

# 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*

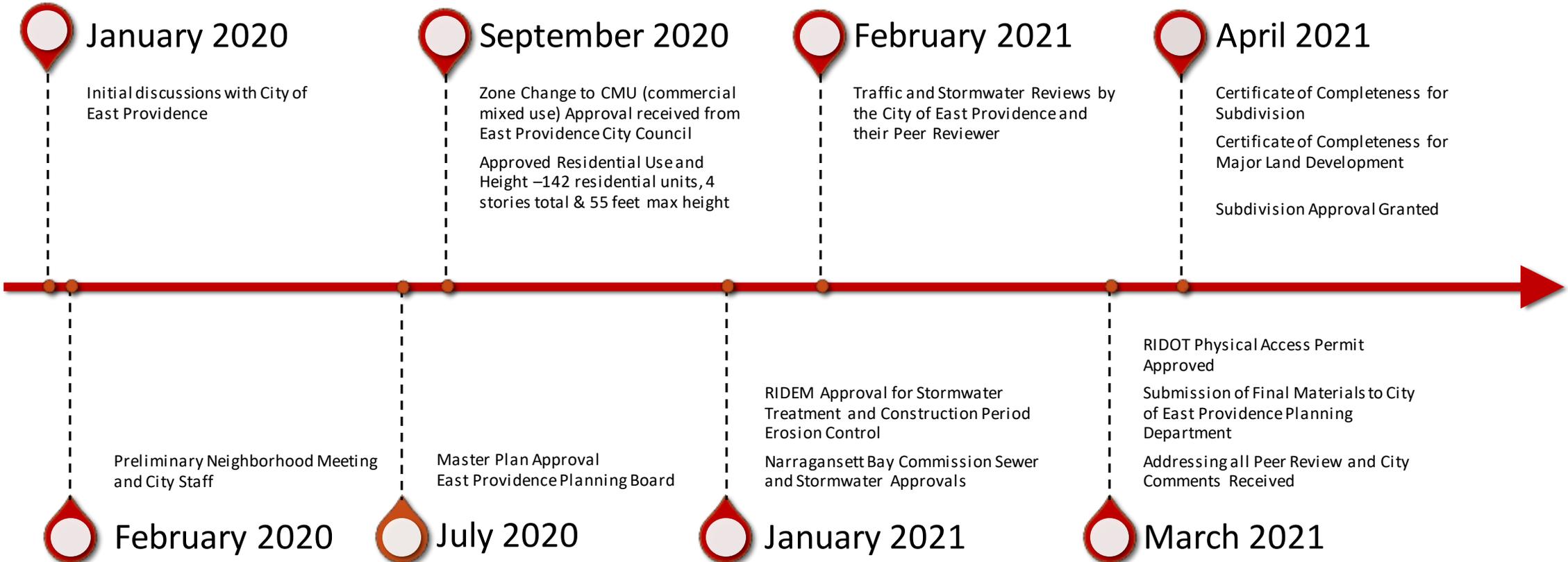
## Comprehensive & Fiscal Impact Plan

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





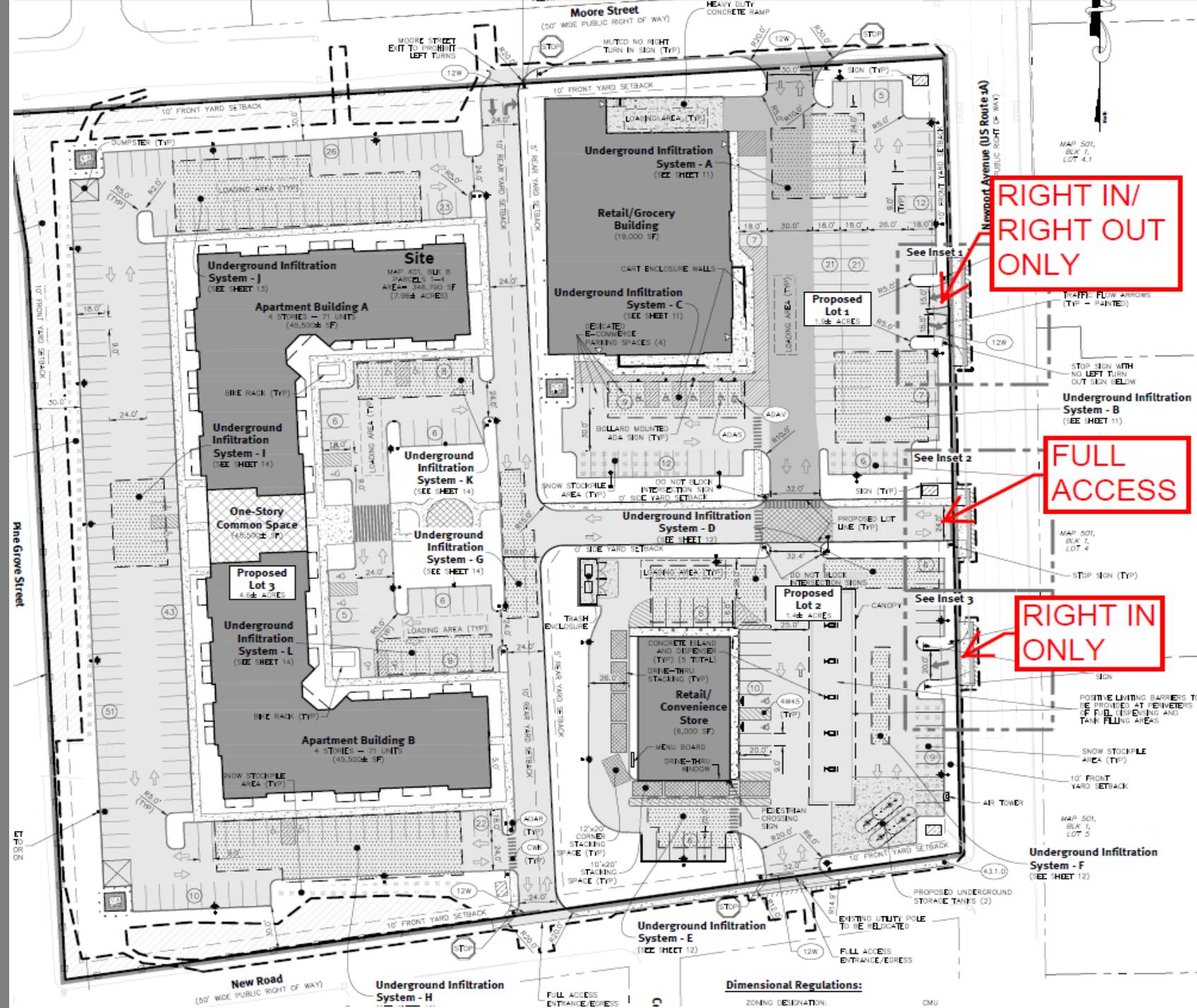
# Overall Site Layout

**RIDOT APPROVED**

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

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

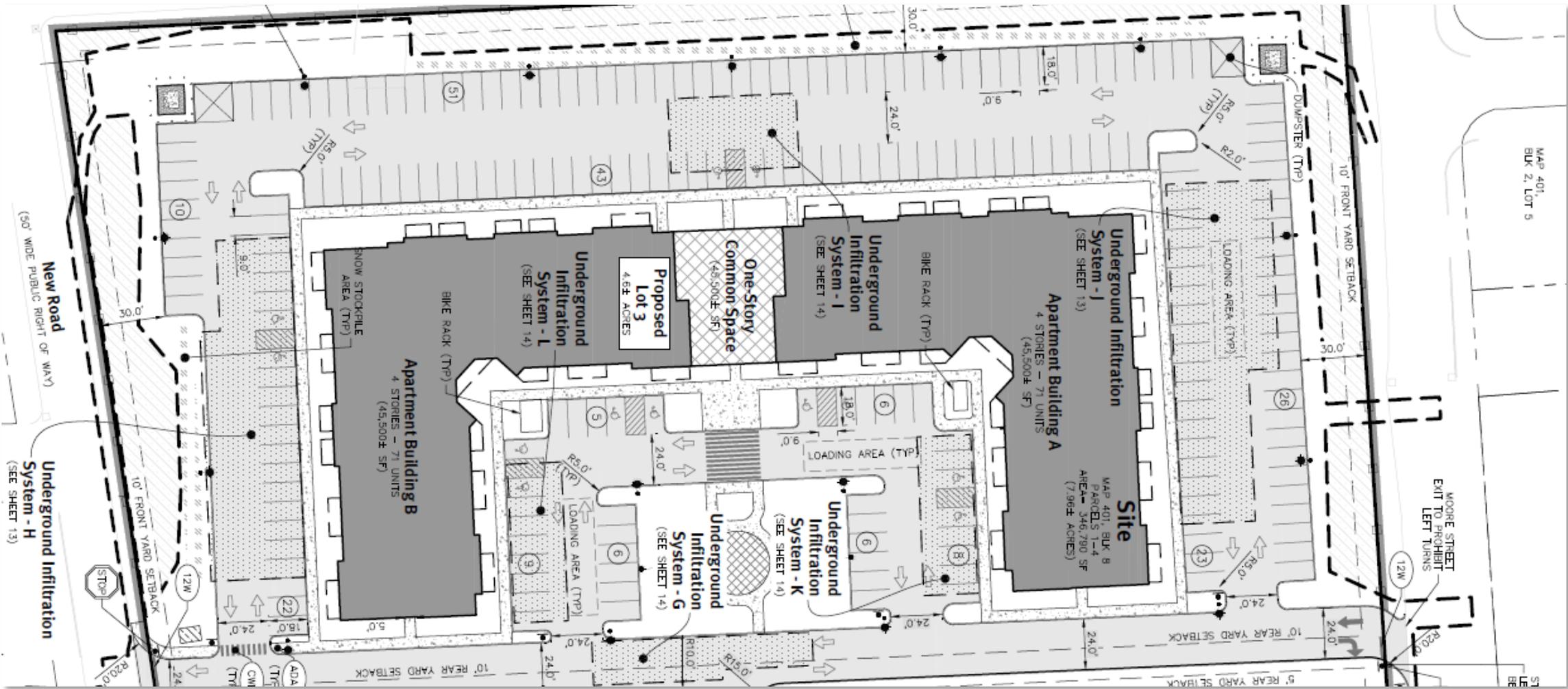
**LOT 4: Apartments-FULL ACCESS**







# Site Layout – Residential



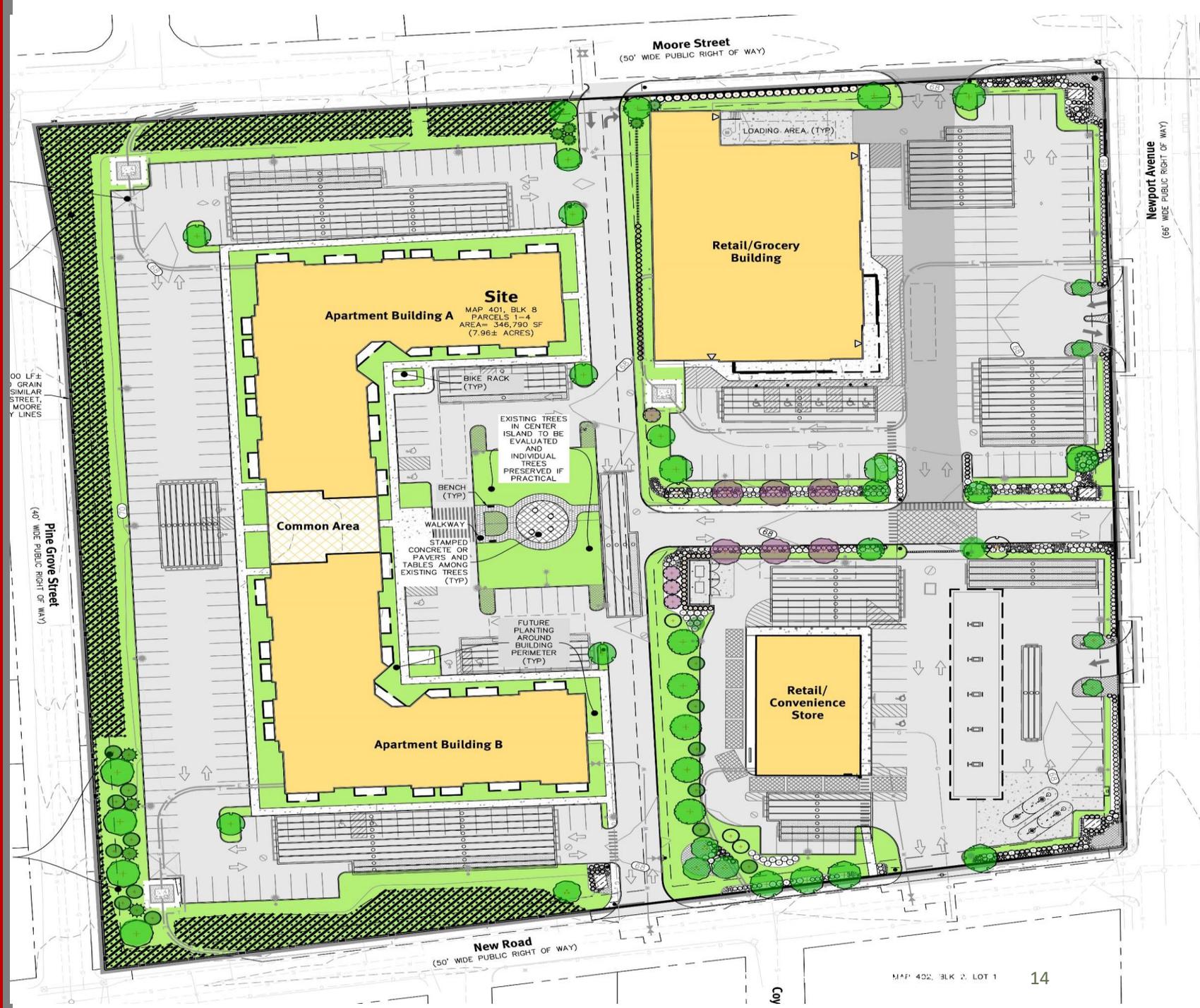
PARKING SPACES REQUIRED: 213

PARKING SPACES ACHIEVED: 215

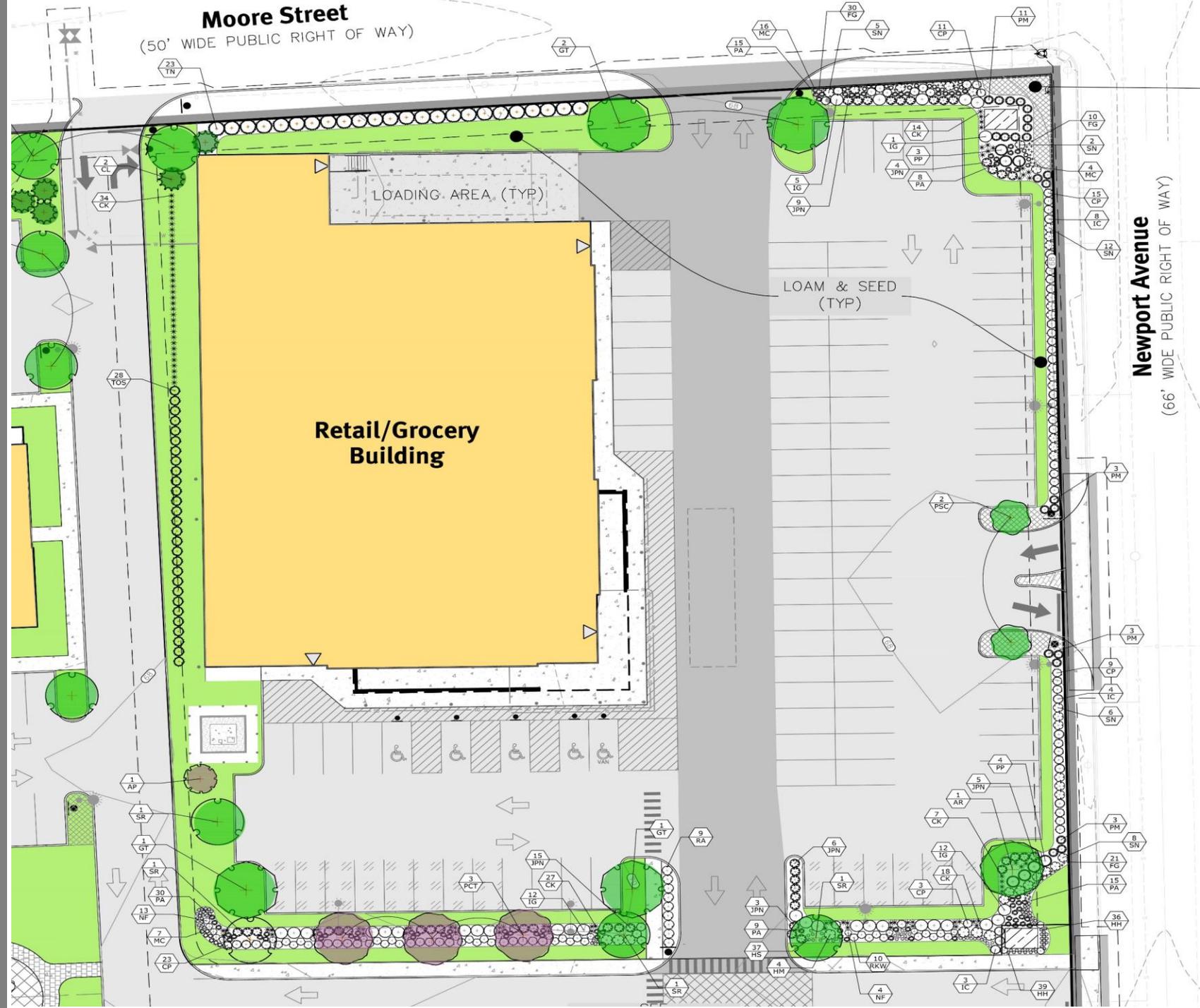
# Overall Landscaping (1338 Plants)

## Plant Summary

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

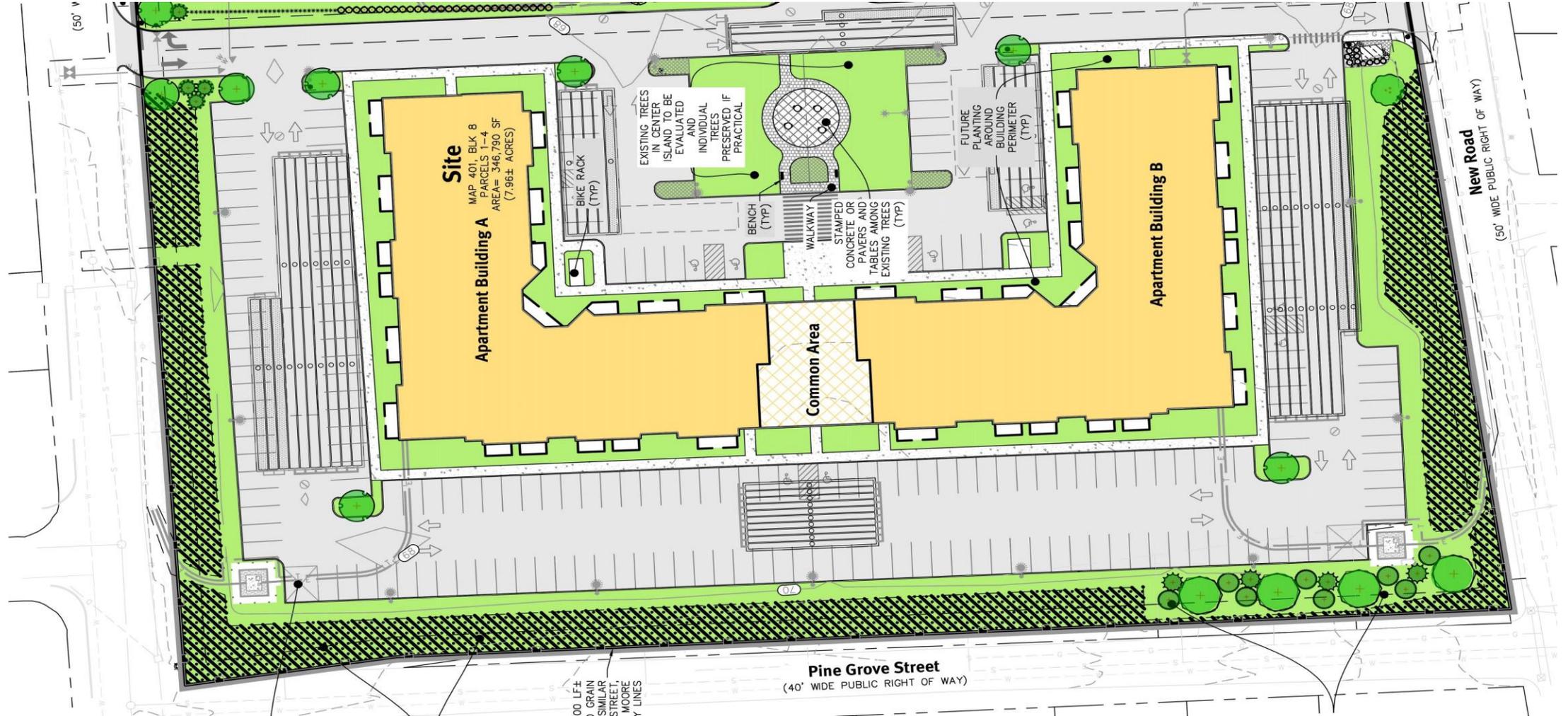


# Retail Grocery Landscaping





# 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 'Ballmer'***  
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 INKBERRY 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 MUHLY GRASS



***Pennisetum alopecuroides* 'HamelN'**  
HADELN FOUNTAIN GRASS



***Hemerocallis* 'Happy Returns'**



***Hemerocallis* '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

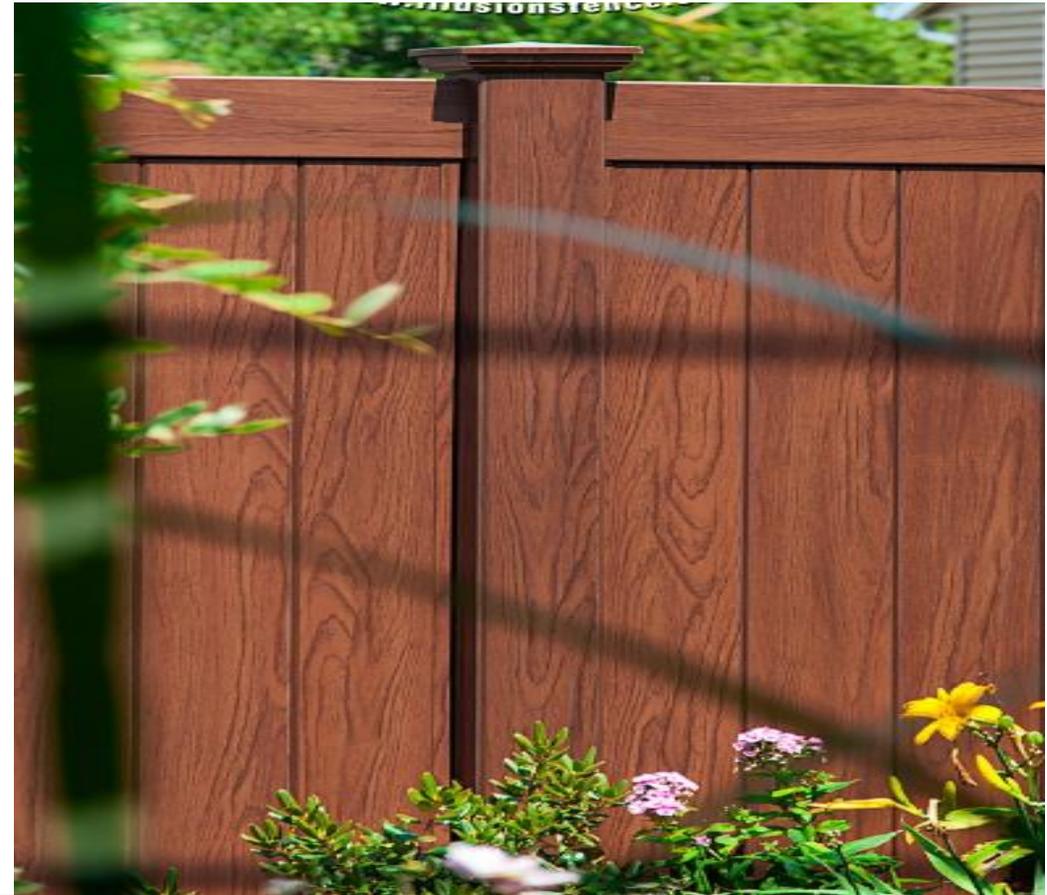
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
CP	124	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	24-30" HT	
HM	22	Hydrangea macrophylla 'Bailmer' TM	Endless Summer Hydrangea	3' HT MIN	
IC	28	Ilex crenata 'Helleri'	Heier Japanese Holly	18 - 24" HT	
JG	59	Ilex glabra 'Shamrock'	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	Rhusaromatica '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

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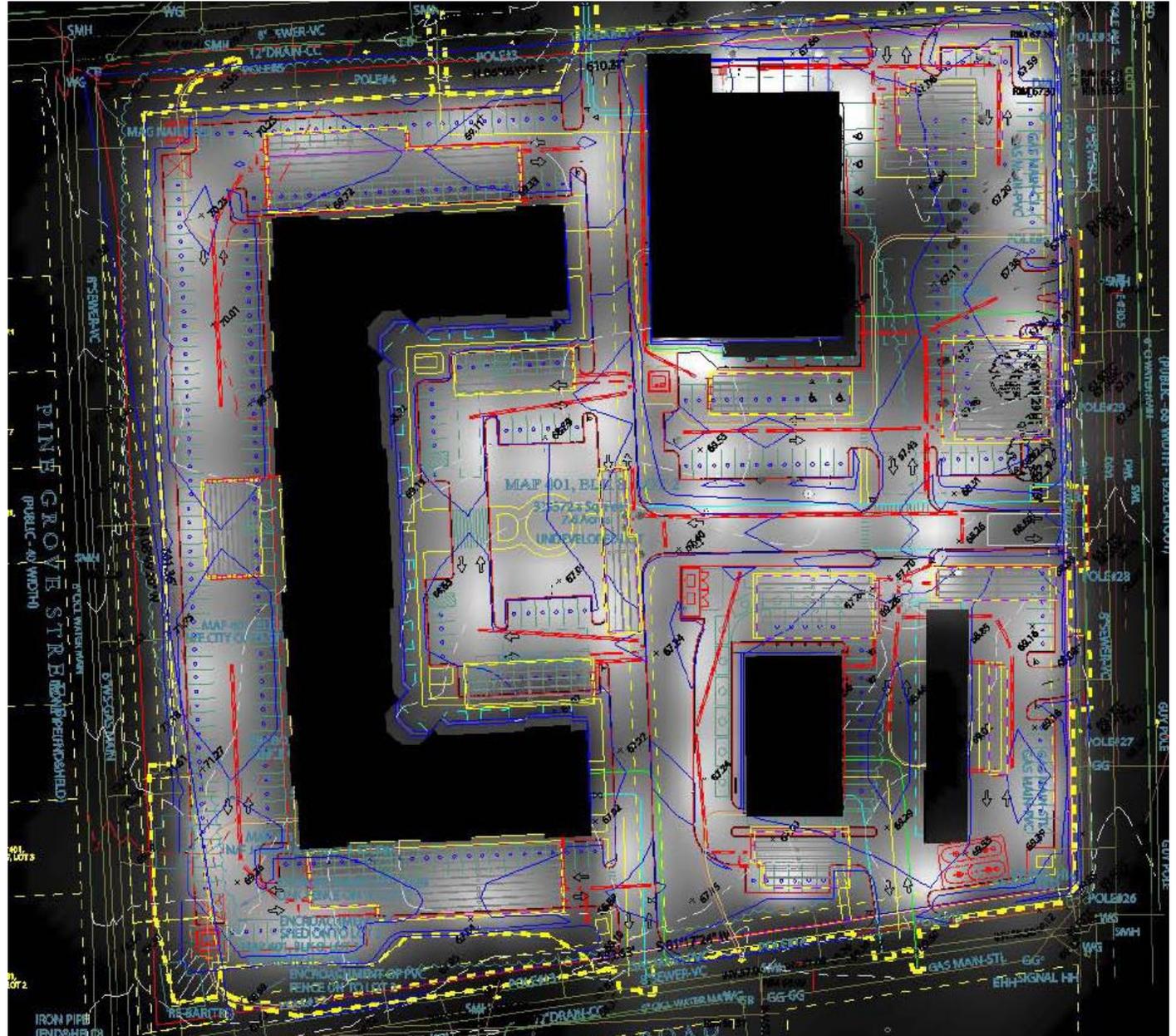


# Site Lighting

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



# Subdivision

## PARCEL 1:

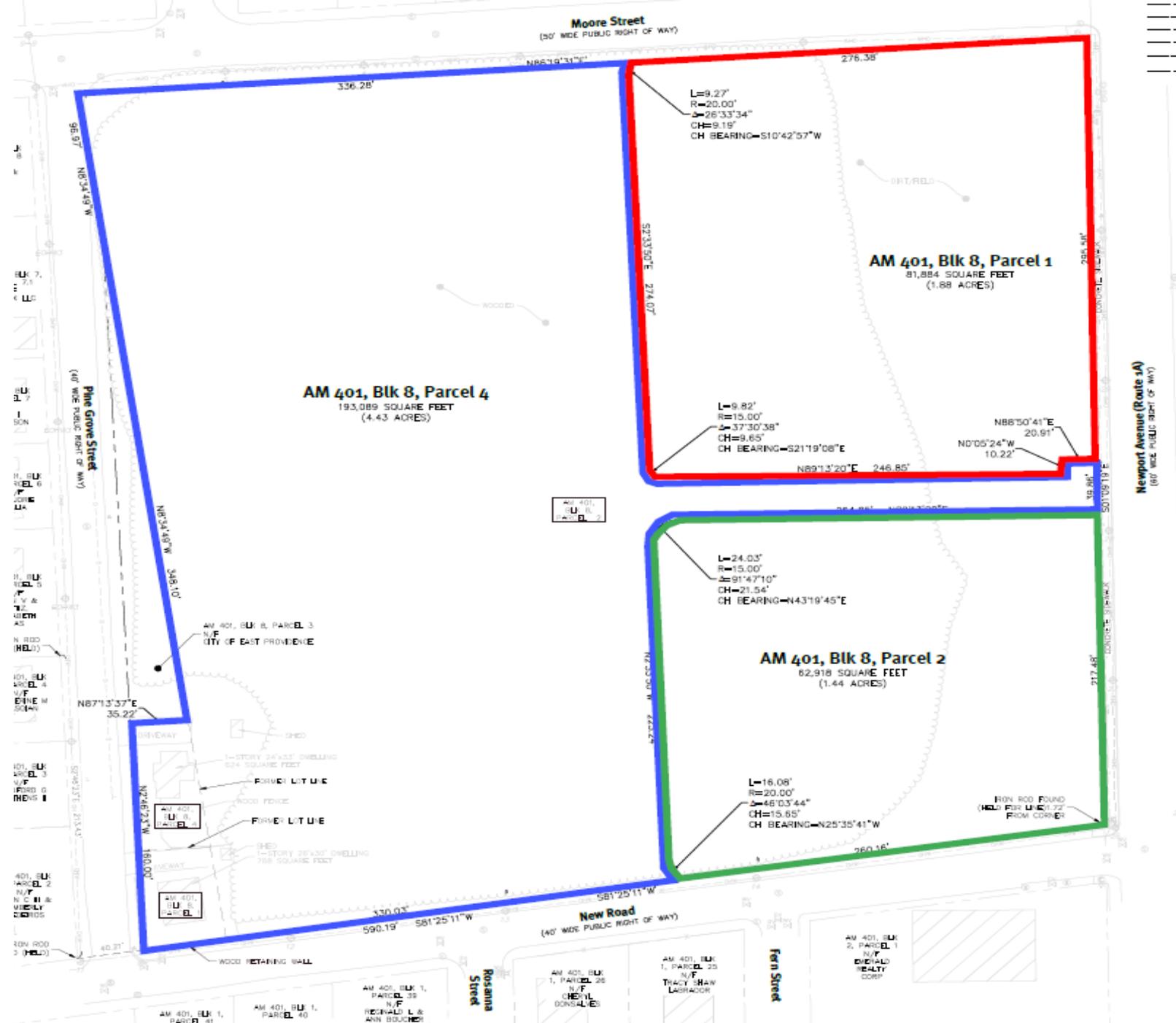
1.88 Acres-Grocery/Retail

## PARCEL 2:

1.44 Acres-Convenience Store w. Gas & Drive Thru

## PARCEL 4:

4.43 Acres-Residential Multifamily

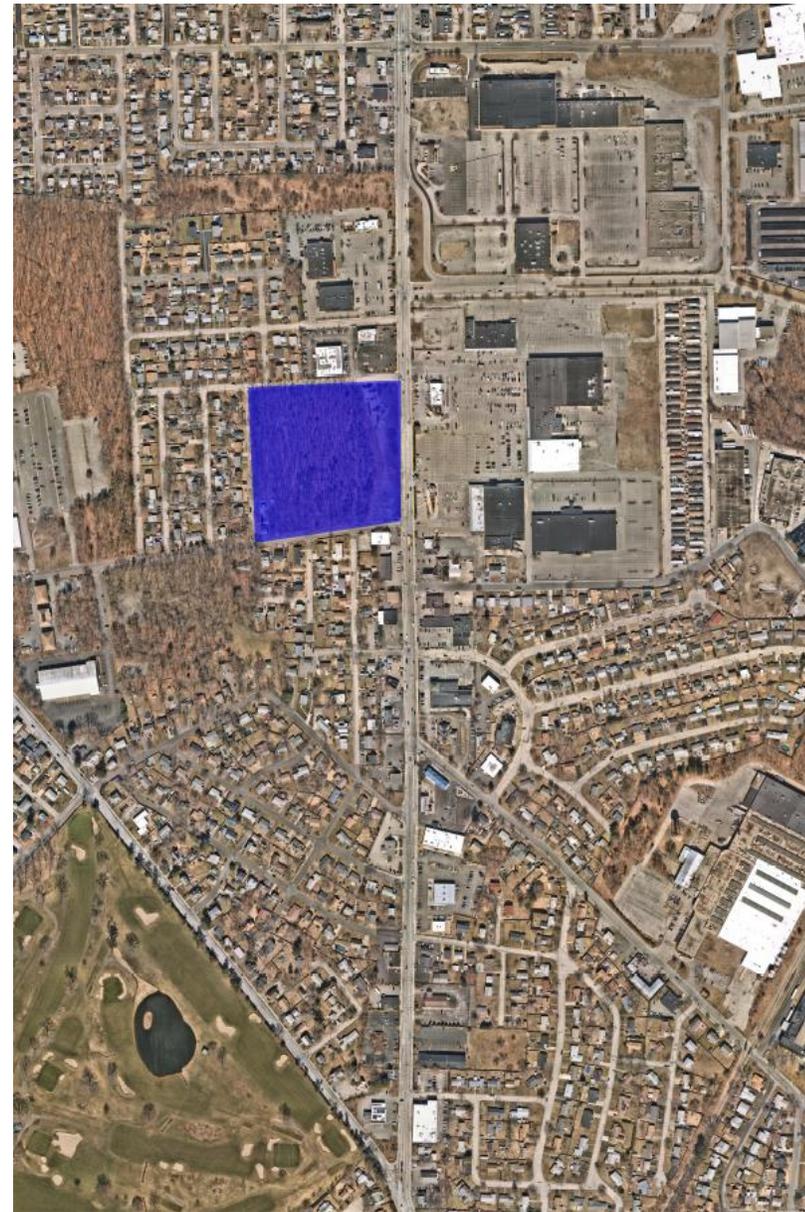


# Traffic Analysis

## 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

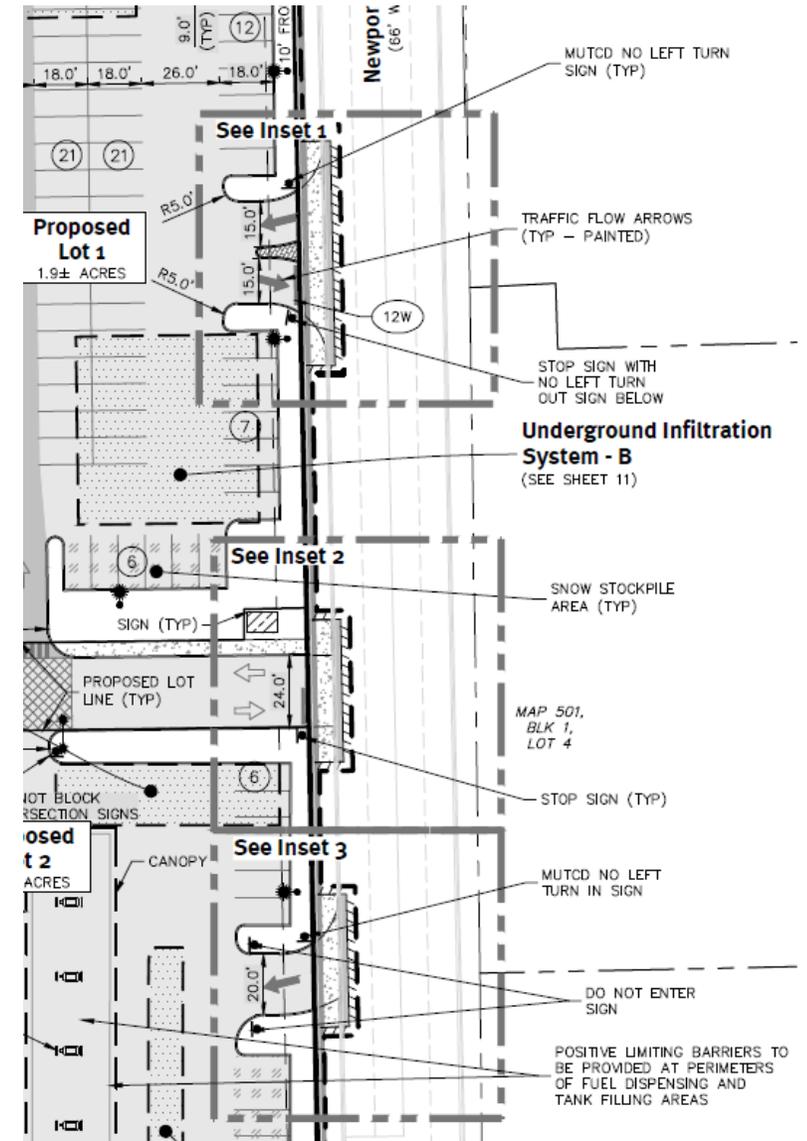
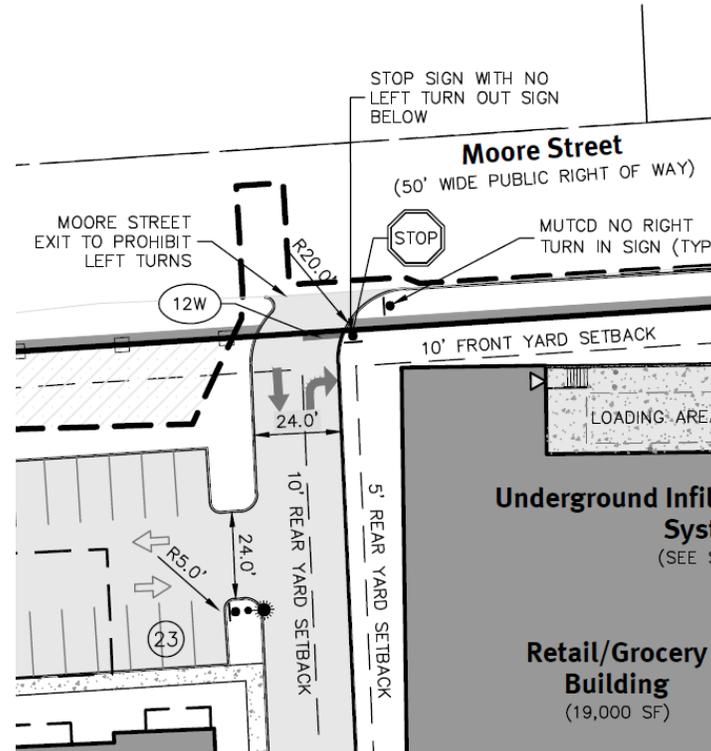
Curb Cuts Designed to Manage Movements, Provide Safe Ingress/Egress and Direct Traffic to New Road and Newport Avenue

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

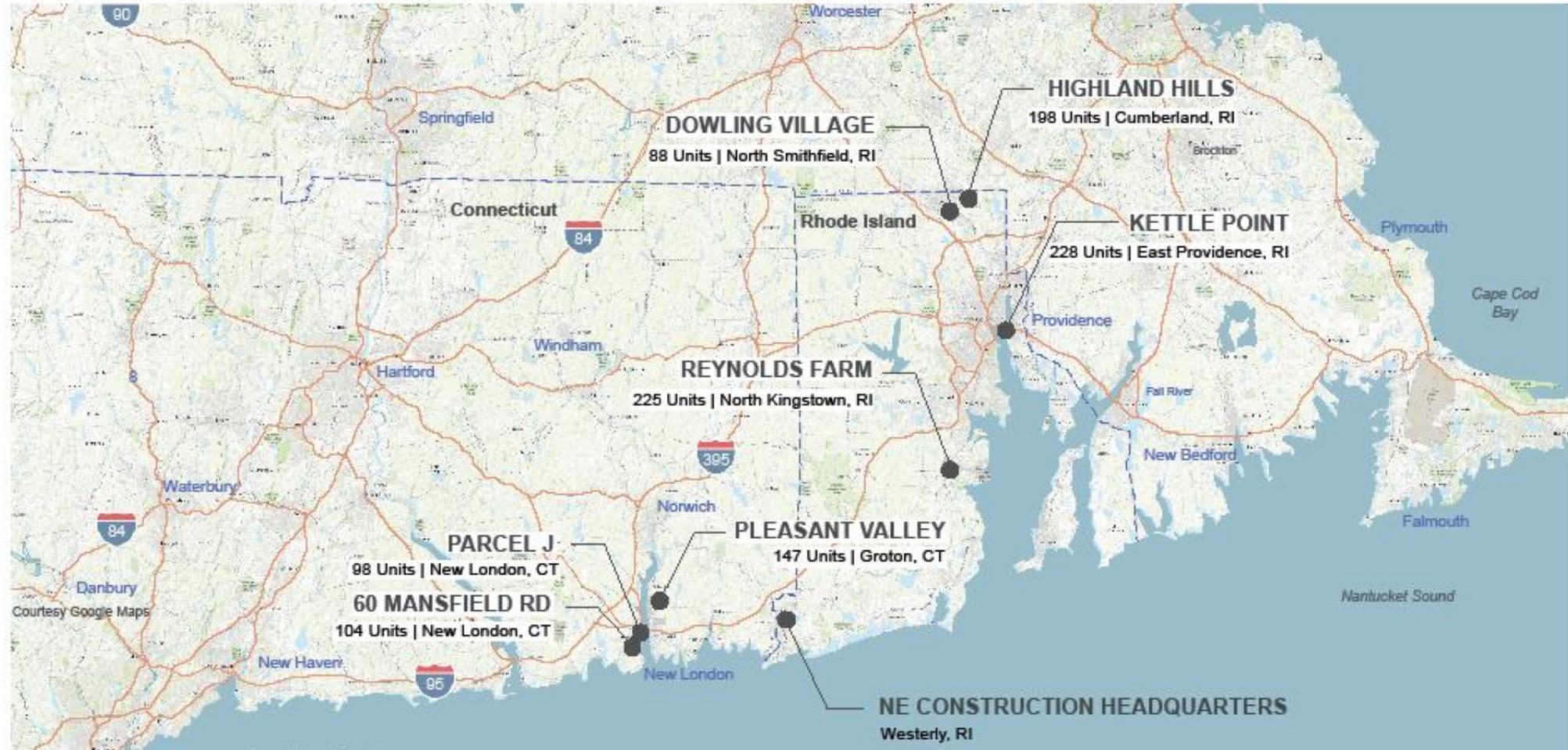
The City of East Providence will realize total estimated Revenues of \$916,388 from Property Taxes on an annual basis with the development of the proposed East Providence Project.

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.



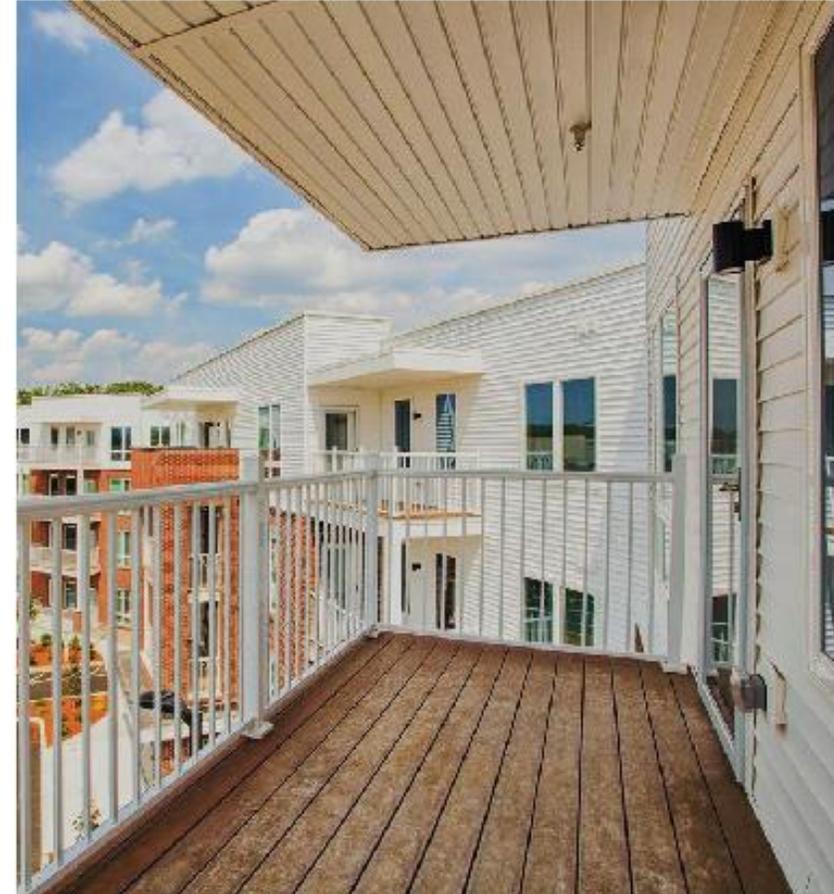
*The Club at Dowling Village, North Smithfield, RI*



*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

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Q&A