

**Meeting Notice
City of Warwick
Planning Board**

Date: Wednesday, September 14, 2011

Time: 6:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and approval of June and August 2011, meeting minutes

Public Hearing

**Planning Board Adoption of Warwick Station Development District
Master Plan
and
the Adoption of the Warwick Station Development District Master Plan as
an element of the City's Comprehensive Plan**

Applicant: City of Warwick
Location: Warwick Station Redevelopment District
Assessor's Plats: (portions of) 278, 279, 322, and 323
Assessor's Lots: All lots located within the Intermodal and Gateway Zones
Existing Zones: Intermodal, Gateway
Proposed Zone: No Change to existing zoning

The Planning Department is proposing that the Warwick Planning Board consider the adoption of the Warwick Station Development District Master Plan ("WSDD Master Plan") as a replacement for the existing Warwick Station Redevelopment District Master Plan ("WSRD Master Plan") and to include the WSDD Master Plan as a functional element of the Comprehensive Plan.

Background

The Warwick Station Redevelopment District ("District") and Warwick Station Redevelopment Agency ("Agency") were created by the Warwick City Council in December 1998 in order to encourage, guide and direct development within the District and to ensure that the character prescribed in the Warwick Station Redevelopment District Master Plan be maintained.

The original Warwick Station Redevelopment District Master Plan is now outmoded and in need of updating as it does not reflect current and future economic conditions and the resulting impact on the proposed uses within the District.

The City, utilizing funding provided by the Federal Highway Administration, has worked with *Goody Clancy & Associates* to submit the updated Warwick Station Development District Master Plan which establishes a contemporary vision and development strategy for the District.

The updated Warwick Station Development District Master Plan (“WSDD Master Plan”) seeks to capitalize on the investment of multimodal transportation resources of T. F Green Airport and the Interlink with a highly-visible, sustainable mixed-use, transit-oriented growth center within walking distance of a full range of housing and transportation options. The WSDD Master Plan promotes a sustainable walkable community within an attractive mixed use environment with civic plazas and versatile access to varied transportation options; that provides housing, retail, and entertainment in a compact pedestrian friendly setting. Creating an exciting affordable place to live, work, and play within a highly mobile environment will foster economic development opportunities and create a strong sense of place that will be appealing to developers, businesses, tourists and residents and will establish a place of identity and pride for the City of Warwick and a welcoming gateway to the State of Rhode Island.

The intent of the WSDD Master Plan is to provide the philosophy, design guidelines and fundamental principles that support quality decision making and growth approaches within the District. The updated WSDD Master Plan provides a framework for the development of up to 1.5 million square feet of office, retail, hotel and residential development in the core of the Intermodal area, and approximately 1 to 2 million square feet of additional development possible over the long term within convenient walking distance, all seen to be of substantial economic benefit to the City of Warwick and the State of Rhode Island.

The purpose of the Public Hearing is for the Planning Board to consider the adoption of the Warwick Station Development District Master Plan (“WSDD Master Plan”) as a replacement for the existing Warwick Station Redevelopment District Master Plan (“WSRD Master Plan”) and to include the WSDD Master Plan as a functional element of the Comprehensive Plan.

Planning Department Findings

The Planning Department finds the proposed WSDD Master Plan to be in compliance with the principles as proposed in the Comprehensive Plan Update, and the City’s Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Economic Development Element, the Transportation Element, the Land Use Element, and the Recreation element including, but not limited to, the following goals and policies:

- To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
- Assist in forming an economic base capable of providing a desirable standard of living, creating job opportunities, and fulfilling reasonable government tax needs.
- Provide sites suitable for various commercial and industrial activities in relation to projected needs within Warwick's land use planning program.

- Provide the City of Warwick with a balanced transportation system that meets the needs of its citizens by developing a related network of local roads and highways, public transportation, rail service, parking, pedestrian walkways and bicycle travel ways.
- Promote the development of the transportation system in response to the desired and planned patterns of future land use and reuse.
- Utilize the Airport location within the city to promote local economic development efforts.
- To maintain high standards of urban design and aesthetics in public open spaces.
- To provide a balanced transportation system that is convenient, safe, and efficient including: modern roadways, parking facilities and public transportation for labor mobility and transport of goods.
- Emphasize communication between local, state and federal governments and agencies to promote economic development related issues.

The Planning Department also finds the proposed WSDD Master Plan:

- 1) To be consistent with the six (6) principles of the Sustainable Communities Partnership between the Federal Highway Administration, the Environmental Protection Agency and Housing and Urban Development:
 - Provide more transportation choices.
 - Promote equitable, affordable housing.
 - Enhance economic competitiveness.
 - Support existing communities.
 - Coordinate policies and leverage investment.
 - Value communities and neighborhoods.
- 2) To be consistent with the resolution adopted on August 23, 2011 by the Warwick Station Redevelopment Agency recommending favorable action on the new Master Plan. (attached)

The Planning Department recommends that the Warwick Planning Board consider the adoption of the Warwick Station Development District Master Plan (“WSDD Master Plan”) as a replacement for the existing Warwick Station Redevelopment District Master Plan (“WSRD Master Plan”) and to include the WSDD Master Plan as a functional element of the Comprehensive Plan, with the following stipulations:

1. The title shall be changed to The Warwick Station Development District Master Plan, (A Transit Oriented Development) throughout the document.
2. The Administrative Officer to the Planning Board shall be authorized to make minor corrections, revisions and insignificant edits as necessary before submission to the Warwick City Council.
3. That the revisions as proposed by the City’s Consultant and the Planning Board shall be incorporated into the final document.
4. That the typographical error on page 33 “ervice” shall be corrected to “Service”.
5. That the mislabeled legend/street colors shall be corrected in the Street Category diagram on page 38.

Public Meeting

Planning Board Recommendation to the City Council for the adoption of the Warwick Station Development District Master Plan as a Functional Element of the Comprehensive Plan

Applicant:	City of Warwick
Location:	Warwick Station Redevelopment District
Assessor’s Plats:	(portions of) 278, 279,322, and 323
Assessor’s Lots:	All lots located within the Intermodal and Gateway Zones
Existing Zones:	Intermodal, Gateway
Proposed Zone:	No Change to existing zoning

The Planning Department is proposing that the Planning Board consider a recommendation for the City Council to approve the adoption of the Warwick Station Development District Master Plan (“WSDD Master Plan”) as a replacement of the existing Warwick Station Redevelopment District Master Plan (“WSRD Master Plan”) and to include the WSDD Master Plan as a functional element of the Comprehensive Plan.

Based on the foregoing findings, the Planning Department recommends that the Warwick Planning Board issue a favorable recommendation to the Warwick City Council for the adoption of the Warwick Station Development District (WSDD Master Plan) as a functional element of the Warwick Comprehensive Plan and as a replacement of the Warwick Station Redevelopment District Master Plan (WSRD Master Plan), with the following stipulations:

1. The title shall be changed to The Warwick Station Development District Master Plan, (A Transit Oriented Development) throughout the document.
2. That the revisions as proposed by the City’s Consultant and the Planning Board shall be incorporated into the final document.

3. That the revisions as proposed by the City’s Consultant and the Planning Board shall be incorporated into the final document.
4. That the typographical error on page 33 “ervice” shall be corrected to “Service”.
5. That the mislabeled legend/street colors shall be corrected in the Street Category diagram on page 38.

Public Meeting

Planning Board Recommendation to the City Council Regarding the Zoning Text Amendment Relating to the Warwick Station Development District

Applicant:	City of Warwick
Location:	Warwick Station Redevelopment District
Assessor’s Plats:	(portions of) 278, 279,322, and 323
Assessor’s Lots:	All lots located within the Intermodal and Gateway Zones
Existing Zones:	Intermodal, Gateway
Proposed Zone:	No Change to existing zoning, text amendment only

The Planning Department finds the proposed zoning amendment to be in compliance with the City’s Comprehensive Plan and the principles as proposed in the Comprehensive Plan update, including the Goals and Policies Statement, the Implementation Program, the Economic Development Element, the Transportation Element, the Land Use Element, and the Recreation element including, but not limited to, the following goals and policies:

- To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
- Assist in forming an economic base capable of providing a desirable standard of living, creating job opportunities, and fulfilling reasonable government tax needs.
- Provide sites suitable for various commercial and industrial activities in relation to projected needs within Warwick's land use planning program
- Provide the City of Warwick with a balanced transportation system that meets the needs of its citizens by developing a related network of local roads and highways, public transportation, rail service, parking, pedestrian walkways and bicycle travel ways.
- Promote the development of the transportation system in response to the desired and planned patterns of future land use and reuse.
- Utilize the Airport location within the city to promote local economic development efforts.

- To maintain high standards of urban design and aesthetics in public open spaces.
- To provide a balanced transportation system that is convenient, safe, and efficient including: modern roadways, parking facilities and public transportation for labor mobility and transport of goods.
- Emphasize communication between local, state and federal governments and agencies to promote economic development related issues.

The Planning Department also finds the proposed zoning amendment to be generally consistent with the resolution adopted by on August 23, 2011 by the Warwick Station Redevelopment Agency and the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

- A.) The goals and patterns of land use contained in the Comprehensive Plan of the City of Warwick.
- E.) The availability and capacity of existing and planned public and/or private services and facilities.
- F.) The need to shape and balance urban and suburban development.
- G.) The use of innovative development regulations and techniques.

103.8 Promote a balance of housing choices, for all income levels and groups, to assure the health, safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing, including opportunities for the establishment of low and moderate income housing.

103.10 Promote a high level of quality in design in the development of private and public facilities.

103.13 Provide for efficient review of development proposals, to clarify and expedite the zoning approval process.

The Planning Department recommends that the Warwick Planning Board issue a favorable recommendation to the Warwick City Council for the proposed text amendment, with the following stipulations:

1. The Administrative Officer to the Planning Board shall be authorized to make minor revisions and insignificant edits as necessary before submission to the Warwick City Council.