



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

Design Review Committee Meeting Minutes: November 10, 2015

Members

present: Luis Torrado, DRC Chairman
Jeanne Boyle, Executive Director
Steve Coutu, Director of Public Works

Absent: John Pesce

Staff: Roberta Groch, AICP- Planner

Consultants: Glen Fontecchio, Architectural Consultant

Chairman Torrado called the meeting to order at 6:37PM.

- 1. VOTE: Meeting Minutes-** A motion was made to accept the meeting minutes of October 20, 2015: the vote was seconded and passed unanimously, without discussion.

Torrado AYE
Coutu AYE
Boyle AYE

- 2. VOTE: Design workshop- Kettle Point development project minor modifications**

Address: Kettle Point Ave. and Veterans Memorial Parkway

Owner: Kettle Point LLC

Applicant: AR Building Co.

Assessor's Map 108, Block 2, Parcels 1 and 2

Assessor's Map 109, Block 1, Parcels 1, 2 and 3

Assessor's Map 209, Block 3, Parcels 1 and 4

Zoning – Kettle Point Waterfront Sub-District

Mr. Raymond Lavey, Senior Vice-President, of Kettle Point LLC and Mr. Brandon Carr of DiPrete Engineering were present at the meeting to discuss the changes to Phase 1 of the previously-approved project. Calling into the meeting via telephone were: Geoff Campbell, Kevin Kunak and Elaine Gutierrez of Rothschild Doyno Collaborative, the Phase 1 architects; and Jason Kimbitsis of AR Building Co. The team walked the DRC through the proposed changes to Phase 1 of the previously-approved project, which will be constructed by AR Builders. Mr. Campbell and Mr. Fontecchio have had many productive phone calls and e-mails over the past weeks to get the plans and design to the current stage.

Site layout and buildings

Phase 1 of the project will consist of five condominium buildings: the buildings' units will be a mix of one- and two-bedrooms. Phase 1 will also include three townhomes.

Townhomes- 13 units
40-unit building (2)- 80 units
45-unit building (3)- 135 units
Total- 228 units

The townhomes will be located along the perimeter of the condominium cluster. One is located along the entrance to the development and the other two are located on the bluff overlooking Squantum Woods, to provide additional “eyes” on the park and to create a pedestrian-oriented streetscape. All of the townhome units have rear access to individual garages.

Phase 1 also includes the construction of a clubhouse for resident use and a swimming pool.

Architectural considerations

The condominium buildings will be five stories high: four stories of residential units and one story on the top for mechanicals. Several units per floor will have porches. The material palette for the condominium buildings will be a base of brick masonry with the walls above being vinyl lap siding in two colors; the porches will be wood wrapped in PVC Azek; and the trim will be PVC Azek.

The townhomes will be three stories high, with the units stepping down with the grade of the site. Corner units will have corner porches. Internal townhomes will have two separate color patterns to provide variety. The material palette for the condominium buildings will vinyl lap siding on the lower stories with upper floors consisting of architectural vinyl shingles; the trim will be PVC Azek and the windows will be fully-framed vinyl.

Parking

Parking for Phase 1 of the project is proposed to be located on-street, off-street and in seventeen covered parking barns.

Total covered spaces - 200
Total uncovered space- 135
Total on-street spaces – 65
Total parking spaces provided- 400

The reason for the change in building number, design and configuration in Phase 1 is because AR Builders, the developer for Phase 1, wants to maximize resources and add variety to the development: it is the same number of units in fewer buildings. The new multi-family buildings are fifty percent farther away from Veterans Memorial Parkway than in the old design.

The Committee, Mr. Fontecchio and the Applicant’s team also discussed: trash collection; the connection to Squantum Woods; street trees; covered parking spaces; building height; window height; The town home design; the clubhouse; and the pool area.

A motion was made to approve the Advisory Recommendation memo from the DRC to the Waterfront Commission dated November 20, 2015: the motion was seconded and passed unanimously, without discussion.

Torrado AYE
Coutu AYE
Boyle AYE

3. VOTE: Adjournment

A motion was made to adjourn the workshop at 7:51PM: the motion was seconded and passed unanimously, without discussion.

Torrado AYE
Coutu AYE
Boyle AYE

Respectfully submitted,

LUIS TORRADO
Chairman

DRAFT