



DiPrete Engineering

November 9, 2020

Mr. Robert Azar, Deputy Director
City of Providence Planning Department
444 Westminster Street, Third Floor
Providence, Rhode Island 02903

**RE: Neon Marketplace Kinsley
Providence, Rhode Island
Project #: 2599-001-A01**

Dear Mr. Azar,

DiPrete Engineering and the project team have made modifications to the pending Preliminary Plan Submission for the Kinsley Avenue/Neon Marketplace project.

- City Approved Master Plan: The approved Master Plan consisted of the following: 1) gas/convenience with drive-thru; 2) car wash; 3) restaurant with drive thru; 4) storage facility and 5) retail.
- Current Preliminary Plan Submission: The current site plan shows a significant decrease in proposed buildings on site to the following: 1) gas/convenience with drive-thru; 2) storage facility; and 3) retail.

In addition, the following modifications have also been made:

1. Vastly expanded landscape plan with emphasis on the Promenade side.
2. Extensive pedestrian pathways on both the perimeter and interior of the site.
3. Bollards at each pedestrian pathway entrance.
4. Installation of an exterior patio with a view of the Woonasquatucket River.
5. Installation of eight (8) electric vehicle charging stations.

The site has received RIDEM and RIDOT approvals to date. The integration of substantial landscape and pedestrian enhancements are a direct result of the City feedback provided. John Carter & Company is providing a landscape rendering for the newly proposed landscaped areas.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.

Dana Nisbet, PE
Senior Project Engineer
dnisbet@diprete-eng.com

Development Data:

TOTAL SITE AREA: 4.02± ACRES
 TOTAL NUMBER OF BUILDINGS: 3

Dimensional Regulations:

CURRENT ZONING (M-1 & M-MU-75):	M-1 REQUIRED	M-MU-75 REQUIRED
MINIMUM LOT AREA:	NONE	NONE
MINIMUM FRONTAGE AND LOT WIDTH:	NONE	NONE
MINIMUM FRONT AND CORNER SIDE YARD:	NONE	NONE
MINIMUM SIDE YARD:	NONE	NONE
MINIMUM REAR YARD:	NONE	NONE
MAXIMUM STRUCTURE HEIGHT:	75'	75'

Variations Requested:

CURB CUT WIDTH FOR DEAN STREET CURB CUT. RELIEF REQUESTED FROM SECTION 1202-P-4 OF THE CITY OF PROVIDENCE ZONING ORDINANCE.

Special Use Permit Requested:

DRIVE THROUGH FOR RESTAURANT IN AN M-1 ZONE (PER TABLE 12-1 OF THE CITY OF PROVIDENCE ZONING ORDINANCE).

Parking Regulations:

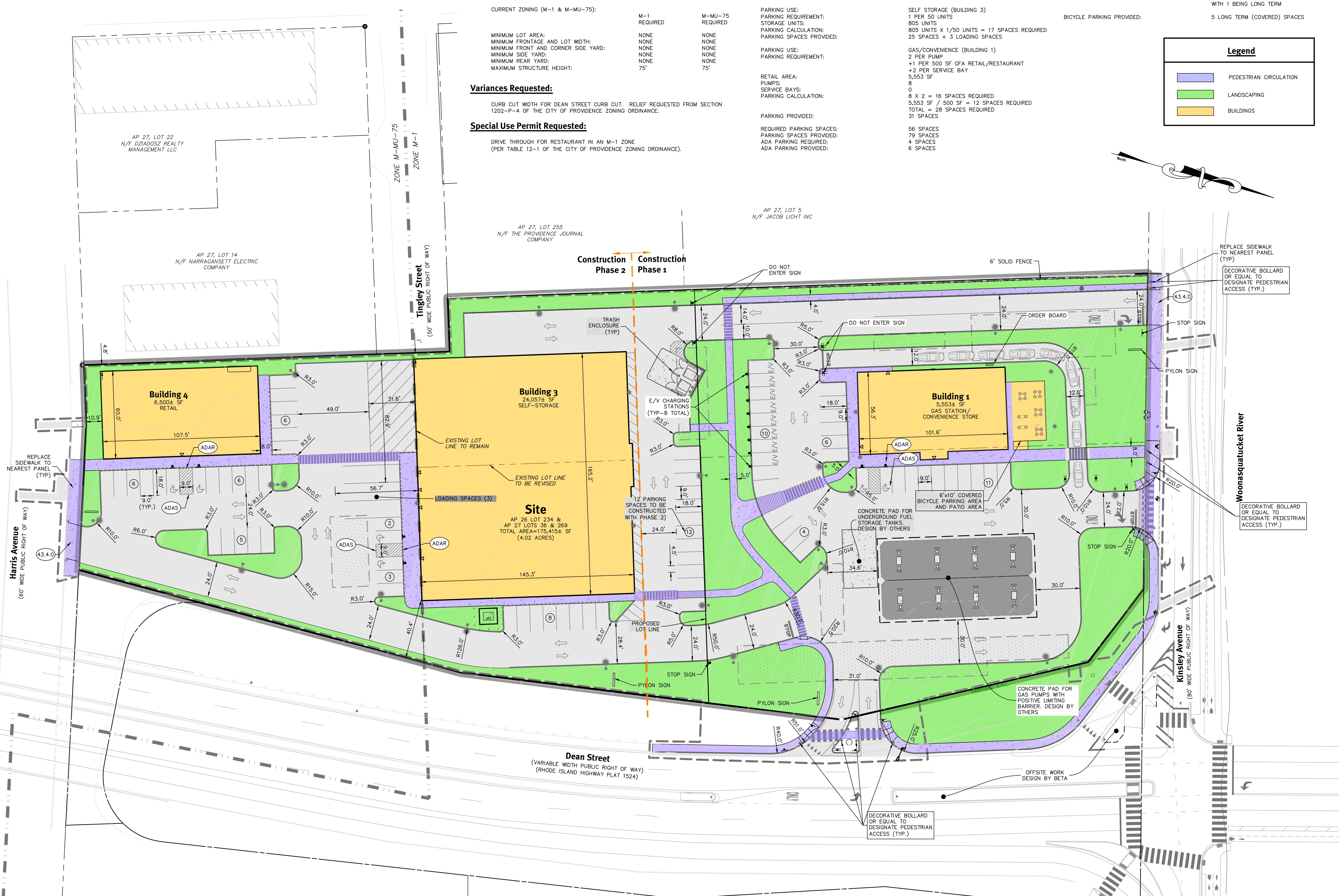
PARKING USE:	RETAIL (BUILDING 4)	SELF STORAGE (BUILDING 3)	GAS/CONVENIENCE (BUILDING 1)
PARKING REQUIREMENT:	1 PER 500 GFA	1 PER 50 UNITS	2 PER PUMP
RETAIL AREA:	6,500 SF	805 UNITS	+1 PER 500 SF OF A RETAIL/RESTAURANT
PARKING CALCULATION:	6,500 SF X 1/500 SF = 13 SPACES REQUIRED	805 UNITS X 1/50 UNITS = 17 SPACES REQUIRED	+2 PER SERVICE BAY
PARKING SPACES PROVIDED:	23 SPACES	25 SPACES + 3 LOADING SPACES	5,553 SF
PARKING USE:			8
PARKING REQUIREMENT:			0
RETAIL AREA:			8 X 2 = 16 SPACES REQUIRED
PUMPS:			5,553 SF / 500 SF = 12 SPACES REQUIRED
SERVICE BAYS:			TOTAL = 28 SPACES REQUIRED
PARKING CALCULATION:			31 SPACES
PARKING PROVIDED:			56 SPACES
REQUIRED PARKING SPACES:			79 SPACES
PARKING SPACES PROVIDED:			4 SPACES
ADA PARKING REQUIRED:			6 SPACES
ADA PARKING PROVIDED:			

Bicycle Parking Regulations:

BICYCLE PARKING REQUIREMENT:	1/2,500 GFA RETAIL SPACE WITH 25% LONG TERM
BICYCLE PARKING CALCULATIONS:	(3,500 SF (BUILDING 1 RETAIL) + 6,450 SF (BUILDING 5 RETAIL)) / 2,500 SF = 4 SPACES WITH 1 BEING LONG TERM
BICYCLE PARKING PROVIDED:	5 LONG TERM (COVERED) SPACES

Legend

- PEDESTRIAN CIRCULATION
- LANDSCAPING
- BUILDINGS



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Boston • Providence • Newport

This regulatory submission set shall not be used for construction purposes unless stamped, issued for construction, and signed by a DiPrete Engineering representative.

The contractor is responsible for all of the means, methods, safety precautions and requirements, and OSHA compliance in the implementation of this plan and design.

No.	Date	Site Layout Plan Description	Design By: M.A.H.
0	11/02/2020		

Site Layout Plan-Exhibit
Neon Marketplace
 Assessors: Plat 26 Lot 234, Assessor's Plat 27 Lots 36 & 269
 Providence, Rhode Island
OGN, LLC.
 Applicant
 1140 Reservoir Avenue,
 Cranston, Rhode Island 02920
 DE JOB NO: 2399-001 Copyright 2020 by DiPrete Engineering Associates, Inc.

SHEET **1** OF 1

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