Date

To: Kevin Proft  
Administrative Officer to Planning Board  
City of Woonsocket  
169 Main Street  
Woonsocket, RI

A&M Project #: 2038-06

Re: Design Review  
777 Providence Street  
Self Storage Building

Copy:

Dear Mr. Proft


The following items must be addressed to complete your Design Review application per the Design Review Checklist:

A. Lot number: Please include the lot number (Map G2 Lot 5-79) on the plans.
   a. This number should replace “Parcel ID 05B-079-014” on the cover page.
      A&M’s Response: This has been modified on the updated plans.
   b. This number should be added either as a label on the plans or in the project title block under the lot’s address on pages “C-101, 103, 104” and “L-101”.
      A&M’s Response: This has been modified on the updated plans and included in the title block.

B. Please provide a plan showing the existing and proposed contours of the site at two-foot intervals. Please show the proposed structure and asphalt as reference.
   A&M’s Response: Please see Sheet 1 entitled “Existing Conditions” as prepared by A&M included in the updated plan set.

C. Please provide additional information on lighting per the comments under Lighting Checklist below to meet the lighting plan requirement on the Design Review Checklist.
   A&M’s Response: The specific details regarding the final lighting specifications are still being worked out with the architect. The proposal is to have building mounted lighting which be downward directed and Dark Sky compliant.

Design Guidelines
Building Orientation Checklist

1. The design guidelines encourage “store windows and other interesting design features” on the façade of large format buildings. The proposed plan shows windows at the front corners of the structure as well as façade articulation and color variation at regular intervals. Is it possible to include windows in the locations shown below, or similar, to create additional points of interest. This may require minor reconfiguration of the interior hallways/storage units.
   A&M’s Response: The project Architect will provide a separate response.
2. You provided rendering of the proposed facility on page A0202 of the plans. Is there a color version of this that you can send? A PDF is fine.
   **A&M’s Response:** A colored version of this has been provided.

3. The design guidelines encourage the use of internal gutters. Please show or explain how water is conveyed from the roof to the proposed drainage system on page C-103 of the plans.
   **A&M’s Response:** Where possible, internal roof drains will be provided.

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**Building Materials**

4. The design guidelines discouraged the use of metal buildings and EIFS as a primary building material. The proposed plan shows the structure being constructed almost entirely out of these materials. The design guidelines encourage the use of brick, fieldstone, wood, and “high-end architectural panels.” Can a better balance be struck between the materials recommended and the materials proposed, especially on the front and sides of the building?
   **A&M’s Response:** The project Architect will provide a separate response.

5. **A&M’s Response:** The project Architect will provide a separate response.

6. The design guidelines encourage the use of energy efficient design and solar roofs.
    
    a. Have energy efficiency measures been included in the design (e.g. white roof, high-performance building envelop, LED lighting, high-efficiency heating and cooling)?
       **A&M’s Response:** The project Architect will provide a separate response.

    b. Has the developer considered including a solar roof or designing the structure such that the later addition of a solar roof is easily achievable?
       **A&M’s Response:** The project Architect will provide a separate response.
Mechanical Equipment and Utilities Checklist

7. The design guidelines encourage the concealment of mechanical equipment. The location of the proposed electric transformer is highly visible for both site visitors and from the two rights-of-way. Is it possible to bring the underground electric into the site in a less conspicuous location?

   A&M’s Response: The location of the transformer is based upon the positioning of the existing poles along Providence Street. Additional landscaping can be provided to screen the transformer from view.

8. On page C-104, a note states, “Prop. Riser. Coord. with Local Utility Companies.” What is a riser. If this is an elevated electrical box, it should be located in a less prominent location.

   A&M’s Response: The term “riser” is simply to indicate a protected power drop from the overhead lines. Typically, it is encased in a metallic conduit and attached to the existing utility pole.

9. The design guidelines encourage the concealment of mechanical equipment. Please identify where the building’s mechanical equipment (HVAC, etc.) will be located and how it will be screened from view.

   A&M’s Response: Mechanical units will be located on the roof and screen from view.

10. The design guidelines encourage utilities to be buried. Please confirm all electric, cable, telephone, etc. utilities will be buried.

    A&M’s Response: All proposed utilities will be buried on site.

Parking Checklist

11. The design guidelines encourage locating parking to the side or rear of the building. The location of the proposed parking spaces is highly visible from the two rights-of-way. Can the parking be shifted to a less prominent location? Perhaps the office location and parking can be mirrored to the northeast corner instead of the southeast corner. At minimum, can the parking be screened by vegetation as viewed from the rights-of-way?

    A&M’s Response: The parking is situated adjacent to the anticipated leasing office for the facility which is desired to be visible to prospective clients. Screening has been provided adjacent to the parking areas. Additionally, the parking area closest to the intersection is set at an elevation lower than the roadway, providing for natural screening.

Storage and Loading Checklist

12. The design guidelines encourage loading areas to harmonize with the architecture, design, and appearance of the primary structure. In my opinion, the proposed canopies appear as afterthoughts, simply added to the existing structure.

    a. If the proposed canopies are designed to store/screen mechanicals, can the mechanicals be moved to the roof to allow more design flexibility for the canopies?

       A&M’s Response: The proposed canopies are to provide a covered area for patrons to unload protected from the elements.

    b. Can the proposed, boxy canopies be replaced with a more modern/attractive looking awning, such as the metal awning depicted at the front door in the rendering on page A0202?

       A&M’s Response: The project Architect will provide a separate response.

    c. If column supports are needed, can the design of the supports be less utilitarian to match the design of the structure?

       A&M’s Response: The project Architect will provide a separate response.
13. The design guidelines encourage the use of Low-Impact Development techniques, such as asphalt reduction. Can the driveway in front of the structure be eliminated if a second exit onto Providence Street is added near the parking area? E.g.:

A&M’s Response: Due to the topography of the site in relationship to Providence Street, having a second egress to the city street is not feasible. There is approximately 6 vertical feet of grade change between the illustrated driveways.

14. The design guidelines encourage the use of a conservation/pollinator friendly seed mix in area where a manicured aesthetic is not necessary. Can such a seed mix be used to the sides and rear of the building? E.g:

A&M’s Response: A wildflower mix can surely be incorporated into the green areas show.
15. Please add the following notes to the plan:
   
   a. Erosion shall be managed during and after construction and stormwater from new impervious surface resulting from development (if any) shall be managed after construction per section 8.7 of the City's subdivision regulations and Chapters 7.5 and 7.75 of the City's Code of Ordinances.
   
   **A&M’s Response:** The notes have been added to the plans, see note #18 on Sheet C-103
   
   b. Dust control measures shall be implemented throughout the project per section 9.0.1 of the subdivision regulations.
   
   **A&M’s Response:** The notes have been added to the plans, see note #19 on Sheet C-103

**Landscape Design Checklist**

16. The design guidelines encourage the retention of existing vegetation to the greatest extent possible. Please show the extent of existing vegetation to be retained on the landscape plan, especially along the west and south property lines and in terms of existing “street trees” along 146a and Providence Street.

   **A&M’s Response:** The limits of clearing have been better illustrated on the landscaping sheet.

17. Please provide more detail pertaining to species selection for the landscape plan.

   **A&M’s Response:** A more detailed planting summary will be provided as the landscape design evolves.

   a. Trees should be selected for tolerance to road salt, disease resistance, zone hardiness, and longevity.
      
      **A&M’s Response:** This condition will be met as the landscape design evolves.

   b. Shrubs, ornamental grasses, and perennials should be low-maintenance and chosen for longevity. The City’s preference is generally to include more street trees and fewer shrubs/perennials, since these smaller plantings have a tendency to thin out or die relatively quickly.
      
      **A&M’s Response:** This condition will be met as the landscape design evolves.

18. The design guidelines encourage landscaping along the building frontage as proposed in your plans. For this project, taller frontage landscaping is encouraged to soften the impact of the tall, blank wall (i.e. not a row of low-growing lilies).

   **A&M’s Response:** The landscaping shown on the plans is low to promote the view of the building which is the attraction of the prospective clients.

**Lighting Checklist**

19. The design guidelines encourage the use of downward facing, full cutoff, LED light fixtures. Traditional wallpack floodlights are highly discouraged. Page C-101 identifies the location of eight wall-mounted light fixtures. Please provide details on these fixtures.

   **A&M’s Response:** Full cut off lights are being proposed.

20. For parking lot lighting, the design guidelines encourage the use of downward facing, full cutoff, LED light fixtures at a height of 14 feet. Will any pole lights be used to light the parking area or driveways? If so, please conform to this guideline.

   **A&M’s Response:** Separate pole lights are not being proposed.

21. The design guidelines encourage non-essential lighting to be turned off or dimmed after business hours. It is understood that site lighting is probably a security measure for this facility, but can lighting be reduced or dimmed after business hours?

   **A&M’s Response:** Where possible which would not cause a security concern for patrons, lighting can be dimmed.
Signage Checklist

22. The design guidelines discourage plastic cabinet signs and encourage externally illuminated wall signs lit with downward facing fixtures aimed at the signs. Please provide more detail regarding the proposed wall signs.
   A&M’s Response: Wall signage is still being developed, however these guidelines will be utilized.

23. If a monument sign is proposed, the design guidelines encourage architecturally design monument signs that incorporate details, materials and colors of the associated buildings. A recent design review at 600 Social Street provided a good example:

24. If a monument sign is proposed, the design guidelines encourage including special interest landscaping in tandem with the signage.
   A&M’s Response: The location of a monument sign has yet to be determined, but will include a landscape element.

Miscellaneous Comments

25. There is a chain link fence spanning from the bus shelter on Providence Street, around the corner, and along Route 146a heading westward. The fence appears to be within the State right-of-way. Can the removal of this fence be coordinated with the State as part of this project? Given the property’s transition to a less active use, the fence is no longer necessary and detracts from the aesthetics of the site.
   A&M’s Response: The proponent will work with the state to eliminate the existing fence as part of this project.

26. Similarly, according to Google Street View there are three or so remaining fence posts to the north of the bus shelter on the property line between the lot and the City’s right-of-way. Please include a note on the plan that these posts will be removed.
   A&M’s Response: The existing fencing along Providence Street will be removed with the coordination with City DPW.

27. There is a curb cut on Route 146a at the southeast corner of the property. Please note that this will be closed as part of this project?
   A&M’s Response: The curb cut will be closed off as part the project and a note has been added to the plan.

28. On page C-101, a snow storage location is shown between the two parking bays to the south of the building. This is the location of the transformer and a landscaped area. Can snow storage be shifted to the east of the western parking bay to avoid this conflict?
   A&M’s Response: Snow storage has been adjusted.

29. Parts of the site plan do not match the architectural plans including the following:
   a. The office door is shown on the south face of the building in the site plan, but the east face of the building in the architectural plan. Please provided updated plans that show the correct location of the door.
   b. The curbed area abutting the rear façade of the building conflicts with garage access.
   A&M’s Response: The site plans have been updated to capture the latest architectural plans.

30. On C-104 there is a typo in Note 5 referring to Town of Lincoln and Massachusetts standards.
   A&M’s Response: The note has been updated.
31. Please provide the style of the proposed wood fence along the north and west property line. A capped stockade fence, or similar, is preferred to a standard stockade fence.

![Capped stockade (preferred)](image1) ![Standard stockade](image2)

A&M’s Response: Either a capped stockade fence or similar style vinyl fence will be provided.

32. Can the wood fence proposed for the north property line be shortened so it does not extend all the way to the front property line, thereby blocking views of the proposed vegetative buffer as you travel south on Providence Street? E.g.:

![Fence (red dashed line) begins following vegetative buffer at property's northeast corner](image3)

A&M’s Response: The fence line has been shortened.

33. I understand it’s a long shot, but is adding a secondary retail use to the project a possibility, either in the proposed structure or as a separate building.

A&M’s Response: Due to the site plan & grading requirements, a separate building is not feasible.

Very Truly Yours,

ALLEN & MAJOR ASSOCIATES, INC.

Michael A. Malynowski, PE
Senior Project Manager