



MEMORANDUM

Updated November 2, 2023

April 10, 2023

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

**RE: *Coventry Self Storage Parking Waiver 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 updated analysis of parking needs for this specific type of use. The following provides information 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. There are currently 303 individual units provided. Specifically defined off-street parking spaces are not provided for the existing storage buildings. 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, a total of four (4) parking spaces (including one (1) ADA space), and one (1) loading zone, which is approximately 60 feet in length that can accommodate small trucks and cars. Renters of space at the new three-story facility would enter through the main door and walk to their unit or go to the loading zone. Once completed, the Project is anticipated to have one (1) employee per on-site shift.

Based on new information provided by the applicant, the new building would accommodate about 500 individual units. Based on existing operating data, a typical 90% occupancy (725 units will be occupied out of roughly 803 units) is anticipated by tenants once the facility is leased up including existing and proposed development. It is estimated for the proposed new facility, approximately 450 units out of roughly 500 units would be occupied based on the 90% occupancy. Based on other facilities, the busiest time for activity at these types of land uses is at the beginning and end of the month for about two (2) days. This is due to new customers moving in, or existing customers are moving out. Additionally, Fridays and Saturdays tend to be the busier timeframes.

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 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 several 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 was 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 **Table 1Error! Reference source not found.**, the average parking requirement for Industrial and Storage Space in these locations is approximately one and one-third ($1\frac{1}{3}$) 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 ¹	
		Weekday	Saturday
Mini-Warehouse	151	1.57	2.67

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

1 – parked vehicles per employee

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. A total of two (2) to three (3) parking spaces would accommodate average peak demands based on per employee. Models based on the number of occupied units indicate that a total of four (4) to six (6) parking spaces would accommodate average peak demands. Note that visitors will also be able to use the loading zone as well.

The development is proposed to provide four (4) parking spaces (including one (1) ADA space) and one (1) 60 foot loading zone as shown in the Overall Site and Utility Plan provided in **Attachment A**.

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 based estimates of peak parking demands for the new storage facility and the parking supply that would be required for the same use in the nine (9) study communities, it can be concluded that the project as proposed with four (4) parking spaces and one (1) loading zone is expected to adequately accommodate the new facility.

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 closest 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 and one (1) loading zone will adequately meet the needs for the proposed use based on employees and storage units occupied. \

Based on these findings and on behalf of the Applicant, this Parking Wavier request is made for the Project to provide four (4) proposed parking spaces including one (1) ADA space and one (1) 60 foot long loading space that can accommodate one to three vehicles.

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)

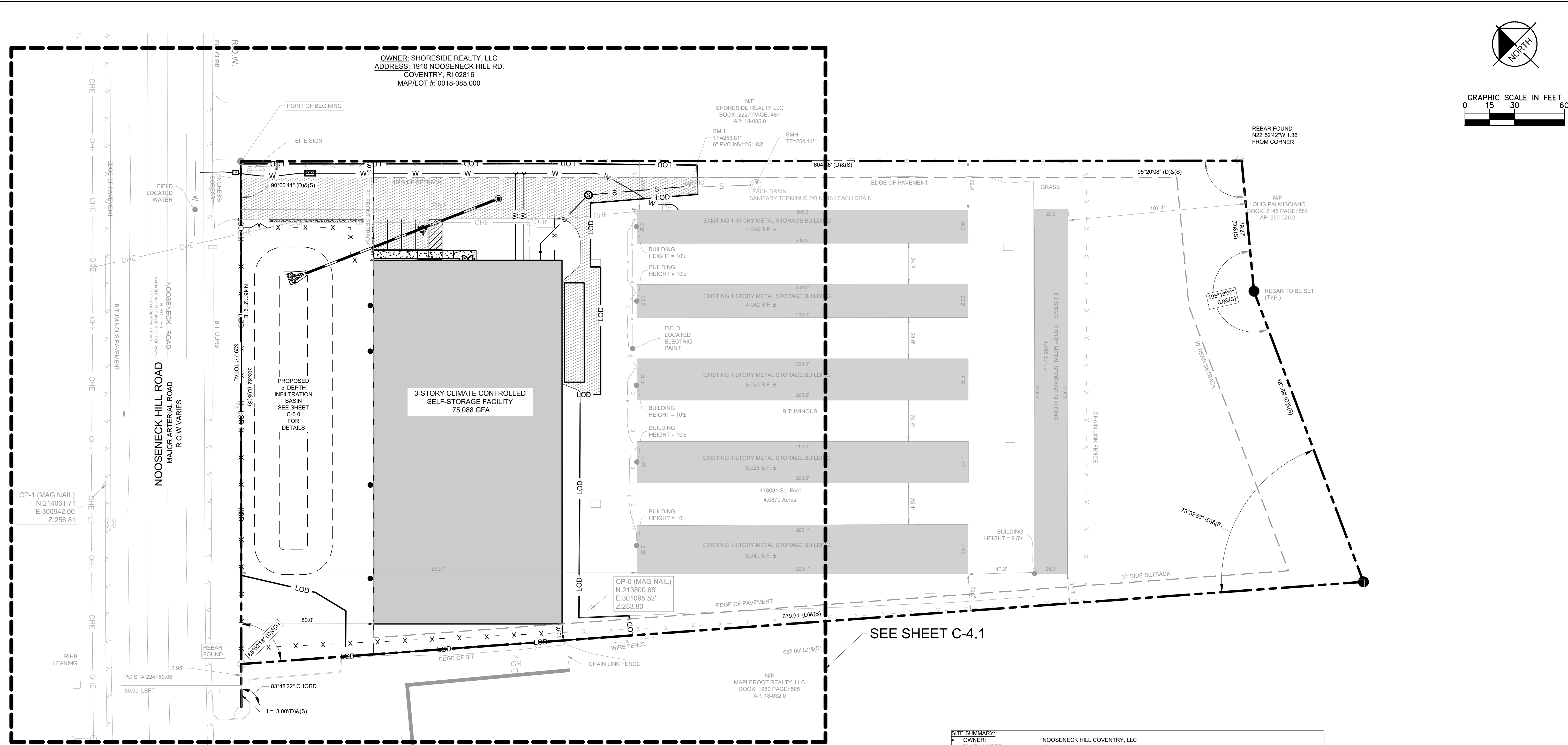
Attachments:

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

Appendix A

Overall Site and Utility Plan

Plotted By: Armstrong, Caroline Sheet: Self-Storage Layout: OVERALL PLAN November 01, 2023 06:04:17am K:\BOS-Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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

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

REBAR FOUND
 N2°52'42"W 1.38'
 FROM CORNER

N/F
 LOUIS PALMISCIANO
 BOOK: 2145 PAGE: 584
 AP: 550-026.0

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

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'

SEE SHEET C-4.1

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: 1.39 AC

NOTES

- THE CURRENT USE OF THE SITE IS DRIVE-UP SELF STORAGE.
- PER THE SURVEY TITLED "ALTAMANS'S LAND TITLE SURVEY" BY MKA DATED FEBRUARY 15, 2022 AND REVISED SEPTEMBER 29, 2022, NO CEMETERIES HAVE BEEN LOCATED ON THIS PARCEL.
- VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS LOCATED IN A RIDEM NATURAL HERITAGE AREA PER RIDEM ENVIRONMENTAL RESOURCE MAP GIS.
- VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS LOCATED IN AN AREA WHERE GROUNDWATER IS DESIGNATED AS GAA PER RIDEM ENVIRONMENTAL RESOURCE MAP GIS.
- VERIFIED AS OF SEPTEMBER 18TH, 2023, THE PROJECT IS NOT LOCATED IN COMMUNITY OR NON-COMMUNITY WELL HEAD PROTECTION AREAS PER RIDEM RESOURCE MAP GIS.
- VERIFIED AS OF SEPTEMBER 18TH, 2023 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(SOUTH): 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 PARKING SPACES 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
- - - - - PROP. LIMITS OF DISTURBANCE 1.39 AC
- PROP. BUILDING
- ▨ PROP. ASPHALT
- ▩ PROP. SIDEWALK
- W — — — — — EXIST. WATER
- S — — — — — EXIST. SEWER
- S — — — — — PROP. SEWER
- S — — — — — PROP. STORM
- ⊙ PROP. STORM STRUCTURE

BY	DATE	REVISIONS

Kimley & Horn
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 PHONE: 781-328-0576
 WWW.KIMLEY-HORN.COM

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

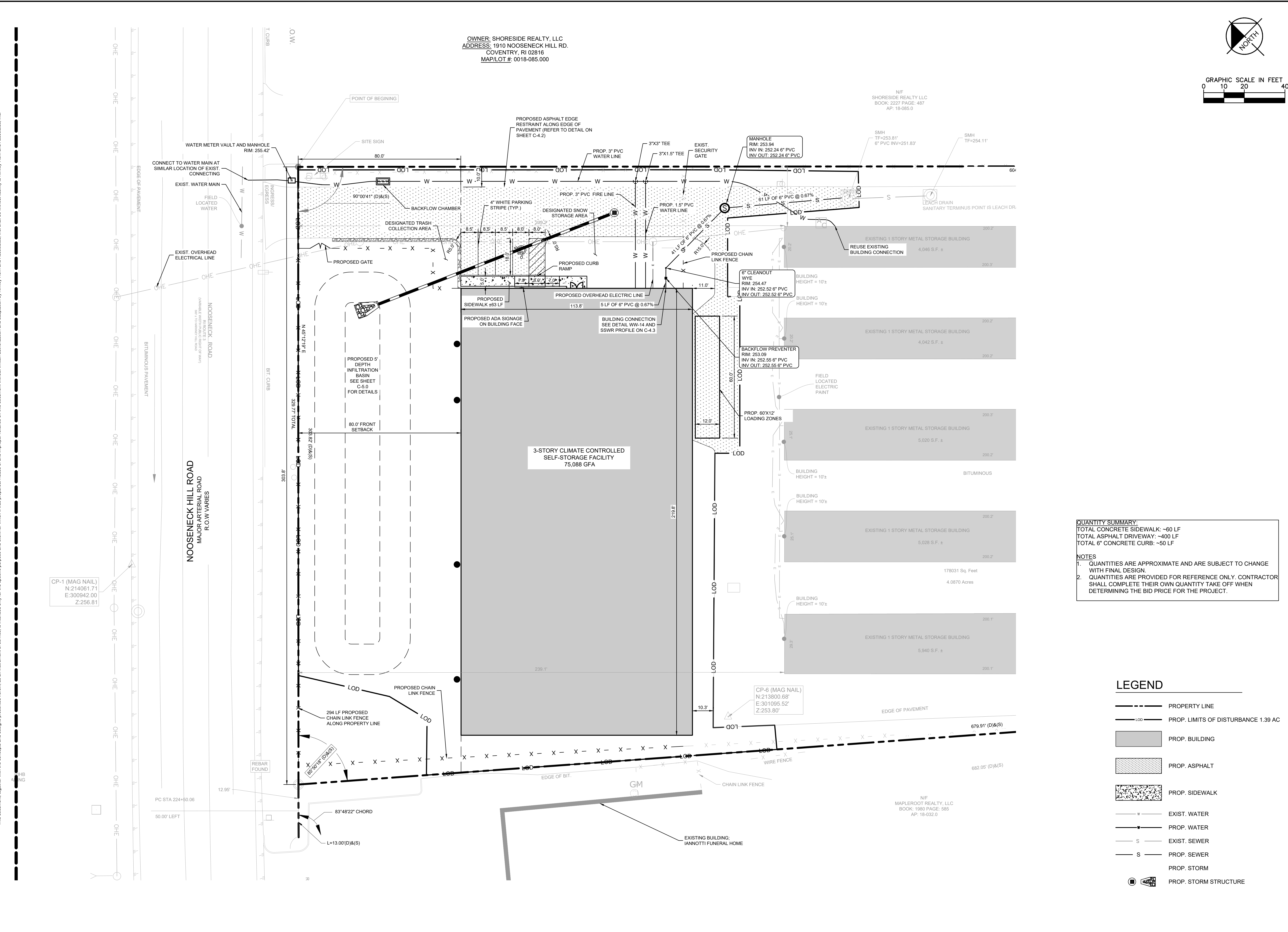
KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CGA	CGA	CHECKED BY	BE
112704000	11/01/2023	AS SHOWN	CGA	CGA	CGA	CGA	CGA	BE

OVERALL SITE AND UTILITY PLAN

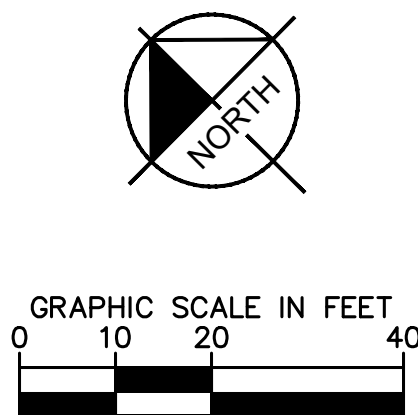
COVENTRY SELF STORAGE
 PREPARED FOR
 NOOSENECK HILL COVENTRY, LLC
 1920 NOOSENECK HILL RD
 COVENTRY, RI 02816
 COVENTRY AP 10 LOT 31 RHODE ISLAND

SHEET NUMBER
C-4.0

Plotted By: Armstrong, Caroline Sheet: Site/Plan Layout: 11 November 2023 08:04:22pm K:\BOS - Civil\BOS Projects\112704000 Mini Storage (Coventry, RI)\CAD\PlanSheets\SITE PLAN.dwg
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BRIAN J. BREWER
 No. 8946
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	CGA	DRAWN BY	CGA	CHECKED BY	BE
112704000	11/01/2023								

QUANTITY SUMMARY:
 TOTAL CONCRETE SIDEWALK: ~60 LF
 TOTAL ASPHALT DRIVEWAY: ~400 LF
 TOTAL 6" CONCRETE CURB: ~50 LF

NOTES
 1. QUANTITIES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL DESIGN.
 2. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL COMPLETE THEIR OWN QUANTITY TAKE OFF WHEN DETERMINING THE BID PRICE FOR THE PROJECT.

LEGEND

	PROPERTY LINE
	PROP. LIMITS OF DISTURBANCE 1.39 AC
	PROP. BUILDING
	PROP. ASPHALT
	PROP. SIDEWALK
	EXIST. WATER
	PROP. WATER
	EXIST. SEWER
	PROP. SEWER
	PROP. STORM
	PROP. STORM STRUCTURE

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: 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

