Kimley»Horn

MEMORANDUM

April 10, 2023

Joseph J. Levesque, P.E., Town Engineer
1975 Flat River Road
Coventry, Rhode Island, 02816

RE: ***Coventry Self Storage Parking Wavier Memo***
1920 Nooseneck Hill Road, Coventry, Rhode Island

In response to comments from the town related to the proposed development, Kimley-Horn has completed an analysis of parking needs for this specific type of use. The following provides a memorandum in support of a Parking Waiver for the proposed development of the Self-Storage Facility (Project), located at 1920 Nooseneck Hill Road, along Nooseneck Hill Road, north of Harkney Hill Road. The Project will be constructed on the existing parcel, adjacent to the existing Coventry Mini Storage. The existing Coventry Mini Storage consists of six (6) one-story metal storage buildings, totaling 28,542 square feet. Off-street parking spaces are currently not provided. Rather, current users enter the site, drive to, and park at their units. Per the Overall Site and Utility Plan prepared by the Applicant and included in **Attachment A**, the proposed development will consist of a three-story, 75,088 square feet, climate-controlled self-storage facility and a total of four (4) parking spaces (including one (1) ADA space). Renters of space at the new three-story facility would enter through the main door and walk to their unit. Once completed, the Project will have one (1) employee per on-site shift.

The Town of Coventry Zoning Bylaws, Section 255-1220 does not currently specify off-street parking requirements for a self-storage facility under the Business or Commercial Use Groups. The current regulations simply indicate that commercial uses must provide one (1) space per 300 square feet of space. At 75,000 square feet as proposed, this would equate to 250 parking spaces. As generally recognized, mini-storage facilities do not tend to generate high concentrations of demand in terms of both traffic and parking. Providing 250 spaces based on the currently available Town Zoning Bylaws would be highly excessive and not consistent with this type of use. In support of determining more reasonable parking space requirements, a review of zoning bylaws of a number of communities in Rhode Island and Massachusetts was conducted and the results are described below. As will be demonstrated, there will be an adequate number of parking spaces provided for this Project as proposed in the plan. In addition, an estimate of peak parking demands were completed based on actual observations of these types of uses that are published by the Institute of Transportation Engineers (ITE) in the latest Parking Generation Report.

Peer Jurisdictions Parking Ratios

A review of parking ratios for Industrial and Storage Space in other jurisdictions in the States of Rhode Island and Massachusetts was conducted to identify other data sources and how others have defined parking ratios. A total of nine (9) communities were identified. As shown in , the average parking requirement for Industrial and Storage Space in these locations is approximately one and one-third (1 $^{1}/_{3}$) parking spaces per two (2) employees.

Table 1. Other Jurisdictions Parking Code Requirements				
Jurisdiction	**Land Use Description**	**Parking Requirement**	**Source**	**Notes**
Town of North Smithfield, RI	Industrial, corporate offices, research, development, and warehouse uses	2 spaces per 3 employees	North Smithfield Zoning Ordinance Section 6	
Town of Cranston, RI	Wholesale establishments, establishments processing for direct consumption and industrial district uses	1 space for each employee	Cranston Code of Ordinance Section 17.64	Plus one (1) space for each employee-used vehicle
Town of Burrillville, RI	Industrial and wholesale uses	2 spaces for every 3 employees	Burrillville Code of Ordinance Section 30-156	
Town of Cumberland, RI	Wholesale business, storage space and warehouses	1 space per employee (largest shift)	Cumberland Zoning Bylaws Section 14-3	Plus one (1) space for each company vehicle
Town of Exeter, RI	Manufacturing, industrial, storage or wholesale use	1 space for every employee	Exeter Code of Ordinance Section 5.1	One (1) space for every truck operated by the company at max employment
Town of Hopkinton, RI	Manufacturing, industrial, storage or wholesale use	2 spaces for every 3 employees	Hopkinton Code of Ordinance Section 28	Plus one (1) space for each truck operated by the concern
Town of Westborough, MA	Industrial	1 space per 1 ½ employees per shift	Westborough Zoning Bylaws Section 3120	
Town of Palmer, MA	Warehouse or Storage Establishment	1 space per 2 employees on the maximum work shift	Palmer Code of Ordinance Section 171.82	
Town of Hudson, MA	Industrial	1 space for each 3 employees	Zoning Bylaws Section 7.1.5	

Institute of Transportation Engineers (ITE) Parking Generation Manual Methodology

In addition to the research of local bylaws of other communities, the anticipated peak parking demands of this specific use were researched through the Institute of Transportation Engineers (ITE). Per the ITE *Parking Generation Manual, 5th Edition*, a self-storage facility is categorized as Land Use Code (LUC): 151 Mini-Warehouse. As stated in the ITE *Parking Generation Manual*, "*A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point."*

According to the ITE *Parking Generation Manual*, average parking demand rate (# of parked vehicles) per employee is 1.57 for a weekday and 2.67 for Saturday. The estimated peak parking demands anticipated for the proposed project are presented rate in **Table 2** and included in **Attachment B**. Rounded, this would equate to two (2) parked vehicles at its peak during the Weekday and three (3) parked vehicles on a Saturday.

Table 2. Summary of Estimated Peak Parking Demands Based on ITE Parking Demands Models

ITE Land Use	ITE Code	Estimated Peak Parking Demands	
		Weekday	Saturday
Mini-Warehouse	151	1.57	2.67

Source: Institute of Transportation Engineers (ITE), Parking Generation Manual, 5th Edition, Washington, D.C. 2019

Representative Required Parking Spaces

Based upon the parking ratios identified in other jurisdictions located in Rhode Island and Massachusetts and ITE's *Parking Generation Manual*, *5th Edition*, the resulting parking spaces for the Self-Storage Facility are shown in **Table 3**. The range of parking spaces is one (1) to two (2) per the parking ratios of the jurisdictions reviewed. Additionally, a total of two (2) to three (3) parking spaces would accommodated average peak demands estimated from the *Parking Generation Manual*.

The development is proposed to provide four (4) parking spaces (including one (1) ADA space) as shown in the Overall Site and Utility Plan provided in **Attachment A**. At a parking ratio of approximately one (1) parking space per one (1) employee, the number of parking spaces is within the range of parking spaces required per the jurisdictions reviewed and the demand estimates based on the ITE *Parking Generation Manual*.

Table 3. Summary of Parking Ratios and Estimated Space Requirements Based on Other Communities Bylaws			
Jurisdiction	**Land Use Description**	**Parking Ratios**	**Project Parking Spaces per Ratio**
Town of North Smithfield, RI	Industrial, corporate offices, research, development, and warehouse uses	2 spaces per 3 employees	2
Town of Cranston, RI	Wholesale establishments, establishments processing for direct consumption and industrial district uses	1 space for each employee	1
Town of Burrillville, RI	Industrial and wholesale uses	2 spaces for every 3 employees	2
Town of Cumberland, RI	Wholesale business, storage space and warehouses	1 space per employee (largest shift)	1
Town of Exeter, RI	Manufacturing, industrial, storage or wholesale use	1 space for every employee	1
Town of Hopkinton, RI	Manufacturing, industrial, storage or wholesale use	2 spaces for every 3 employees	2
Town of Westborough, MA	Industrial	1 space per 1 ½ employees per shift	1
Town of Palmer, MA	Warehouse or Storage Establishment	1 space per 2 employees on the maximum work shift	1
Town of Hudson, MA	Industrial	1 space for each 3 employees	1

Based on the ITE estimate of peak parking demands for the new storage facility and the estimated parking supply that would be required for the similar use in the nine (9) study communities, it can be concluded that the project as proposed with four (4) parking spaces is expected to adequately accommodate its new parking needs.

Conclusions

As noted above, the Town of Coventry Zoning Bylaws, Section 255-1220 does not currently specify off-street parking requirements specifically for self-storage facilities under the business and commercial uses and the closet use would require an excessive number of parking spaces be provided. Based on the research of parking requirements for industrial and storage space use in other jurisdictions in Rhode Island and Massachusetts and the estimate of peak parking demands for similar uses, it has been determined that the proposed project with four (4) parking spaces will adequately meet the needs for the proposed use.

Based on these findings and on behalf of the Applicant, this Parking Wavier request is made for the Project to utilize a parking ratio of approximately one (1) parking space per one (1) employee, but provide, the four (4) proposed parking spaces including one (1) ADA space.

Please contact me at 617.466.6347 or Bill.Scully@kimley-horn.com should you have any questions or require additional information.

Very truly yours,
KIMLEY-HORN AND ASSOCIATES, INC.

William J Scully

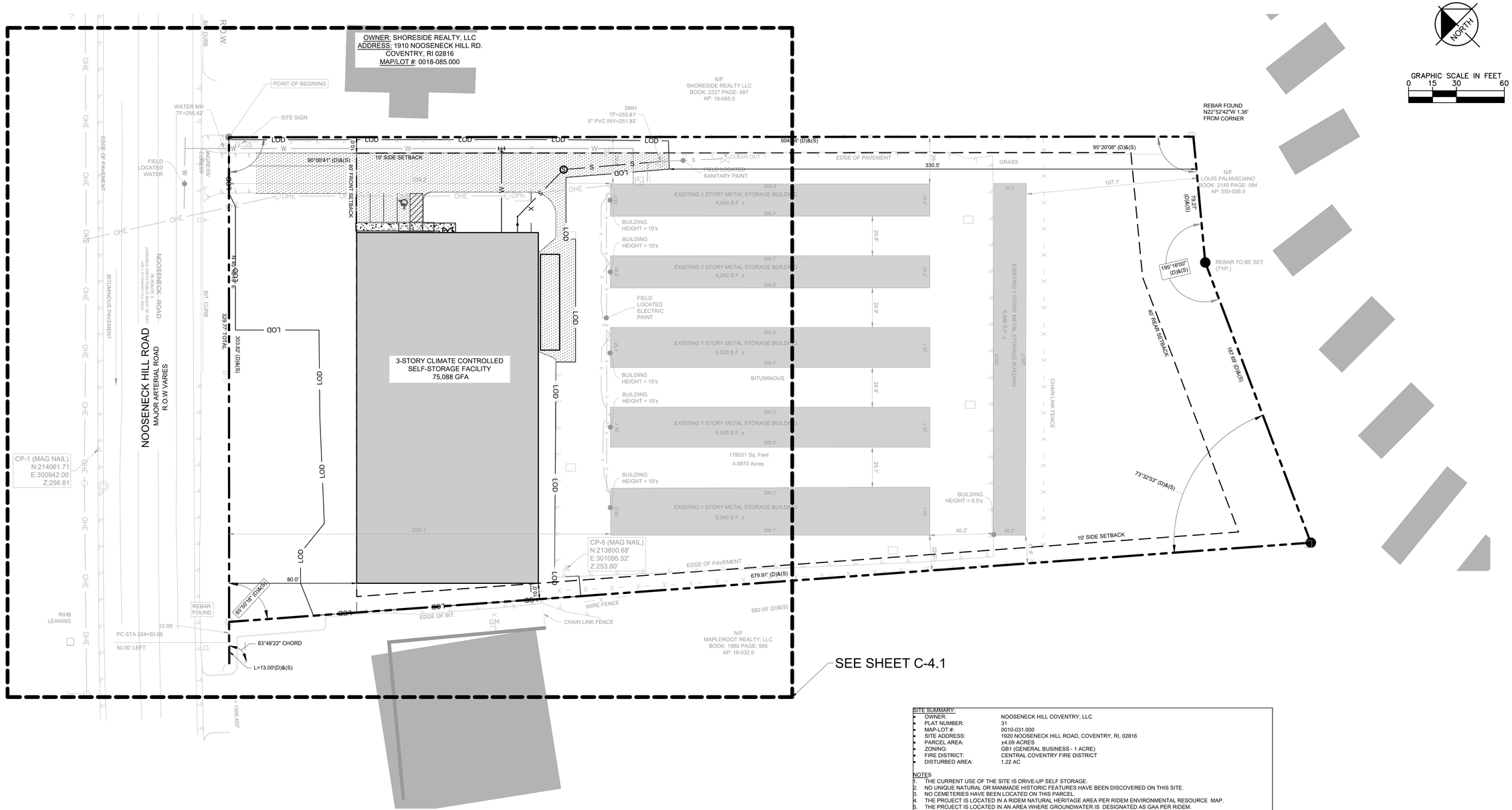
William J. Scully, P.E.
Sr. Project Manager (RI PE #7343)

Attachments:

Appendix A: Overall Site and Utility Plan
Appendix B: ITE Parking Generation

Appendix A

Overall Site and Utility Plan



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY

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BRIAN J. BREWER
No. 8946
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
11-22-22

KHA PROJECT	112704000
DATE	11/22/2022
SCALE	AS SHOWN
DESIGNED BY	CAH
DRAWN BY	RMO
CHECKED BY	BB

OVERALL SITE AND UTILITY PLAN

COVENTRY SELF STORAGE
PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816
AP 10 LOT 31
COVENTRY RHODE ISLAND

SHEET NUMBER
C-4.0

SITE SUMMARY:

OWNER:	NOOSENECK HILL COVENTRY, LLC
PLAT NUMBER:	31
MAP-LOT #:	0010-031.000
SITE ADDRESS:	1920 NOOSENECK HILL ROAD, COVENTRY, RI, 02816
PARCEL AREA:	±4.09 ACRES
ZONING:	GB1 (GENERAL BUSINESS - 1 ACRE)
FIRE DISTRICT:	CENTRAL COVENTRY FIRE DISTRICT
DISTURBED AREA:	1.22 AC

NOTES
1. THE CURRENT USE OF THE SITE IS DRIVE-UP SELF STORAGE.
2. NO UNIQUE NATURAL OR MANMADE HISTORIC FEATURES HAVE BEEN DISCOVERED ON THIS SITE.
3. NO CEMETERIES HAVE BEEN LOCATED ON THIS PARCEL.
4. THE PROJECT IS LOCATED IN A RIDEM NATURAL HERITAGE AREA PER RIDEM ENVIRONMENTAL RESOURCE MAP.
5. THE PROJECT IS LOCATED IN AN AREA WHERE GROUNDWATER IS DESIGNATED AS GAA PER RIDEM.
6. THE PROJECT IS NOT LOCATED IN COMMUNITY OR NON-COMMUNTIY WELL HEAD PROTECTION AREAS.
7. THE EXISTING STRUCTURES ARE NOT LISTED ON THE NATIONAL HISTORIC REGISTER AND DO NOT HAVE HISTORICAL VALUE.

ZONING DATA TABLE

	REQUIRED	PROPOSED
GROSS FLOOR AREA	N/A	EXISTING: 28,542 SF PROPOSED: 75,088 SF TOTAL: 103,630 SF
LOT COVERAGE	60% MAXIMUM	60%
BUILDING HEIGHT	35'-0"	35'-0"
SETBACKS	FRONT: 80' (ARTERIAL ROAD) SIDE: 10' REAR: 40'	FRONT: 80' SIDE(SOUTH): 10' SIDE (NORTH): 10' REAR: >40'
PARKING REQUIREMENTS	1 SPACE FOR EACH 300 SF OF GFA (MINIMUM 3 SPACES) 346 PARKINGSPACES REQUIRED FOR SITE	4 PARKING SPACES INCLUDING 1 ADA STALL **PARKING WAIVER REQUESTED**
LOADING ZONE	ONE OFF-STREET LOADING SPACE FOR EVERY USE HAVING A GROSS FLOOR AREA UP TO 5,000 SQUARE FEET. ONE ADDITIONAL SPACE FOR EACH ADDITIONAL 10,000 SQUARE FEET. 11 LOADING SPACES REQUIRED FOR SITE	1 LOADING SPACE PROVIDED FOR THE 75,088 GSF BUILDING **LOADING SPACE VARIANCE REQUESTED**

LEGEND

- PROPERTY LINE
- LOD — PROP. LIMITS OF DISTURBANCE 1.22 AC
- PROP. BUILDING
- PROP. ASPHALT
- PROP. SIDEWALK
- W — EXIST. WATER
- W — PROP. WATER
- S — EXIST. SEWER
- S — PROP. SEWER

OWNER: SHORESIDE REALTY, LLC
ADDRESS: 1910 NOOSENECK HILL RD.
COVENTRY, RI 02816
MAP/LOT #: 0018-085.000

POINT OF BEGINING

PROP. WATER CONNECTION TO EXISTING WATER LINE LATERAL CONTRACTOR TO FIELD LOCATE PIPE PRIOR TO CONSTRUCTION

N/F
SHORESIDE REALTY LLC
BOOK: 2227 PAGE: 487
AP: 18-085.0

604.6'

WATER MH
TF=255.42'

REPLACE EXISTING WATER METER CONTRACTOR TO FIELD LOCATION METER PRIOR TO CONSTRUCTION

SITE SIGN

EXIST. WATER LATERAL

80.0'

APPROXIMATE LOCATION OF WATER LINE LATERAL. CONTRACTOR TO FIELD LOCATE PRIOR TO CONSTRUCTION.

EXIST. SECURITY GATE

MANHOLE
RIM: 253.93
INV IN: 252.38 6" DI
INV OUT: 252.28 6" DI

SMH
TF=253.81'
6" PVC INV=251.83'

EXISTING SANITARY LINE EXTENDS TO PRIVATE SEWER IN LEISURE WAY

EXIST. WATER MAIN

FIELD LOCATED WATER

EGRESS/ INGRESS

10.0'

LOD

"90°00'41" (D)&(S)

PROP. 1.5" PE WATER LINE

61 LF OF 6" DI @ 0.74%

CLEAN OUT

FIELD LOCATED SANITARY PAINT

EXIST. OVERHEAD ELECTRICAL LINE

6.5' 8.5' 8.5' 8.0' 8.0'

R5.0'

PROPOSED SIDEWALK ±63 LF

18.0'

PROPOSED CURB RAMP

41 LF OF 6" DI @ 0.38%

R15.0'

PROPOSED CHAIN LINK FENCE

EXISTING 1 STORY METAL STORAGE BUILDING
4,046 S.F. ±

5.0'

7.0' 6.0' 7.0'

113.8'

5 LF OF 6" DI @ 0.54%

11.0'

6" CLEANOUT
WYE
RIM: 254.47
INV IN: 252.53 6" DI
INV OUT: 252.53 6" DI

BUILDING HEIGHT = 10'±

BUILDING CONNECTION SEE DETAIL WW-14 ON C-4.3

EXISTING 1 STORY METAL STORAGE BUILDING
4,042 S.F. ±

BACKFLOW PREVENTER
RIM: 253.13
INV IN: 252.56 6" DI
INV OUT: 252.56 6" DI

FIELD LOCATED ELECTRIC PAINT

60.0'

PROP. 60'X12' LOADING ZONES

12.0'

EXISTING 1 STORY METAL STORAGE BUILDING
5,020 S.F. ±

BUILDING HEIGHT = 10'±

BITUMINOUS

BUILDING HEIGHT = 10'±

EXISTING 1 STORY METAL STORAGE BUILDING
5,028 S.F. ±

178031 Sq. Feet

4.0870 Acres

BUILDING HEIGHT = 10'±

EXISTING 1 STORY METAL STORAGE BUILDING
5,940 S.F. ±

N 45°12'12" E

308.28' (D)&(S)

308.27' TOTAL

303.8'

80.0' FRONT SETBACK

3-STORY CLIMATE CONTROLLED
SELF-STORAGE FACILITY
75,088 GFA

218.8'

239.1'

NOOSENECK HILL ROAD
MAJOR ARTERIAL ROAD
R.O.W VARIES

CP-1 (MAG NAIL)
N:214061.71
E:300942.00
Z:256.81

CP-6 (MAG NAIL)
N:213800.68'
E:301095.52'
Z:253.80'

10.3'

EDGE OF PAVEMENT

679.91' (D)&(S)

PROPOSED CHAIN LINK FENCE

WIRE FENCE

682.05' (D)&(S)

679.9'

"85°48'18" (D)&(S)

REBAR FOUND

EDGE OF BIT.

CHAIN LINK FENCE

12.95'

PC STA 224+50.06

50.00' LEFT

83°48'22" CHORD

L=13.00'(D)&(S)

N/F
MAPLEROOT REALTY, LLC
BOOK: 1980 PAGE: 585
AP: 18-032.0

EXISTING BUILDING; IANNOTTI FUNERAL HOME

EDGE OF PAVEMENT

BITUMINOUS PAVEMENT

T. CURB

BIT. CURB

C.W.

OHE

W

S

LEGEND

- PROPERTY LINE
- LOD — PROP. LIMITS OF DISTURBANCE 1.22 AC
- PROP. BUILDING
- PROP. ASPHALT
- PROP. SIDEWALK
- W — EXIST. WATER
- W — PROP. WATER
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0 10 20 40

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SITE AND UTILITY PLAN

COVENTRY SELF STORAGE

PREPARED FOR
NOOSENECK HILL COVENTRY, LLC
1920 NOOSENECK HILL RD
COVENTRY, RI 02816

COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-4.1

Appendix B

ITE Parking Generation

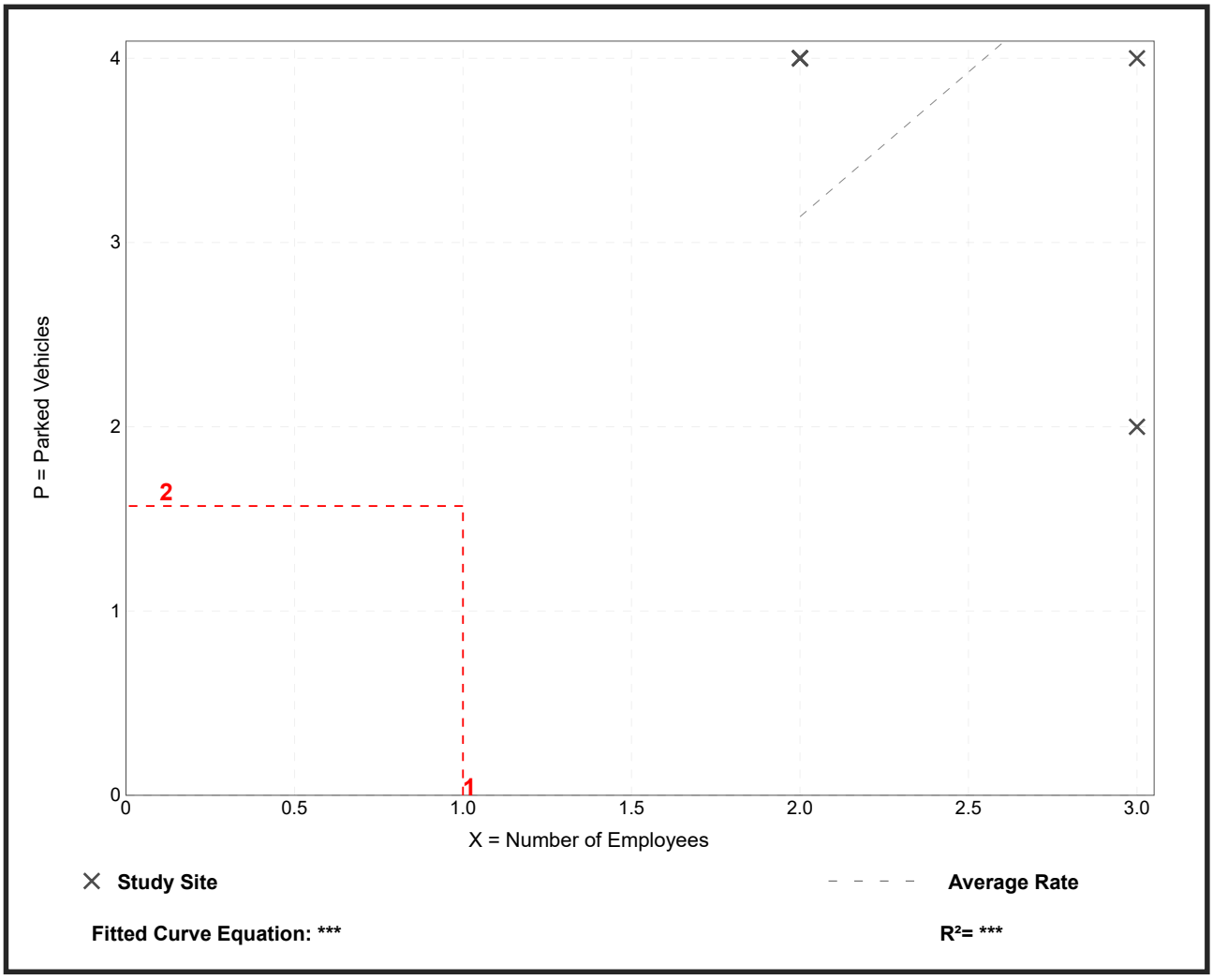
Mini-Warehouse
(151)

Peak Period Parking Demand vs: **Employees**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **4:00 - 6:00 p.m.**
Number of Studies: 6
Avg. Num. of Employees: 2.3

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.57	0.67 - 2.00	1.54 / 2.00	***	0.59 (38%)

Data Plot and Equation



Mini-Warehouse
(151)

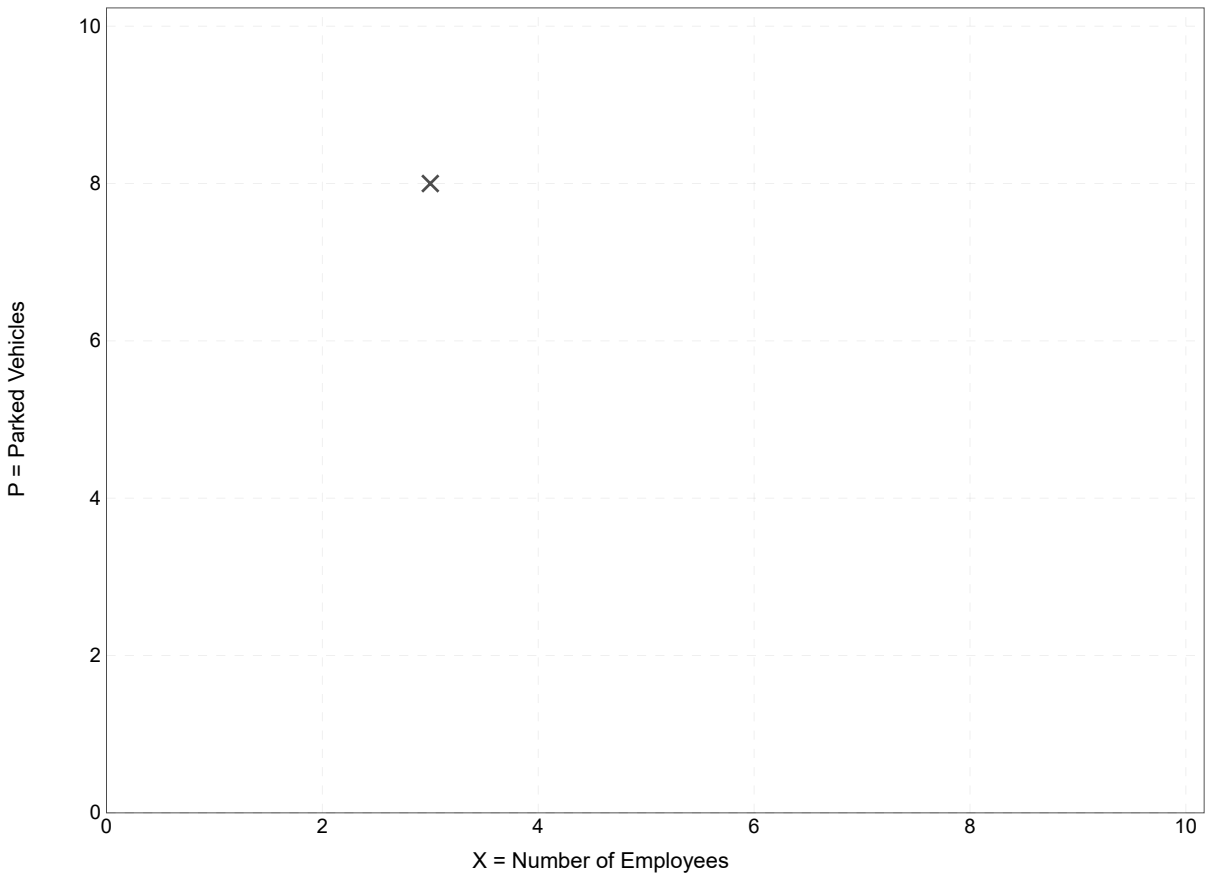
Peak Period Parking Demand vs: **Employees**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Peak Period of Parking Demand: **1:00 - 5:00 p.m.**
Number of Studies: 1
Avg. Num. of Employees: 3.0

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.67	2.67 - 2.67	*** / ***	***	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: ***

R^2= ***