

**City of Cranston
Zoning Board of Review
Application**

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review
35 Sockanosset Crossroad Suite 6
Cranston, RI 02920

Date: December 10, 2024

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: CPW True Storage LLC and CPW Apartments LLC

ADDRESS: 670 N. Commercial St., Suite 303, Manchester NH ZIP CODE: 03101

APPLICANT: CPW True Storage LLC and CPW Apartments LLC

ADDRESS: 670 N. Commercial St., Suite 303, Manchester NH ZIP CODE: 03101

LESSEE: _____

ADDRESS: _____ ZIP CODE: _____

1. ADDRESS OF PROPERTY: 1381 Cranston Street

2. ASSESSOR'S PLAT #: 8 BLOCK #: _____ ASSESSOR'S LOT #: 195, 1617, 2711 WARD: 3

3. LOT FRONTAGE: _____ LOT DEPTH: _____ LOT AREA: 42.1 acres +/-

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: M-1 30,000 sq.ft. 35 ft.
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: N/A PROPOSED: N/A

6. LOT COVERAGE, PRESENT: N/A PROPOSED: N/A

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 4/4/22

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? Yes

9. GIVE SIZE OF EXISTING BUILDING(S): Multiple buildings

10. GIVE SIZE OF PROPOSED BUILDING(S): same

11. WHAT IS THE PRESENT USE? industrial/office

12. WHAT IS THE PROPOSED USE? multi-family and self storage

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: 129

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: Ownwe/applicant to convert former industrial mill into multi family apartments and self storage. In Buildings B and D the lower levels will be used for commercial storage space and ancillary support use for residential use on second floor. Seek variance of requirement to have lowest floor three feet higher than flood

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? no depth on flood maps

16. WERE YOU REFUSED A PERMIT? no

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.

Chapter 17.16 Special Flood Hazard Districts; 17.16.100 (Specific Standards); 17.16.120 (Variance); 17.92.010 (Variance) and all other applicable sections of Zoning Code.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: See letter dated December 12, 2024 from project engineer with Allen & Major Associates, Inc. for basis of zoning variance request.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

CPW True Storage LLC & CPW Apartments LLC

By [Signature]
(OWNER SIGNATURE)

(603) 622-6223
(PHONE NUMBER)

(OWNER SIGNATURE)
CPW True Storage LLC & CPW Apartments LLC
By [Signature]
(APPLICANT SIGNATURE)

(PHONE NUMBER)
(603) 622-6223
(PHONE NUMBER)

(LESSEE SIGNATURE)
[Signature]
(ATTORNEY SIGNATURE)

(PHONE NUMBER)
946-3800
(PHONE NUMBER)

Robert D. Murray, Esq.
(ATTORNEY NAME-PLEASE PRINT)

ATTORNEY ADDRESS: 21 Garden City Drive, Cranston, RI 02920

PRE-ZONING APPLICATION MEETING:

(PLANNING DEPT. SIGNATURE)

(DATE)

December 12, 2024

To: Mr. Stanley Pikul
Cranston Zoning Board of Review
Cranston City Hall
869 Park Avenue
Cranston, Rhode Island 02910

A&M Project #: 2038-08
Re: Cranston Print Works
Flood Hazard Variance Support
1381 Cranston Street
Cranston, RI

Copy:

Dear Mr. Pikul,

On behalf of CPW True Storage, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this summary letter outlining the proposed development of the project and supporting documentation for the variance request from the requirements of Chapter 17.16 Special Flood Hazard Districts.

The 1381 Cranston Street property has been active since the early 1800's and promoted "thriving business" up to the Civil War era. Following the Civil War, when an economic depression hit, the infrastructure on this site was no longer utilized at full capacity, leading to the present day, where many of the former mill buildings have been demolished. Those that are still standing remain unused other than one and the proposed conversions of existing buildings will bring new life to the area. The resurfacing of the neglected site and providing services that align with our needs today through residential and self-storage uses.

Existing Conditions:

The site is located on the northwest quadrant of the intersection of Cranston Street and Dyer Avenue. It is comprised of three parcels, identified on the Tax Map 8 as Lots 195, 1617, and 2711. The site was formerly utilized as "Cranston Print Works" for industrial activities. The southern portion of the site contains two (2) industrial/commercial buildings with much of the surrounding area being paved for parking and access. The northern portion of the site was formerly developed but to date the buildings have been razed. This land is now unused and is composed of grass fields, sporadic tree areas and miscellaneous abandoned infrastructure.

Proposed Conditions:

The proposed site improvements to the Cranston Print Works parcel include the conversion of the existing buildings on site to multi-family residential/mixed-use space and climate controlled self-storage. The proposed building additions include eight (8) self-storage buildings of various sizes. The parcel as whole following the completion of construction will have components including self-storage, residential, and mixed-use commercial space for the residential units. The existing Building B is being converted to self-storage and has been approved through the development review process and is composed of 601 self-storage units and contains 100,000± SF of floor area.

The conversion of portions of buildings A, B, C, and D will develop 129 multi-family dwelling units. Within building D, the first floor is devoted to residential amenity/mixed-use space for the residential tenants. There are eight proposed self-storage buildings total 57,000± SF of floor area and contain a cumulative 280 units which are outside of the flood area.

FEMA Floodplain

The Pocasset River flows from north to south along the western side of the site through a manmade channel. As shown on the Flood Insurance Rate Map (FIRM), with an effective date of October 2, 2015, on community panel 44007C0312H, there are portions of the site located within the FEMA Zone "AE" Special Flood Hazard Area Subject to Inundation by the 1% Annual Chance Flood (100-year floodplain). These elevations vary along the length of the river and range from elevation 55 to elevation 51. Portions of the proposed development are located within the AE zone (100-yr floodplain). The proposed grading of the site in the existing developed areas closely matches the existing grades. In the southern portion of the site where Building C is located, the building is to be removed and will provide more flood storage on-site in comparison to the existing condition. This will not only provide an increase in storage, but the addition of the drainage network in this area will also help mitigate any flood hazards.

Site Characteristics

The Cranston Print Works property has been utilized as an industrial manufacturing center since the late 1800's. Throughout the 19th and early 20th century the buildout of the facility included the construction of the original mill structures adjacent to Cranston Street along the Pocasset River as well as several additional mill buildings. Many of these structures remain and are envisioned to be revitalized into a mix of self-storage and residential dwellings.

Elevations on site around the existing buildings to remain vary from a high point of 53 at the northeast corner of the site, to a low point of 49 at the southwest corner of the site and the slope is generally flat in the vicinity of the site. Although the based flood elevation (BFE) varies between 53 and 51, the existing building first floor elevations typically do not exceed elevation 50, with several areas as low as 48.2.

Proposed Improvements

The proposed improvement to facilitate the adaptive re-use of these industrial buildings includes raising the existing floor spaces to a minimum elevation of the FEMA BFE, while still providing accessible entrances to the building. Due to the nature and construction of the existing buildings, the existing door openings, either pedestrian or overhead doors need to be maintained at the current elevations due to the impractical measures needed to raise them, additionally it would dramatically change the visual characteristics of the buildings.

As raising the interior floor elevations to the BFE, their change in grade to provide an accessible access varies from 6 to 30 inches. This poses unique challenges within the building as it takes away from the usable space within the building space along with the potential of making the existing mezzanine spaces within the building unusable. The attached plan illustrates the areas which will have interior floors elevated to the varying BFE.

The interior floor areas that are to be raised will employ a construction methodology similar to traditional construction whereas gravel materials will be brought in, compacted in place and a new concrete slab will be constructed. The existing concrete slab will be protected with a waterproofing membrane along with the exterior walls and interior structural supports to an elevation above the BFE. In order to maintain the existing points of egress from the building, the interior floor areas near the doorways will maintain an elevation equal to that of the existing door thresholds and exterior grades. The areas within this depressed area will be limited to pedestrian access only to facilitate access to the proposed elevated floors.

There are several areas that are programmed to be covered parking within the lower level of the existing building. Due to the nature of these space, it is not proposed to be elevated above the BFE due to the need of access into the space by vehicles. The existing floor elevations will be maintained, and the space will be retrofitted with flood proofing measures.

Compliance with Chapter 17.16 SPECIAL FLOOD HAZARD DISTRICTS

General. The zoning board of review (ZBR) may hear and grant a variance as prescribed in Section 17.92.010 subject to the procedures and standards Grant of Variance. A variance shall not be granted by the ZBR unless an applicant demonstrates compliance with the following standards:

1. The development shall not be located within a floodway.

The Cranston Print Works property has been utilized as an industrial manufacturing center since the late 1800's and predates the FEMA FIRM mapping. Although a portion of the existing building is illustrated to be within the floodway, it has existed since the late 1800's and is integrally connected to the manmade channel which encloses this portion of the Pocasset River on both sides between the Cranston Printworks Dam and the Cranston Street bridge.

2. The development shall not create any increase in a BFE.

For projects within FEMA Zone AE, they are required to illustrate that any changes to the topography of the site will not raise flood levels on abutting properties. Based upon the evaluation of the existing building to remain, it was determined that one of the buildings, Building C, would need to be demolished due to the extensive damage to the structure. The following compensatory flood calculations were derived for the project to show conformance.

Existing	Volume	Proposed	Volume	Difference	Volume	Difference
Elevation 48 to 49	1,063	Elevation 48 to 49	3,678	Elevation 48 to 49	2,615	245.9%
Elevation 49 to 50	22,801	Elevation 49 to 50	40,586	Elevation 49 to 50	17,785	78.0%
Elevation 50 to 51	52,427	Elevation 50 to 51	72,584	Elevation 50 to 51	20,157	38.4%
Elevation 51 to 52	80,596	Elevation 51 to 52	96,941	Elevation 51 to 52	16,345	20.3%
Elevation 52 to 53	111,866	Elevation 52 to 53	124,500	Elevation 52 to 53	12,634	11.3%
Elevation 53 to 54	146,349	Elevation 53 to 54	159,427	Elevation 53 to 54	13,078	8.9%
Elevation 54 to 55	181,154	Elevation 54 to 55	194,382	Elevation 54 to 55	13,228	7.3%
	596,257		692,099	Total Volume	95,842	16.1%

Based upon the above calculations, the project will have a net increase of approximately 95,000 cubic feet of additional flood storage within the project limits.

3. The development shall not place fill for structural support on a site located in a V-zone or coastal A-zone.

To the maximum extent practical, the existing grades surrounding the existing building are to remain. Based upon the above calculations, the project will have a net increase of approximately 95,000 cubic feet of additional flood storage within the project limits.

4. There shall be no additional threat to public health, safety or creation of a nuisance.

The project does not pose any additional threat to public health or safety, whereas the project plans to provide an improvement through the increased compensatory flood storage on the site as mentioned above.

5. There shall be no additional public expense for flood protection, rescue or relief operations, policing, or repairs to roads, utilities, or other public facilities.

As the project is to be developed as a private project, with no habitable spaces below the BFE, no additional public expense for flood protection, rescue or relief operations would be envisioned for the project.

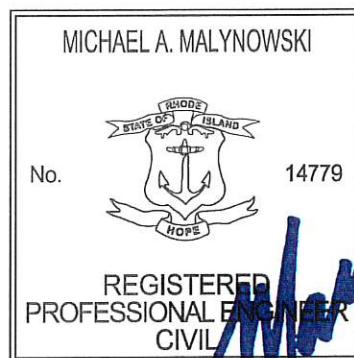
6. *The applicant's circumstances are unique and shall not establish a pattern inconsistent with the intent of the NFIP.*
The Cranston Print Works property has been utilized as an industrial manufacturing center since the late 1800's. Throughout the 19th and early 20th century the buildout of the facility included the construction of the original mill structures adjacent to Cranston Street along the Pocasset River as well as several additional mill buildings, most of which are still present today, which is a testament to the early construction methodology of these structures to withstand the test of time and the wrath of mother nature. As these structures predate the FEMA Firm maps, they pose a unique challenge in their adaptive re-use as it is impractical and economically infeasible to raise such massive masonry structures above any published BFE. The only alternative is to attempt to elevate the usable spaces within the exterior walls, to the maximum extent practicable.

In conclusion, the proposed improvements to the 1381 Cranston Street property will both aesthetically and environmentally improve the surrounding area, promoting the functionality the site once had. We look forward to working with you on this project.

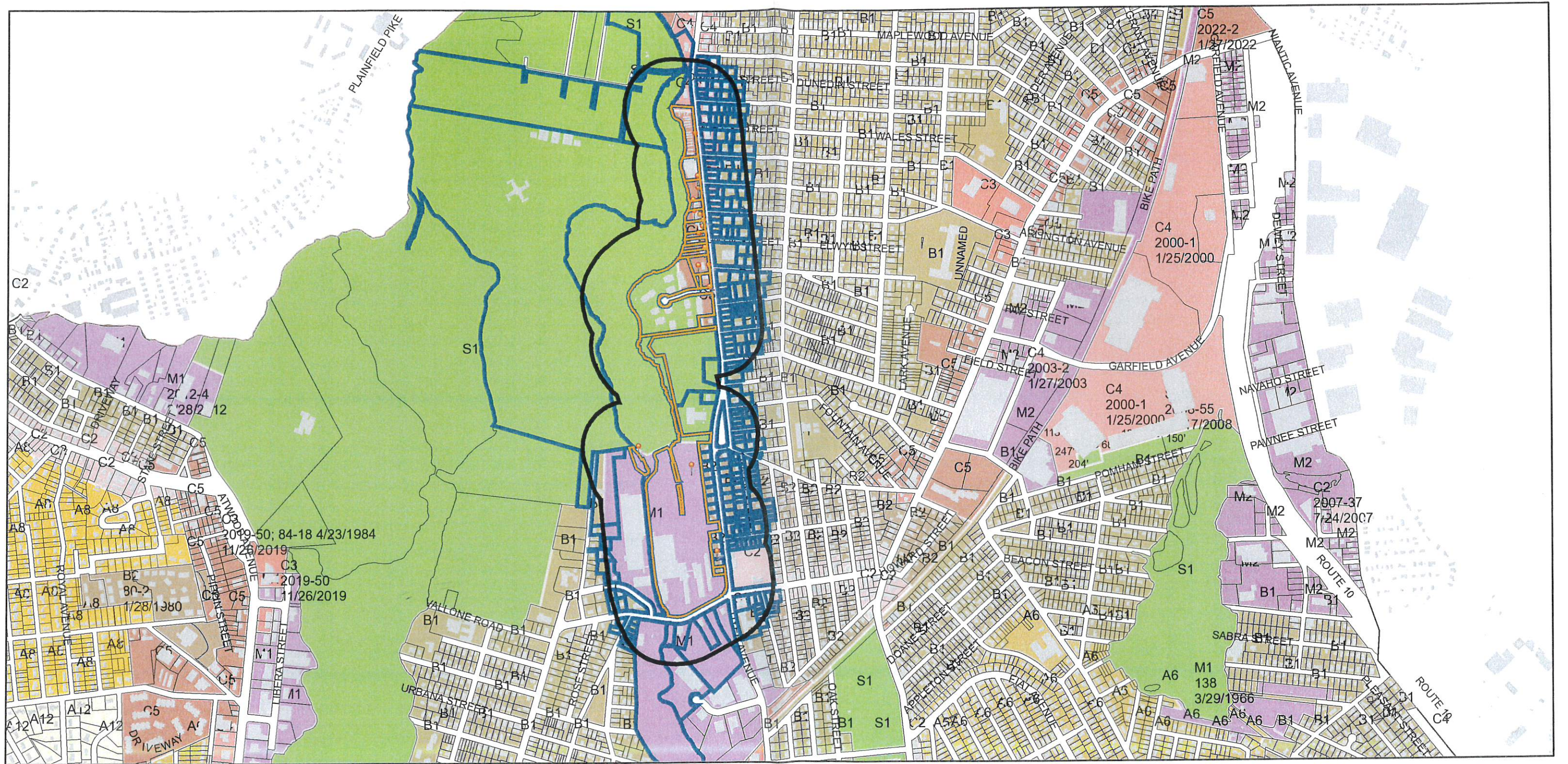
Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC.



Michael A. Malynowski, PE
Senior Project Manager



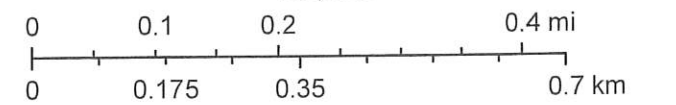
1381 Cranston St 400' Radius Plat 8 Lot 195, etc



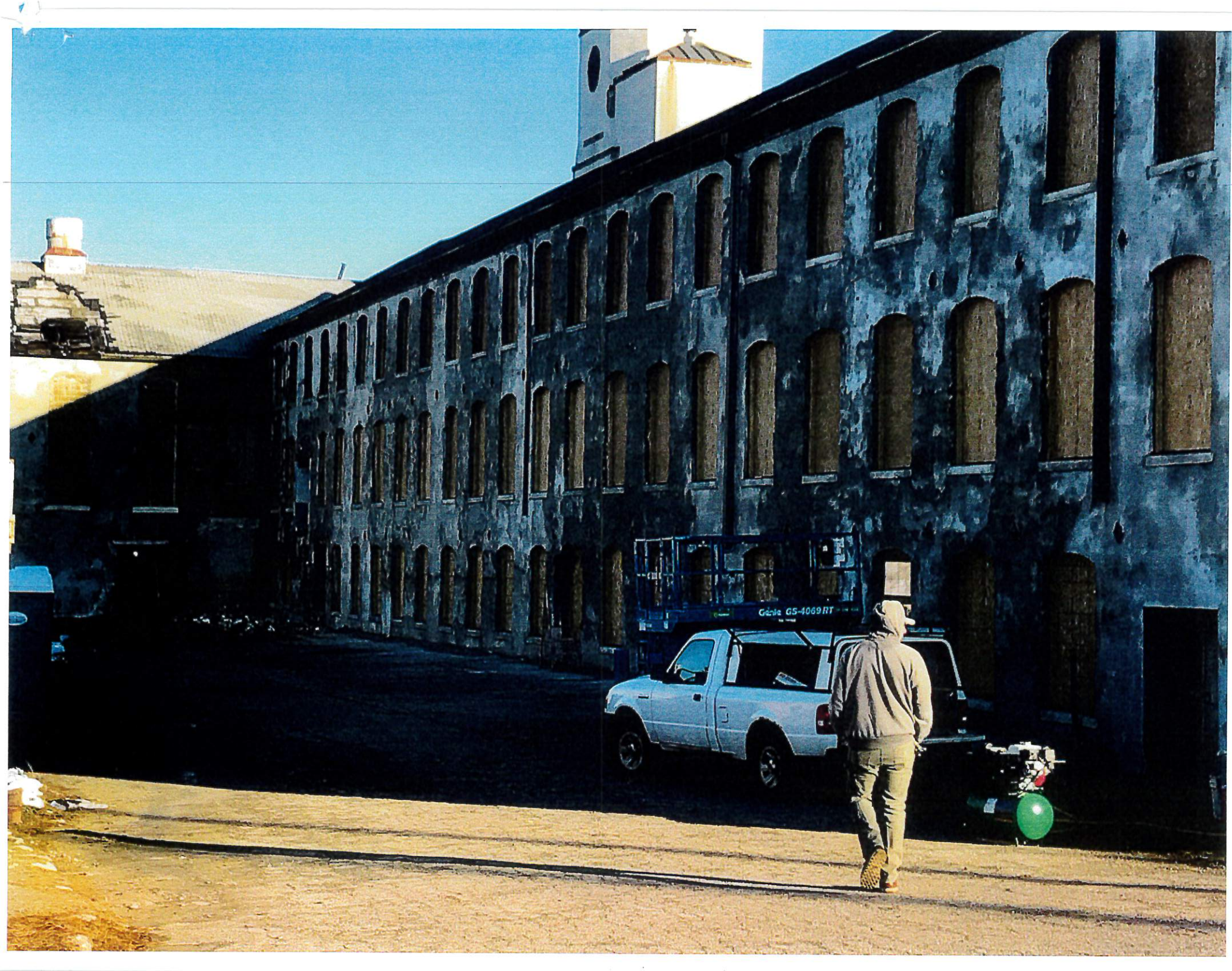
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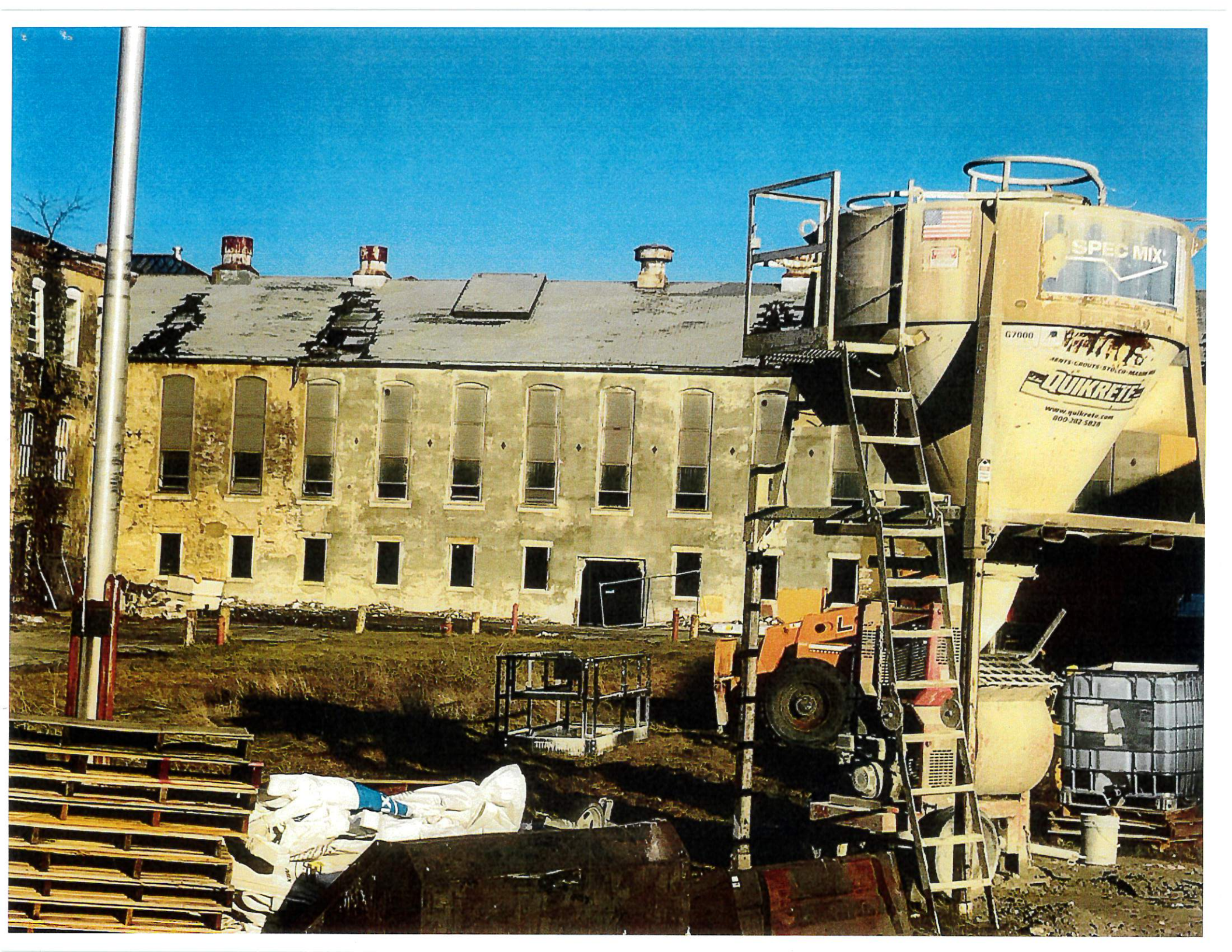
Symbol	Category	Color	Code
—	Streets Names	Black	
—	Cranston Boundary	Black	
⋮	Parcels	Thin Grey	
▭	Buildings	Light Grey	
—	Zoning Dimensions	Thin Grey	
⋮	Historic Overlay District	Orange	
■	Zoning	Yellow	A6
■	Zoning	Light Brown	B1
■	Zoning	Light Green	S1
■	Zoning	Light Purple	M1
■	Zoning	Light Blue	Other
■	Zoning	Light Orange	C4
■	Zoning	Light Red	C5
■	Zoning	Light Yellow	A80
■	Zoning	Light Green	B2
■	Zoning	Light Purple	M2
■	Zoning	Light Blue	C1
■	Zoning	Light Green	EI
■	Zoning	Light Yellow	A12
■	Zoning	Light Orange	C2
■	Zoning	Light Purple	A8
■	Zoning	Light Red	C3
■	Zoning	Light Blue	MPD

1:9,928



City of Cranston









1st Floor
Building
No. 104



1st Floor
Building
No. 104









134
134
134

1st Floor
Building
No. 111

12

12

PACKED ITEMS IN

DO NOT TOUCH

NO B

MADE IN CHINA

Reliable

1st Floor
Building
No. 111

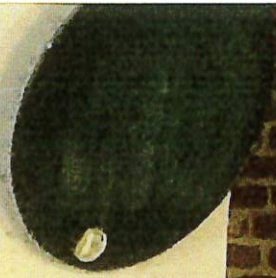


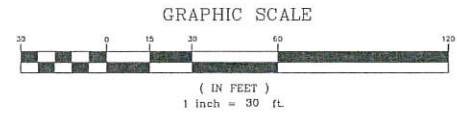
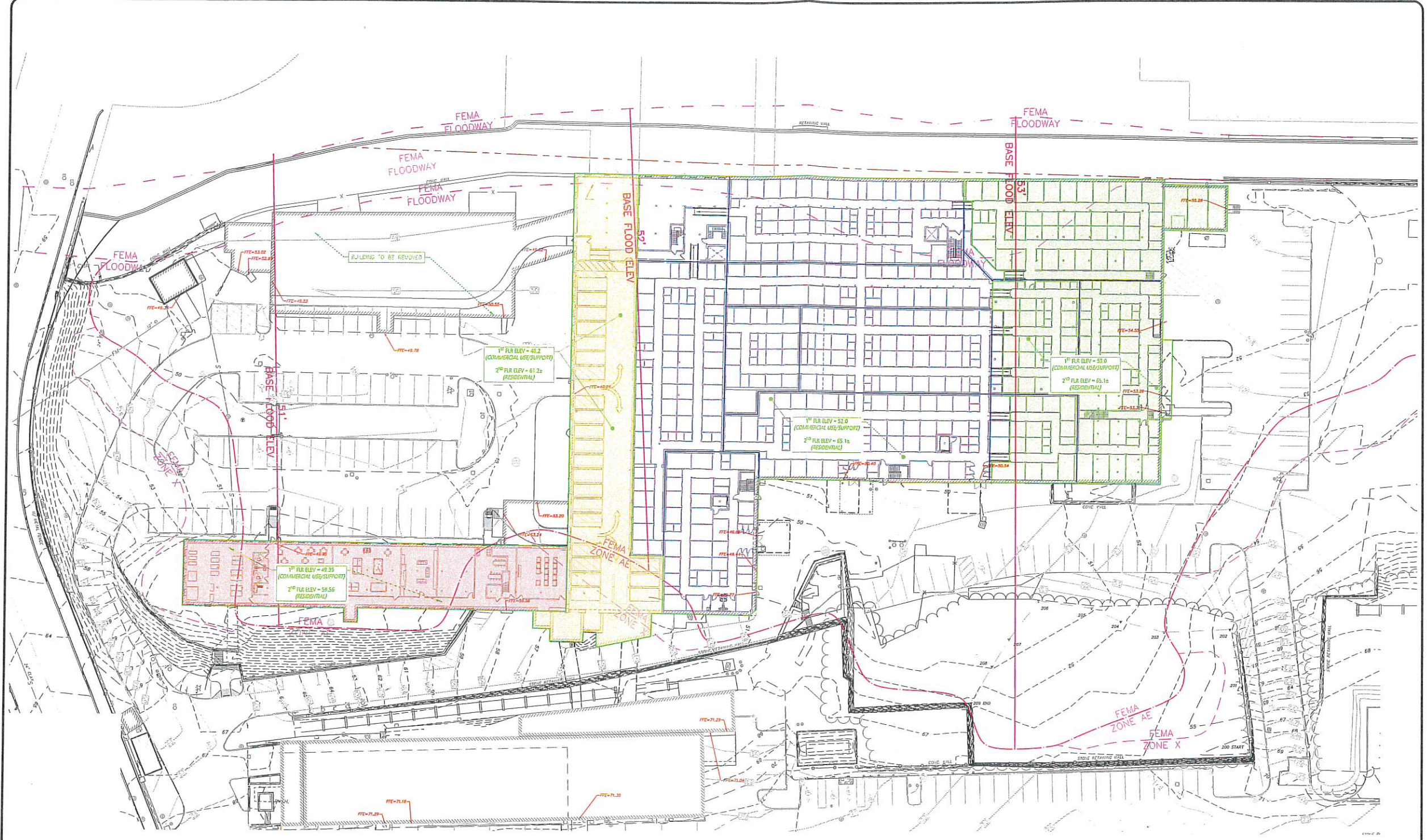
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ISSUED FOR
PERMITTING REVIEW
October 28, 2023

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
CPW TRUE STORAGE LLC
670 N. COMMERCIAL STREET, SUITE 303
MANCHESTER, NH 03101

PROJECT:
SITE REDEVELOPMENT
ASSESSORS MAP 8, LOTS 195, 1617 & 2711
1381 CRANSTON STREET - CRANSTON, RI

PROJECT NO. 2038-08 DATE: 10-16-2023

SCALE: 1" = 30' DWG.: C203808_FLOOD ELEVATION

DESIGNED BY: JRG CHECKED BY: MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-8889
FAX: (781) 935-8896

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