



AR Building Company - 310 Seven Fields Blvd. - Suite 350 - Seven Fields, PA. 16046

April 30, 2024

Doug Mclean, Director  
Coventry, RI  
Planning and Development Department  
1670 Flat River Road  
Coventry, RI 02816

RE: A.R. Building Company, Inc. – 1055 Tiogue Avenue

Dear Director Mclean:

A.R. Building Company (ARB) requests a joint preapplication meeting with the Town Council and Planning Commission at their earliest availability regarding a proposed multifamily development at 1055 Tiogue Avenue.

About A.R. Building Company:

Established in Pittsburgh in 1968, ARB owns and manages over 9,000 luxury residential rental properties nationally. We act as a Developer, General Contractor, and Owner in maintaining apartments, townhomes, and single-family homes in over fifty separate properties. We also employ all the onsite staff in every community. As a company that builds and holds property, we pride ourselves on being in these projects for the long term.

Nearby ARB developments include Reynolds Farm, a 225-unit apartment development in North Kingston, RI and Kettle Point Apartments a 216-unit development in East Providence, RI.

Project Narrative:

A conceptual site plan is enclosed with this submission. The development consists of four, four-story apartment buildings, a clubhouse with leasing office, gym and pool, and surface parking. We propose a total of 180 units and 270 parking spaces for a parking ratio of 1.5 spaces/unit. The 180 multifamily units will consist of one- and two-bedroom units. Ten percent of the units will be restricted as moderate income housing for residents at 80% of area median income.

1055 Tiogue Avenue is well suited to multifamily development given its vicinity to retail services, main transportation corridors, and existing infrastructure. Additionally, the development will be well buffered from less dense single-family residential developments.

The site is 28.6 acres (1,247,065 sf) in size, of which approximately 619,000 sf is classified as wetland or wetland buffers. Its important to point out that some of the wetland's buffer on the property contains previously disturbed and paved sections of the former site and will most likely be able to be redeveloped, but overall the site will be designed to conform to RIDEM's newest wetland regulations. The proposed project will be accessed via the existing intersection at the western end of their site's frontage which has an existing traffic light. The site also has a connection to Tiogue Avenue to the east, and this will serve to bring the sewer from the site as well as potentially emergency access. The proposed project intends to connect to the public water and sewer located in Tiogue Avenue and will have an approximate daily design flow of 54,000 gpd based on RIDEM's multi-family flow of 300 gpd per unit.

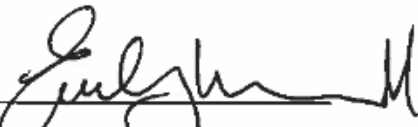


Proposed building elevations are also enclosed with this submission. The proposed buildings are 4-stories or 47'-3" feet to the mid-point of the roof. The buildings are designed with high-quality durable materials including brick, white-siding, and composite decking. Our units feature large porches, floor to ceiling windows, spacious interiors, individual laundries, walk-in closets, and condo like finishes including quartz countertops, luxury vinyl tile, and stainless-steel appliances.

Thank you for your consideration of our preapplication meeting request. We look forward to working with you on this project. Please let me know if you have any questions or if we can provide any additional information.

Sincerely,

A.R. Building Company, Inc.

By: 

Emily Mitchell

Vice President of Development