

Waterfront Special Development District Commission

Minutes of Monday, February 27, 2006 Public Hearing

Present were members: Chairman Rogers, Jay Gregory, Dr. Isadore Ramos, John Lynch, Luis Torrado, Laura McNamara, John Pesce, (by proxy), Jacob Harpootian (by proxy), ex-officio members: Steve Coutu, Attorney Robin Main, staff: Jeanne Boyle and Heidi Green.

The meeting began at 6:50 p.m.

1. Chairman's Opening Remarks

Chairman Rogers commented on the death of City Councilman Norman Miranda, who was the longest serving elected official for the City of East Providence and was instrumental in creating the Waterfront District Commission.

2. Approval of Minutes

A. Minutes of January 23, 2006

Motion to approve was made by Dr. Ramos and seconded by Mr. Gregory. No changes.

3. New Business

A. RFP Interviews/Presentations-Design Guidelines and Architectural Design Review Services

Bradford Associates and Jon Kletzien of Studio AMD presented first. Mr. Bradford discussed what the guidelines should contain, including considerations for topography, the relationship to infrastructure, existing buildings and land uses, protecting view corridors, existing vegetative cover and regulatory limits imposed by the RICRMC and RIDEM. Mr. Bradford stated that the design guidelines also should incorporate guidance on massing, height, and parking (structured and surface). Jon Kletzien of Studio AMD explained that the three dimensional digitized database would depict a building's height, materials, sides and views in its context within the neighborhood. There were various questions on the digitized database.

Mr. Shamoan and Mr. Fontecchio then presented and stated that they would create the design guidelines and accompanying architectural drawings for the Commission. They emphasized the importance of the various subdistricts and how new development should be contextually sensitive to existing architecture. Mr. Shamoan said that they would create a matrix for the design standards and the deliverables would include an electronic form of the matrix. There were various questions on Shamoan's and Fontecchio's new partnership and the time needed to create the guidelines.

Dr. Ramos made a motion to hire Mr. Fontecchio and Mr. Shamoon to create the design guidelines and for architectural review services, seconded by Mr. Lynch.

Vote:

Mr. Lynch	Aye
Dr. Ramos	Aye
Ms. McNamara	Aye
Mr. Gregory	Aye
Mr. Rogers	Aye
Mr. Torrado	Aye
Mr. Pesce	Aye

3. New Business

B. 105 Valley Street Temporary Lease

Director Boyle indicated that the application for a temporary lease was similar to a request made in November. Director Boyle suggested that the Waterfront Commission may wish to consolidate the Design Review Committee and Hearing Panel meetings and delegate the final decision making authority to the Hearing Panel. There was a Motion made by Ms. McNamara to consolidate the Design Review Committee and Hearing Panel meetings and to delegate final decision making authority to the Hearing Panel. Motion seconded by Mr. Gregory.

Vote:

Mr. Lynch	Aye
Dr. Ramos	Aye
Ms. McNamara	Aye
Mr. Gregory	Aye
Mr. Rogers	Aye
Mr. Torrado	Aye
Mr. Pesce	Aye

C. Storm Water Management/Utility District Study

Director Boyle stated that the City had received a grant from the EPA in the amount of \$250,000 to study storm water management and nitrogen loading within the Waterfront District. Director Boyle suggested that the Waterfront Commission consider drafting a Request for Proposal to have a *Does It Make Sense* (DIMS) Study performed to assess existing conditions, make recommendations and provide information concerning a storm water utility. The preliminary study would cost approximately \$10,000. Chairman Rogers requested Director Boyle draft a Request for Proposal. The Commission will later consider whether to go forward with the RFP.

4. Continued Business

A. Decorative Lighting

Ms. Sara Bradford of Bradford Associates stated that she met with Ethan Sluter of Ross Commons concerning decorative lighting. Ms. Bradford instructed Mr. Sluter to provide a lighting plan depicting the light posts, fence, elevations and lighting for signage. Ms. Bradford indicated that they selected the Halophane Teardrop series-Memphis pedestrian luminaire. Ms. Bradford indicated that once she had reviewed the lighting plan for Ross Commons, she would report back to the Commission.

5. Reports of Commission's Subcommittees

A. Design Review Committee

B. Hearing Panel

No reports.

6. Miscellaneous Other Business

A. Waterfront Drive Update

B. Analysis of Off-site Affordable Housing

Chairman Rogers asked Ms. Boyle if these items could be suspended to the next meeting because of the late hour. Director Boyle agreed.

7. Staff Report

A. General Counsel's Report

Attorney Main indicated that she will be joining the firm of Hinckley, Allen & Snyder and would still provide the same services to the Waterfront Commission.

B. Executive Director's Report

Director Boyle stated that the sewage treatment infrastructure in the southern portion of the Waterfront District requires approximately \$15 million in upgrades. During rain storm events, the sewage bypasses treatment and enters Watchemoket. The City's CIP identifies the need for upgrades and earmarks \$5 million slated for the pump upgrade and another \$5 million to upgrade the sewer line. The CIP schedules the pipe upgrades for 2008 and the collector for 2010. Chairman Rogers suggested that the City Council be approached about the sewer system upgrade and potential financing methods and further discuss this matter at the March meeting.

9. Adjournment

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Jeanne M. Boyle
Interim Executive Director

JMB/hjg