



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Design Review Committee Hearing Minutes February 21, 2019

Attendees: Tim Conley, Acting Chair
Diane Feather, Acting Planning Director
Steve Coutu, DPW Director

Members absent: David Sluter
Luis Torrado

Staff: Pamela M. Sherrill, Executive Director
Glen Fontecchio, Architectural Consultant

Legal Counsel: Rhiannon Campbell, Hinckley, Allen & Snyder

The hearing was called to order at 6:00 PM. William Fazioli, East Providence Waterfront Commission (the "Commission") chair, provided an overview of the Design Review Committee ("DRC"), Hearing Panel ("HP") and Commission hearing process. Tim Conley, Acting DRC chair, confirmed quorum with a roll call.

A. Old Business

- i. Ms. Feather did not attend the February 16, 2017 DRC meeting and was unable to vote to accept these minutes. As there was no quorum, a vote was not taken.
- ii. Unanimous vote to approve the DRC minutes of July 12, 2018 was motioned by Ms. Feather and seconded by Mr. Coutu.

B. New Business

- i. **Vote:** Public hearing to consider a request for an advisory opinion to the Commission for The Residences at Bold Point, a two-story residential complex with twenty-two residential units through the conversion of a vacant one-story building.

Applicant: PKL Ventures LLC
Owner: East Providence Properties, LLC
Location: 30 Veterans Memorial Parkway
Assessor's: Map 016, Block 06, Lot 001
Zoning: Bold Point Sub-district

The PKL Venture team was introduced by Rob Stolzman, attorney, and included Kent Lorenz, PKL Ventures; Dan Kwasniewski, ZDS Architects; and Richard Lipsitz, Waterman Engineering. Mr. Lipsitz described proposed site conditions and indicated that the team will be submitting a Physical Alteration Permit application to the Rhode Island Department of Transportation for removal of pavement on state land along Veterans Memorial Parkway and that landscaping will be added. More than required parking will be provided on site to reduce the potential for any overflow parking in the neighborhood. The landscape plan presented has been revised based on discussion with Committee and



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City staff during a site walk on February 19, 2019. The revised landscape plan includes additional street and shade trees with increased diversity of species as requested by the Commission's landscape architecture consultant, Bradford Associates. Mr. Coutu confirmed that proposed asphalt sidewalks with grass strip on Mauran Avenue and Burgess Avenue frontages is sufficient. The applicant will work with Commission staff in the selection of downward casting lighting fixtures.

Mr. Kwasniewski described proposed construction of a second floor for 22 residential rental units (approximately 25,000 sf), façade treatment and second floor setback to be respectful of the neighborhood. Mr. Lorenz indicated that the objective is to breathe new life into an older building with a fresh new look that would be attractive to Millennial and Generation Z residents, including younger professionals. Tenant screening and security are important components of project management. Mr. Lorenz intends to capitalize on proximity to Waterfront Productions at Bold Point, Warren Avenue destinations, and access to the East Bay bike path and Rhode Island Public Transit Authority bus routes.

In response to questions by DRC members, the applicant team described how sidewalks and parking lot would be cold planed, leveled and then paved. Thirty-nine parking spaces will be provided for 22 units. The proposed building height is 24 feet, below the height of adjacent multifamily dwellings and consistent with the height of newer dwellings across Mauran Avenue. Mr. Lorenz confirmed that his firm and AZ Corp., a related family business, is always open to participation by local bidders.

Mr. Conley opened the floor to public comment. Emily Morales, of Burgess Ave., expressed concerns regarding overflow parking, light trespass, and the type of residence. Mr. Lorenz responded that he is proposing more than the suburban average of 1.5 parking spaces per unit, and that this should be more than sufficient for 18 1-bedroom and four 2-bedroom units. Mr. Lipsitz indicated that light fixtures will be downward casting and that lighting will be confined to the site with very limited light trespass to an adjacent driveway. Mr. Lorenz indicated that apartments are market rate and geared to a younger demographic with singles and couples ranging in age up to mid-30s. Rents will be comparable to those at the Kettle Point apartments.

Ms. Sherrill proposed two additional conditions for approval: that final plans be submitted for review to assure compliance with conditions of approval prior to requesting a building permit, and that the project be subject to approval of the Planning Board for consistency with the comprehensive plan.

Ms. Feather made a motion to enter the draft February 12, 2019 Design Review Committee memorandum into the record. The motion was seconded by Mr. Coutu and voted 3-0:

Mr. Coutu - Aye

Ms. Feather - Aye

Mr. Conley – Aye



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Ms. Feather made a motion to send a positive advisory opinion to the Hearing Panel and the Commission, incorporating the conditions of approval as amended by Ms. Sherrill.

Motion was seconded by Mr. Coutu and voted 3-0:

Mr. Coutu - Aye

Ms. Feather - Aye

Mr. Conley – Aye

- ii. **VOTE:** On a motion by Ms. Feather, seconded by Mr. Coutu, the Design Review Committee voted unanimously to adjourn.

Respectfully submitted,

PAMELA M. SHERRILL, AICP

Executive Director

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