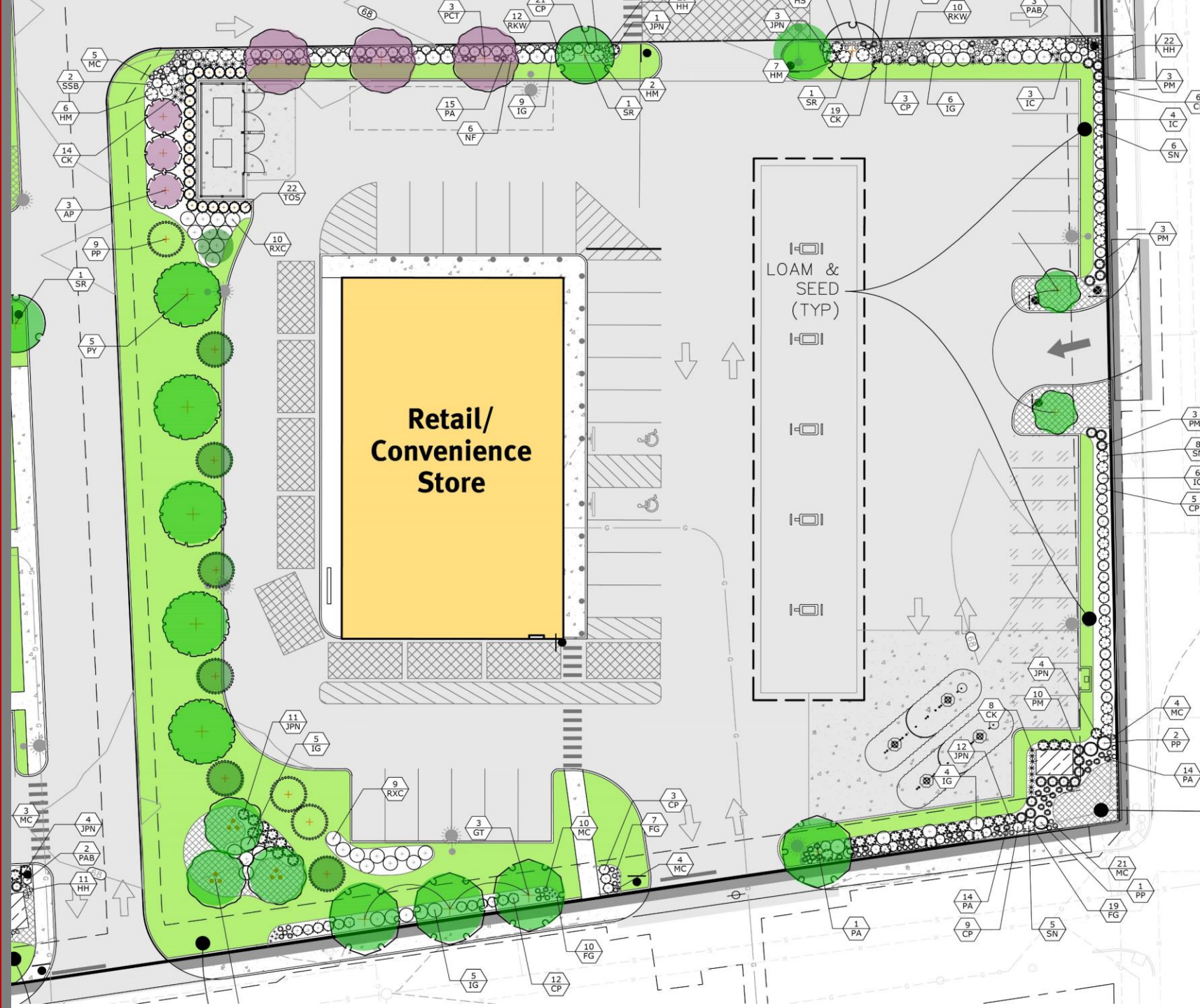
- 51 Trees
- 100 Evergreens
- 499 Shrubs
- 442 Grasses
- 246 Perennials



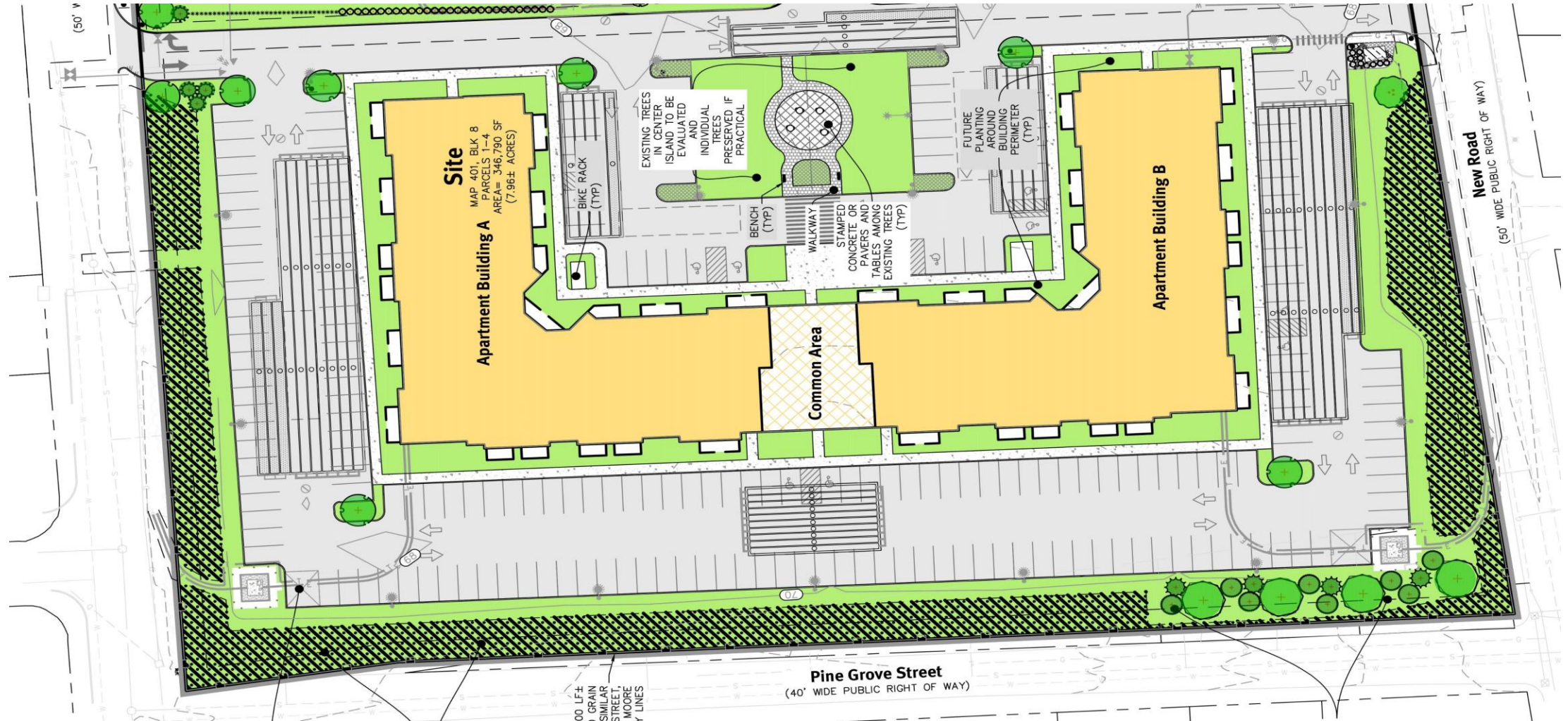
Retail Grocery Landscaping



Gas Convenience Landscaping



Residential Landscaping



Trees & Evergreens



Acer palmatum 'Crimson Queen'
JAPANESE MAPLE



Acer rubrum 'Franksred'
RED SUNSET RED MAPLE



Betula Nigra
RIVER BIRCH MULTI-TRUNK



Gleditsia triacanthos 'Skyline'
SKYLINE HONEY LOCUST



Prunus cerasifera 'Thundercloud'
THUNDERCLOUD PURPLELEAF PLUM



Prunus sargentii 'Columnaris'
COLUMNAR SARGENT CHERRY



Prunus x yedoensis
YOSHINO CHERRY



Syringa reticulata 'Ivory Silk'
IVORY SILK JAPANESE TREE LILAC



Cupressus x leylandii
JAPANESE MAPLE



Picea glauca
WHITE SPRUCE



Picea pungens
COLORADO SPRUCE



Thuja occidentalis 'Nigra'
BLACK ARBORVITAE



Thuja occidentalis 'Smaragd'
EMERALD GREEN ARBORVITAE



Chamaecyparis pisifera 'Golden Mop'
GOLDEN MOP THREADLEAF FALSE CYPRESS



Hydrangea macrophylla 'Bailmeri'
ENDLESS SUMMER HYDRANGEA



Ilex crenata 'Helleri'
HELLER'S JAPANESE HOLLY

Landscaping: Tree Details

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
AP	4	Acer palm atum 'Crimson Queen'	Japanese Maple	4/ 5' HT	
AR	5	Acer rubrum 'Franksred' TM	Red Sunset Red Maple	B&B	2.5" CAL MI N
BN	4	Betula nigra	River Birch Multi-T runk	B&B	2.5" CAL MI N
GT	9	Gleditsia triacanthos Skyline	Skyline Honey Locust	B&B	2.5" CAL MI N
PCT	6	Prunus cerasifera 'Thundercloud'	Thunder cloud Purpleleaf Plum	B&B	2.5" CAL MI N
PCS	4	Prunus sargentii Colum naris	Columnar Sargent Cherry	B&B	2.5" CAL MI N
PY	5	Prunus x yedoensis	Yoshino Cherry	B&B	2.5" CAL MIN
SR	14	Syringa reticulata, Ivory Silk	Ivory Silk Japanese Tree Lilac	B&B	2.5" CAL MIN
CL	5	Cupressus x leylandii	Leyland Cypress	7/8' HT	
PG	4	Picea glauca	White Spruce	7/8' HT	
PP	17	Picea pungens	Colorado Spruce	7/8' HT	
TN	24	Thuja occidentalis 'Nigra'	Black Arborvitae	7/8' HT	
TOS	50	Thuja occidentalis 'Smargd'	Emerald Green Arborvitae	6/7' HT	

Shrubs & Grasses



Ilex glabra 'Shamrock'
SHAMROCK INKERRY HOLLY



Juniperus procumbens 'Nana'
SHORE JUNIPER



Picea pungens glauca 'RH Montgomery'
MONTGOMERY SPRUCE



Pinus mugo 'Pumilio'
DWARF MUGO PINE



Rhododendron chionoides
CHIONODES RHODODENDRON



Rhus aromatica 'Gro-Low'
GRO-LOW FRAGRANT SUMAC



Rosa x Radwhite
WHITE KNOCK OUT ROSE



Spiraea x bumalda 'Neon Flash'
NEON FLASH SPIREA



Calamagrostis x acutiflora 'Karl Foerster'
KARL FOERSTER FEATHER REED GRASS



Festuca glauca 'Elijah Blue'
ELIJAH BLUE FESCUE



Muhlenbergia capillaris
PINK MUELY GRASS



Pennisetum alopecuroides 'Hameln'
HAAMELN FOUNTAIN GRASS



HAPPY RETURNS



STELLA D'ORO

Hemerocallis
DAYLILY



Nepeta x faassenii 'Blue Wonder'
BLUE WONDER CATMINT



Perovskia atriplicifolia 'Blue Jean Baby'
BLUE JEAN BABY RUSSIAN SAGE



Sedum spectabile 'Brilliant'
BRILLIANT STONECROP

Landscaping: Shrubs Details

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
CP	124	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	24-30" HT	
HM	22	Hydrangea macrophylla 'Bailmer' TM	Endless Summer Hydrangea	3' HT MIN	
IC	28	Ilex crenata 'Helleri'	Heier Japanese Holly	18 - 24" HT	
JG	59	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	3' HT MIN	
JPN	77	Juniperus procumbens 'Nana'	Shore Juniper	2 gal	
pp	10	Picea pungens glauca 'R.H. Montgomery '	Blue Spruce	24 - 30 " HT	
PM	49	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	18 - 24" HT	
RXC	19	Rhododendron x chionoides	Chionoides Rhododendron	42-48 " HT	
RA	9	Rhus aromatica 'Gro-Low '	Gro-Low Fragrant Sumac	18 - 24" HT	
RKW	47	Rosa x 'Radwhite' TM	White Knock Out Rose	18 - 24" HT	
SN	55	Spiraea x bumalda 'Neon Flash'	Neon Flash Spirea	18 -24" HT	

Landscaping: Grasses & Perennials Detail

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
CK	144	Calamagrostis x acutiflora 'Karl Foerster '	Karl Foerster Feather Reed Grass	2 gal	
FG	97	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal	
MC	74	Muhlenbergia capillaris	Pink Muhly Grass	1 gal	
PA	127	Pennisetum alopecuroides 'Hamel'	Hameln Fountain Grass	2 gal	
HH	121	Hemerocallis x 'Happy Days'	Happy Days Daylily	1 gal	
HS	76	Hemerocallis x 'Stella de Oro'	Stellade Oro Daylily	1 gal	
NF	30	Nepeta x faassenii 'Blue Wonder'	Blue Wonder Catmint	1 gal	
PAB	8	Perovskia atriplicifolia 'Blue Jean Baby'	Blue Jean Baby Russian Sage	2 gal	
SSB	11	Sedum spectabile 'Brilliant'	Brilliant Stonecrop	1 gal	

Landscaping: Fencing –PVC-Rosewood Woodgrain-6 Feet Height

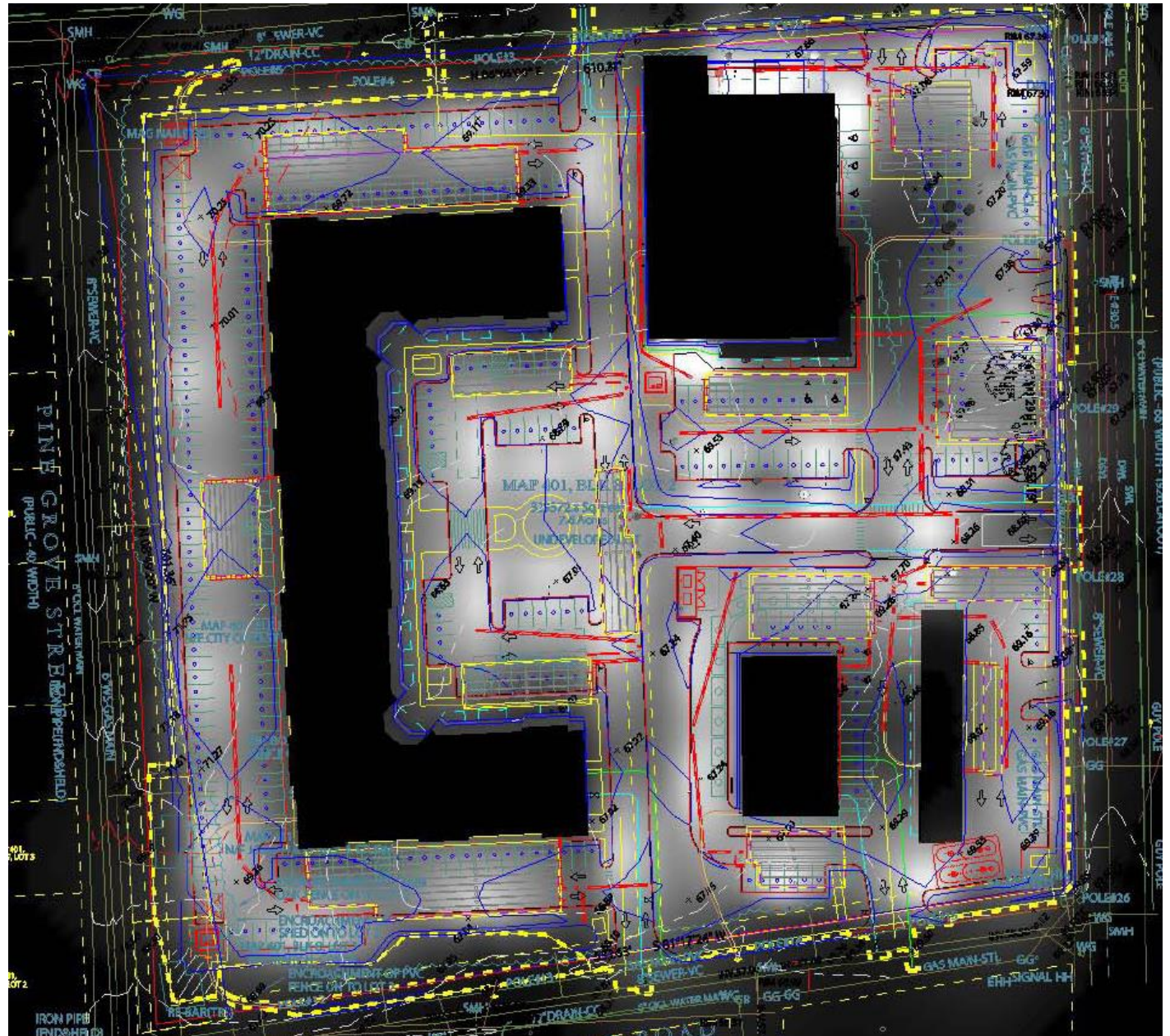


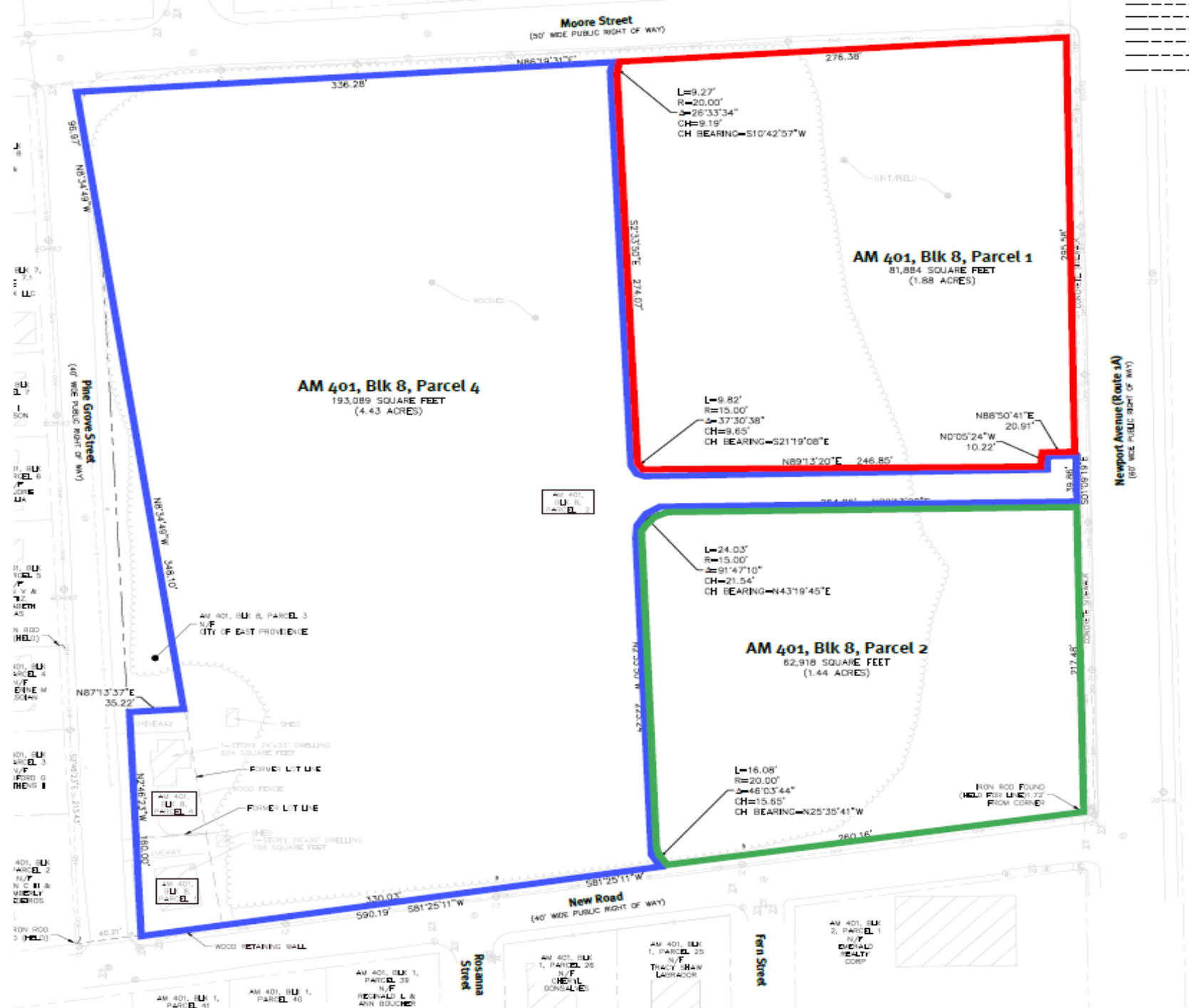
Site Lighting

Consistent Fixtures used Through Development

Zero Light Spillover at Property Lines – Dark Sky Compliant Fixtures

Additional Screening and Buffering (Vegetative and Fencing) Along Borders with Residential Abutters



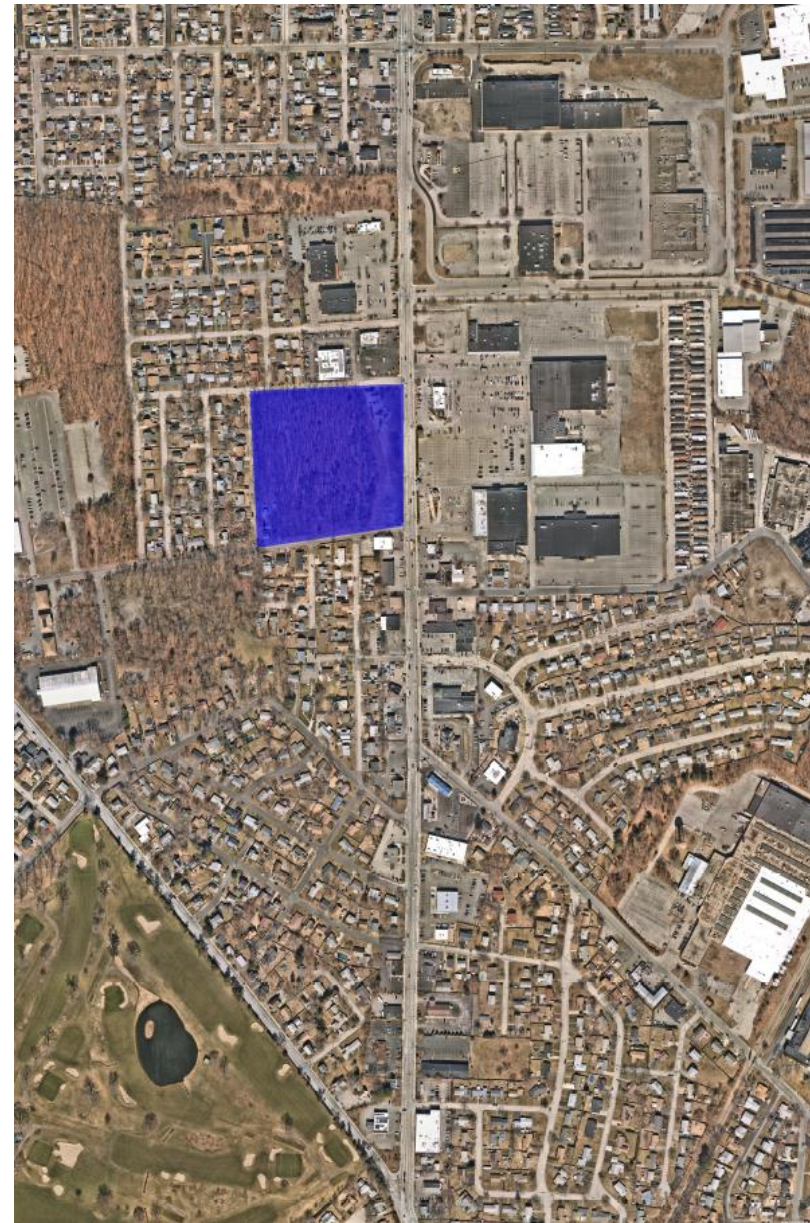


Traffic Analysis

VHB

Reviewed Existing Conditions and Looked at Project Impact on:

- Access, Traffic and Safety
- Data Collection:
 - Traffic Counts
 - Crash Data
 - Speed Study
- Site Traffic Generation & Distribution
- Reviewed Neighborhood Existing Cut Through Traffic
- Neighboring Future Projects and Background Growth Accounted for in Analysis
- Coordinated with RIDOT and City of East Providence on Entrance Geometry on Newport Avenue



Study Area

Traffic Analysis

VHB

Conclusions:

Development will Increase Traffic; However, A Majority of the Retail Trips will be “Pass-By” Traffic which is Already on the Roadways

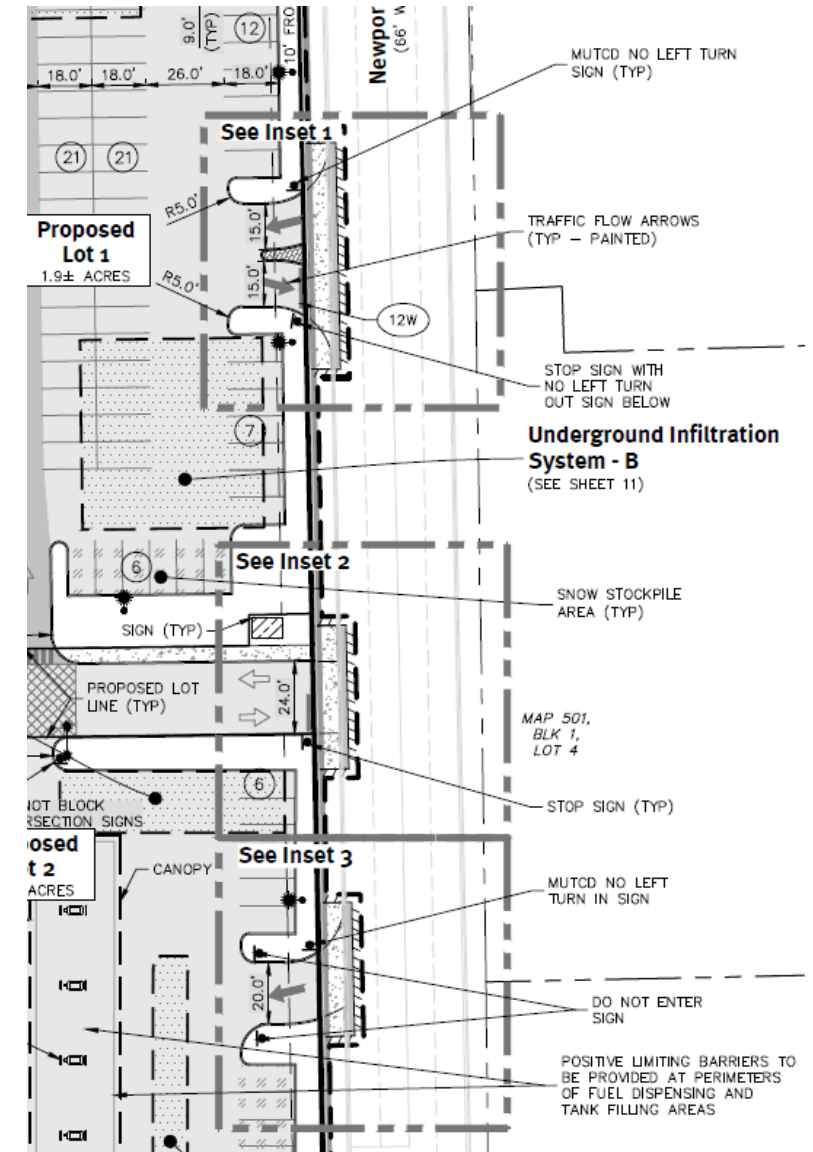
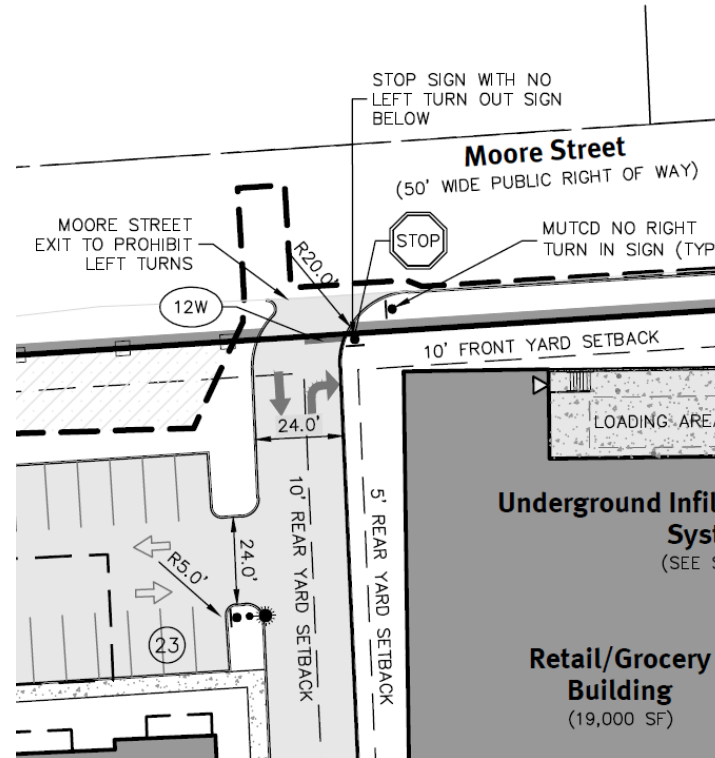
Curb Cuts Designed to Manage Movements, Provide Safe Ingress/Egress and Direct Traffic to New Road and Newport Avenue

Multiple access points to the site results in minimal queues at any one location. Maximum peak hour queues will be approximately 5 vehicles at the Middle Drive and 1 vehicle at the other driveways.

The traffic signal is projected to operate with comparable delays and queues because a majority of the supermarket and convenience store/gas station trips are already on the roadway.

Traffic Analysis and Design was Reviewed and
Approved by RIDOT and City of East
Providence Peer Reviewer
WWW.SCHIAVOENTERPRISES.COM

Traffic Exiting Development on Moore Street Required to Go Towards Newport Ave to Reduce Cut Through Traffic on Side Streets



Curb Cuts and Movements on Newport Avenue Coordinated with RIDOT

Fiscal Analysis

JDL Enterprises

The City of East Providence will realize total estimated Revenues of \$916,388 from Property Taxes on an annual basis with the development of the proposed East Providence Project.

By subtracting the total expense estimate of \$511,046 from the total anticipated revenue of \$916,388, the City of East Providence will actually realize a Net Revenue Gain of \$405,342, with regard to expenses and revenues on an annual basis with the full development of the Mixed-use Project.



AR BUILDING COMPANY NORTHEAST REGION

Operating in the Northeast Region of the country since 2014, AR Building Company has a dedicated general contracting division based out of Westerly, Rhode Island. This division currently has seven sites either occupied or under construction, with several others in the development phase.



AR BUILDING COMPANY www.arbuilding.com

A.R. BUILDING COMPANY, established in Pittsburgh in 1968, owns and manages over 9,000 luxury residential rental properties nationally. The company acts as a Developer, General Contractor, and Owner in maintaining apartments, townhomes, and single-family homes in over fifty separate properties.



The Club at Dowling Village, North Smithfield, RI



Typical Interior Living



Typical Kitchen



The Club at Dowling Village, Exterior Deck

MULTIFAMILY BUILDINGS RECENT PROJECTS

AR Building's **APARTMENT BUILDINGS** are defined by their high quality, durable materials and their focus on tenant amenities such as natural light, large porches, spacious interiors, elevated buildings, individual laundries and walk-in closets.



Reynolds Farm, North Kingstown, RI



Parcel J, New London, CT (under construction)



60 Mansfield Rd., New London, CT

KETTLE POINT APARTMENTS EAST PROVIDENCE, RI

Five new apartments and twelve new townhomes located on a reclaimed brownfield overlooking the Providence River



Street Perspective



Pool and Clubhouse

Aerial View



TYPICAL AMENITIES BUILDING INTERIORS

Typical communities feature a Fitness Center, Lounge, Media room, Lobby spaces, Package Room, and on-site Management Office



Fireplace and lobby area

Kitchenette



Lounge and Media Room





THANK YOU

Q&A