



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

## Meeting Minutes of September 6, 2012

*Attendees:* William Fazioli, Vice Chairman  
Bruce Chick  
Steven Hardcastle  
Jacob Harpootian  
Paul Moura  
Luis Torrado

*Ex-officio:* Michel Walker, RIEDC

*Staff:* Jeanne Boyle, Executive Director  
Robin Main, Legal Counsel  
Roberta Groch, AICP- Planner

*Consultants:* Sara Bradford, Landscape Architect  
Glen Fontecchio, Architect

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The meeting was called to order at 6:33PM.

### **1. Vice Chairman's Opening Remarks**

Vice Chairman Fazioli talked about the "hardhat" tour of the new Tockwotton Home earlier in the day and what an asset to the District. Tockwotton was first approved by the Commission in 2005 and will open in December.

### **2. New Business**

#### **A. Sky Zone Sports- 70 Pawtucket Ave.**

Ms. Stella Downie of Jump City Providence LLC and her attorney, Ms Christine Engustian appeared before the Commission, representing Sky Zone Indoor Trampoline Park, to be located at 70 Pawtucket Ave. Ms. Downie is seeking approval for a proposed change in use of the 25,000 square foot addition of an existing building from warehouse to entertainment.

Ms. Engustian made a presentation about the project, which will also need a waiver from the Hearing Panel for the required number of parking spaces. The combined total of employee and patron parking needed is thirty-five (35) parking spaces, with two of these spaces designated as handicapped-accessible parking. The project engineers determined that the spaces provided would be adequate for the business. Lighting will be sited such that it will not shine onto abutting residences.

The project's Traffic Impact Study determined that the business would not create traffic problems. Peak hours for the facility tend to occur when neighboring industrial users are slow or closed. The facility's busiest days will most likely be Saturday and Sunday: during the week, the business generally gets busier as the day goes on. Shipments from three (3) different vendors are received once a week or once every two weeks. The Applicant has incorporated new signage and striping to direct and differentiate the Sky Zone traffic from Baer Supply and the abutting 10 New Road warehouse/industrial facility.

The business will employ 8-10 full-time employees including managers, and approximately thirty-five (35) part time employees. During the busiest hours, there will be approximately 10-14 employees working. In current facilities, the Applicant says that more than half of the employees walk or take public transportation to work.

The current Sky Zone locations in Massachusetts offer free jump time to local underprivileged youth and host many fund-raisers fro non-profit organizations.

Ms. Boyle said that she would issue a Certificate of Completeness within a few days.

VOTE: A motion was made to refer Sky Zone to the Design Review Committee (DRC) and Hearing Panel: the motion was seconded and unanimously approved, with an amendment allowing the DRC and Hearing Panel to hold a joint public hearing on the matter.

### **B. Kettle Point- Veteran's Memorial Parkway**

The project team was in attendance, along with representatives of Churchill & Banks, the proposed project developer. The presentation was part of a "pre-application" process for the project: the actual application for review will be submitted in early 2013. The Commission will issue a preliminary decision on the project at a meeting to be held in October and will issue preliminary conditions of approval. Ms. Boyle stated that the DRC will hold a public workshop within the coming weeks: the Committee will give the full Commission its recommendation for conditional approval of the master plan for the site.

A presentation to Waterfront Commission was made by: Ms. Christine Engustian, the project attorney; Mr. Dennis DiPrete of DiPrete Engineering, the project engineering firm; Mr. Donald Powers of Union Architects, the project architect; and Mr. John Carter of The Carter Company, the project landscape architect. The project will have a total of 436 residential units: 360 as apartment units, some in twelve-unit apartment buildings (forty percent will be one-bedroom units) in five areas of development. Units will be in duplexes and seventy-six residences in "family units" with 2+ bedrooms. There will not be any commercial uses in the project but there will be a community building. The project might be constructed in two phases, specifically the development of the apartment complex. The condominium phase of the project will wait until the end, unless market forces dictate otherwise.

Parking for larger buildings will be internal to the blocks, leaving the street edge free of driveways and garages; duplex condominiums would be accessed through the interior of the block as well. On-street parking will also be provided: the site is currently underparked, with approximately eight hundred spaces. The main access road will have a boulevard feel that will link three areas of open space.

Over fifty percent of the site will be open space. The point that juts out into the Bay would be a wonderful park space, given its signature location. There is a network of pedestrian ways, both public and semi-public. The open spaces have been sited at the high points on the site, for the best views up and down the Bay. The project will try to incorporate access to the adjacent Squantum Woods park. Unlike the previous plan for Kettle Point, this plan does not require a land swap with the City.

Neither the northern half of the site (approximately twenty acres) nor the cove have been remediated environmentally to residential standards: the southern half has been remediated. BP (the current owner) and the RI Dept. of Environmental Management are very close to reaching an agreement for the rest of the work. The master plan takes into account several hotspots on the site. Some of the remediation will happen before development and some will be concurrent with development.

The team is currently pursuing State permits. The developer will use the fall and winter to incorporate feedback from the City and Waterfront Commission and to develop plans for the project, with a formal application to the Commission occurring the first week of 2013. It is hoped that all plans will be approved in one year and the development will be open for business in September of 2014. The developer may ask the City for a tax increment financing (TIF) agreement. Ms. Boyle stated that that the Design Review Committee (DRC) would be holding a public workshop within the coming weeks. The DRC will then draft Conditions of Approval and a recommendation to the Commission for a Commission decision on the master plan concept. Another Commission meeting will most likely be the first week of October.

### **3. Continued Business**

#### **A. 10 New Road- Conditional award of construction contract (with attachments)**

The lease for the building was signed earlier in the day. Construction on the building is continuing: a recent building conditions survey revealed more defects than was previously thought. Eaton wants to occupy part of the building by January 2013. There was a discussion about increasing the amount of the insurance policy held by the Commission's architectural consultant, Mr. Glen Fontecchio and whether it will cover change orders. Ms. Boyle stated that a review of the policy is a condition of the agreement for the grant. Ms. Boyle will send the Commission a copy of the current policy so that all members are aware of the type and amount of coverage. Mr. Torrado requested that the names of all of the Commissioners be included on the policy. He also asked that Ms. Boyle give the Commission a "mini report" every month during the life of the project.

VOTE: A motion was made for conditional approval to award the 10 New Road construction contract to Ahlberg Construction Corporation: the motion was seconded and unanimously approved, with the addition of a condition that requires legal counsel review of the Commission's insurance policy and bond.

#### **B. 1 Dexter Road- Update on request by New Cingular Wireless, LLC**

The 45-day time limit for review expired before getting a quorum for a Commission meeting and was approved by default.

#### **C. SBA Green Loan Fund update**

The fund has loaned \$73,000 to My Laundry Hamper: work on the Dexter Road building has already started.

### **4. Staff Reports**

#### **A. General Counsel's Report**

Ms. Main had nothing to report.

**B. Executives Director's Report**

Ms. Boyle had nothing additional to report.

**5. Adjournment**

VOTE: A motion was made to adjourn the meeting: the motion was seconded and unanimously approved without discussion.

The meeting was adjourned at 8:55PM.

Respectfully submitted,

JEANNE M. BOYLE  
*Executive Director*

JMB/RG