

August 6, 2021

To the Members of the East Greenwich Planning Board,

We are respectfully submitting design revisions to the proposed 63-unit housing development at **655 Frenchtown Road in East Greenwich**. The project design initially received Preliminary and Master Plan Approval from the Planning Board in December 2019. In addition to minor changes submitted to the Planning Department in December 2020 and granted Administrative Approval/Amendment by the Planning Department in January 2021, these revisions show an additional residential story; within essentially the same building height as shown in December 2020 with more space for residents. Furthermore, the smaller building footprint creates new opportunities for landscaping and outdoor community spaces, less grading and site disturbance, and better stormwater mitigation strategies. Building height, unit count, and affordability restrictions are consistent with previous designs.

The motivation for these changes is to:

- Adapt approximately 50% of the one-bedroom units to two-bedroom units, providing future residents with more housing options and addressing State funding priorities for larger unit sizes;
- Introduce design efficiencies, including updates to the building envelope, common area circulation, roof line, etc. This brings new focus to key community spaces and maximizes the residential square footage provided;
- Create a more cost-effective design that will allow scarce affordable housing resources to go further, both at Frenchtown Road and throughout Rhode Island;
- Create more opportunities for incorporating solar photovoltaics/similar renewable technologies into the project design;
- Provide an alternative, more sustainable option for the site plan and outdoor space program. The proposed design submitted limits paved space and maximizes landscaped/open space to encourage outdoor activity.

Our team believes these adjustments to the current design will better support the resident community, fit seamlessly into the surrounding neighborhood, and allow an urgently needed affordable housing development to be more competitive for State funding resources. Thank you for your consideration.

Sincerely,

Charlie Adams

Charlie Adams

Pennrose, LLC