



# DiPrete Engineering

September 12, 2025

South Kingstown Planning Board  
c/o James D. Rabbitt, AICP, Planning Director  
South Kingstown Planning Department  
180 High Street  
Wakefield, RI 02879

RE: The Lofts at Fairgrounds – Comprehensive Permit (Master Plan)  
132 Fairgrounds Road  
Assessor's Plat 21-3 Lot 9  
South Kingstown, Rhode Island  
DE Project #: 3373-001

Dear Mr. Rabbitt:

DiPrete Engineering (DE) has prepared the following Master Plan narrative to supplement the submission materials and provide additional details for the proposed residential development.

## General Description of the Existing Physical Environment and Existing Uses of the Property

The proposed residential development has been designed to create new housing opportunities on the under-utilized, excess parking area of the existing industrial building located on the property. The existing industrial building was previously occupied by American Power Conversion (APC) since the mid 1990's. The APC workforce and associated parking demand created the site layout and asphalt landscape that exists on the property today. APC was purchased by Schneider Electric in 2012, who occupied the building until they subsequently moved in 2020.

After many years on the market, the property was purchased in 2023 by the present owner (132 Fairgrounds LLC). The industrial building is currently occupied by Norpak LLC as a food packaging product manufacturer. The Norpak technological advances and automation of operations have created efficiency improvements that have reduced the workforce demand, creating excess parking on the property. The under-utilized parking areas are proposed to re-purposed as residential housing to support the growing demand in the Town. The entirety of the property is developed with an industrial building, parking areas, and ancillary infrastructure buildings.

## General Description of the Uses and Types of Development

The project consists of six (6) new multi-family buildings and a retail/amenity building at the entrance. Each building provides a mixture of studio, one-bedroom, and two-bedroom units for a total of 311 units.

The design team looked to provide key amenities to the future residents including an in-house fitness center, in-ground swimming pool with hot tub, outdoor passive/active recreation areas, new pedestrian walking paths, outdoor firepit/seating areas, detached covered garage spaces, and an outdoor pet area. The buildings will be professionally managed with onsite staff to serve the future residents.

Outdoor recreational areas are a key focus for the development and have been incorporated into the design. The applicant recognizes the importance of providing common areas (both indoor and outdoor) for the future residents to use. Potential outdoor recreation areas include:

- New walking path connections to create an integrated pedestrian circulation system
- Outdoor pet area
- Outdoor firepits with seating/meeting area
- In-ground swimming pool and hot tub
- Bike racks for multi-modal alternatives

### Design Approach

The architecture of the buildings at The Lofts at Fairgrounds has been an important aspect of the design from the beginning. It was identified in early stages that integrating a residential community adjacent to the existing industrial building would be important to get right. In this case, Newbury Design Associates have created a site layout and residential community with building facades that the owners believe will be a great addition to the property. The architects will be prepared at the appropriate time to discuss with the board and staff what their design inspirations were, and goals in creating the new buildings.

The planning process has been ongoing for over a year and has involved much thought and preparation to create new buildings and associated amenities that will offer a high-quality residential development to support the surrounding uses including the University of Rhode Island (URI), the Kingston train station, and South County Hospital. It is intended to meet the needs of many current South Kingstown residents with alternatives for pricing and feasible housing options. The concept of additional residential uses in the West Kingston area near URI has been studied and the current plan has been developed over the past several months by a team of experts in the fields of architecture, engineering, surveying, financial viability, construction, and land planning.

“The Lofts at Fairgrounds” is presented as a Comprehensive Permit application, in accordance with the State of Rhode General Law 45-53-4. As required by the Comprehensive Permit, 25% of the proposed units will be set aside as low- and moderate-income (LMI) units. The goal for this site is to create a residential development that not only meets the state law but also offers new housing options for those who want more affordable and other alternatives. The submitted plans have been slightly modified from the Pre-Application Conference to address some of the comments discussed at the Planning Board meeting.

### An Estimate of the Number of School Age Children to be Housed in the Proposed Development

*Please reference the Fiscal Impact Study prepared by Joseph Lombardo, AICP, of JDL Enterprises dated September 2025 (attached herewith). A summary of the school age children findings is below:*

Using the higher number of 0.10, at 0.10 students per household (or 10 students per 100 units) nine (9) students would be expected from the residential development proposed within the proposed development contained within the design of the 92 two (2) bedroom apartment units. The studio and one (1) bedroom apartment units typically do not attract or retain families with children as potential residents.

It's important to note that the town has seen a steady decline in student enrollment within the school system over the past 10 years.

## General Analysis of Soils Type and Suitability for Development of the Proposed Project

The soils on the Site have been mapped by the USDA Soil Conservation Service. They are:

EfA\* ENFIELD SILT LOAM - The Enfield component makes up 90 percent of the map unit. Slopes are 0 to 3 percent. This component is on outwash plains on valleys, terraces on valleys. The parent material consists of coarse-silty eolian deposits over sandy and gravelly glaciofluvial deposits derived from granite and/or schist and/or gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 70 percent. Below this thin organic horizon the organic matter content is about 4 percent. This component is in the F144AY024NY Well Drained Eolian Outwash ecological site. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.

EfB\*\* ENFIELD SILT LOAM, The Enfield component makes up 90 percent of the map unit. Slopes are 3 to 8 percent. This component is on outwash plains on valleys, terraces on valleys. The parent material consists of coarse-silty eolian deposits over sandy and gravelly glaciofluvial deposits derived from granite and/or schist and/or gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 70 percent. Below this thin organic horizon the organic matter content is about 4 percent. This component is in the F144AY023CT Well Drained Outwash ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

NOTE: \*PRIME FARMLAND

\*\*FARMLAND OF STATEWIDE IMPORTANCE

Additional soil testing will be performed during the Preliminary Plan stage of design when the detailed engineering is performed. The soil testing will confirm onsite soil conditions including depths to seasonal high groundwater table, depths to ledge (if present), and infiltration rate for future stormwater design.

### A General View Analysis Showing Locations and Extent of Significant Views

The new residential development will be situated on the southwestern and northwestern portions of the site. As such there will be limited viewshed exposure to the residential units to the north along Shickasheen Way. The building orientation also reduces the visual impact on abutting residences. In addition, the existing row of large trees and shrubs along the property line to the northeast will provide significant screening for the neighborhood. Additional evergreen trees are proposed to be planted along the northern property line to enhance the visual screening to the Shickasheen residential neighborhood.

New plantings and landscaped open space along Fairgrounds Road will provide an improved view corridor and screening to both the existing industrial use and the new residential development. Preservation and enhancement of the existing screens of trees and shrubs along the property line provides further screening for the project. A Viewshed Analysis Exhibit has been provided to show the existing views from the adjacent streets/uses.

## An Estimate of the Approximate Population of the Proposed Development

Please reference the Fiscal Impact Study prepared by Joseph Lombardo, AICP, of JDL Enterprises dated September 2025 (attached herewith). A summary of the approximate population findings is below:

A total of 522 people (including 9 school-age children) will be projected to be residents.

TABLE # 2: POPULATION PROJECTIONS -

### PROPOSED 132 FAIRGROUNDS LLC DEVELOPMENT - 2025

	PER UNIT	# OF UNITS	TOTALS
POPULATION STUDIO APTS	1.50	89	134
POPULATION 1 BDR APTS	1.50	130	195
POPULATION 2 BDR APTS	2.10	92	193
TOTALS		311	522

## An Estimate of the Fiscal Impact of the Proposed Development

Please reference the Fiscal Impact Study prepared by Joseph Lombardo, AICP, of JDL Enterprises dated September 2025 (attached herewith). A summary of the fiscal impact conclusion is below:

TABLE # 5: REVENUE AND EXPENSE COMPARISON

	TOTAL MUNICIPAL COSTS	TOTAL SCHOOL COSTS	TOTAL COSTS	TOTAL ESTIMATED REVENUE	NET RESULTS
TOTAL PROJECT	\$352,350	\$223,686 (9 students)	\$576,036	\$479,728	-\$96,308

The Town of South Kingstown will realize total estimated Property Tax Revenues of \$479,728 from Property Taxes on an annual basis with the full development of the proposed multi-family housing project. By subtracting the total expense estimate of \$576,036 from the total anticipated revenue of \$479,728, the Town of South Kingstown will show net revenue loss of \$96,000 with regard to expenses and revenues on an annual basis.

## Proposed Phasing

The site is anticipated to be built in multiple phases, but the specific pacing and timing has yet to be determined at the Conceptual Master Plan stage. Additional details will be provided at the Preliminary Plan stage. It is anticipated that the amenity/retail building will be built in Phase 1 to provide recreational options for the residents at the onset. The economy and general market rates will determine the pacing of the future construction.

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

Sincerely,  
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read 'Eric Prive', with a stylized flourish at the end.

Eric Prive, PE  
Senior Project Manager  
eprive@diprete-eng.com