

# 500 VETERANS MEMORIAL PARKWAY

East Providence, RI

## Waterfront Commission

Design Review

May 09, 2024



PHASE ZERO  
DESIGN



CROSSMAN ENGINEERING

151 CENTERVILLE RD., WARWICK RI 02886 - (401) 738-5660  
1 GEORGE LEVEN DRIVE, SUITE 200, NORTH ATTLEBORO, MA 02760 - (508) 695-1700



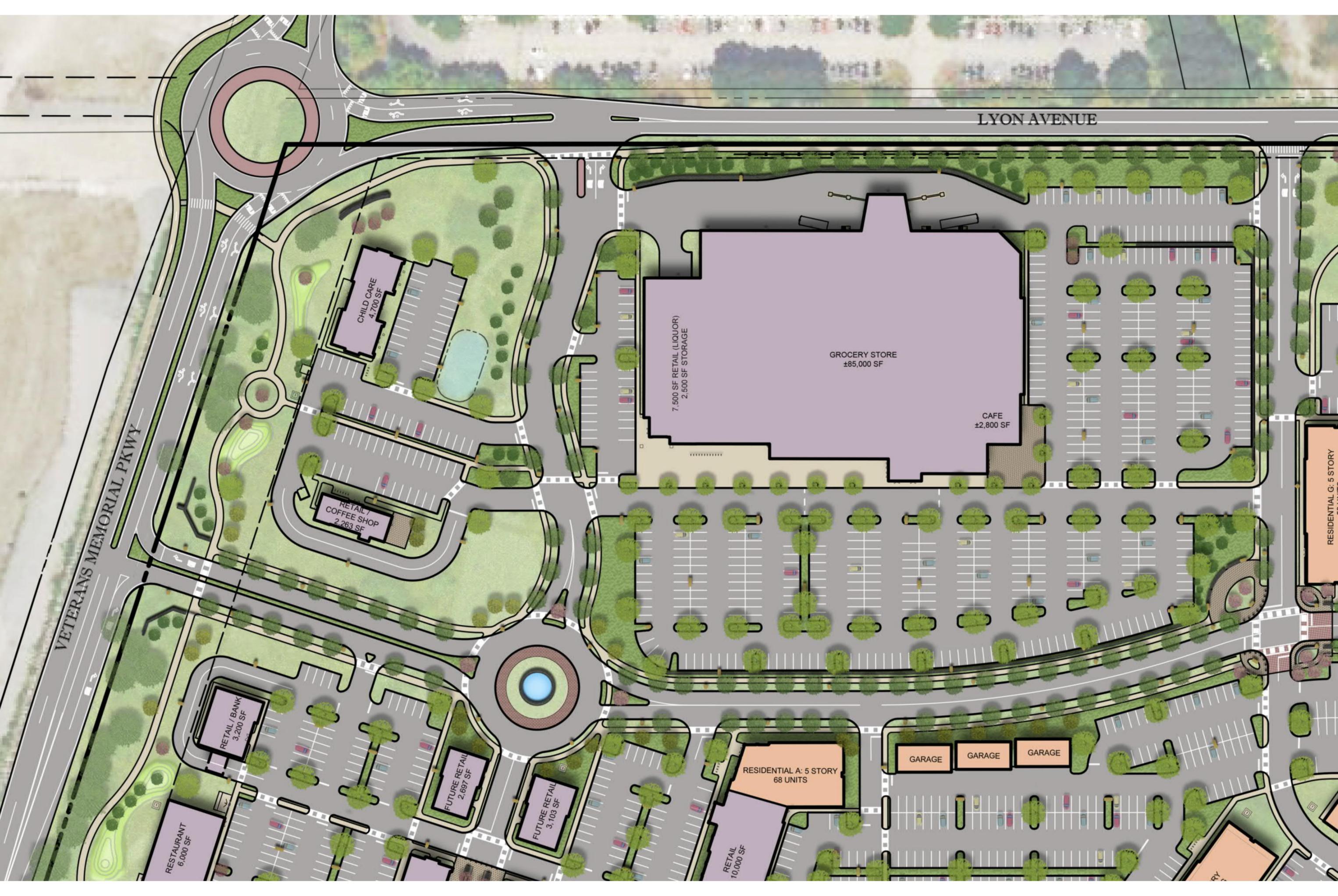
## **AGENDA:**

- 1. Site Plan Update**
- 2. Architectural Update**
- 3. Off-Site Improvement Update**
- 4. Golf Course Presentation**



# **SITE PLAN UPDATE**





LYON AVENUE

VETERANS MEMORIAL PKWY

CHILD CARE  
4,700 SF

RETAIL /  
COFFEE SHOP  
2,263 SF

RETAIL / BANK  
3,200 SF

RESTAURANT  
6,000 SF

FUTURE RETAIL  
2,697 SF

FUTURE RETAIL  
3,103 SF

7,500 SF RETAIL (LIQUOR)  
2,500 SF STORAGE

GROCERY STORE  
±85,000 SF

CAFE  
±2,800 SF

RESIDENTIAL A: 5 STORY  
68 UNITS

RETAIL  
10,000 SF

GARAGE

GARAGE

GARAGE

RESIDENTIAL C: 5 STORY



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
SITE ENTRY ON LYON AVE.

| 12/21/2023 | REV. 5/9/2024

DRAWING NO.  
**A2.11**



**BOHLER //**





# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
VIEW OF ADJUSTED DRIVE FROM ROTARY | 12/21/2023 | REV. 5/9/2024

DRAWING NO.  
**A2.26**



**BOHLER** //

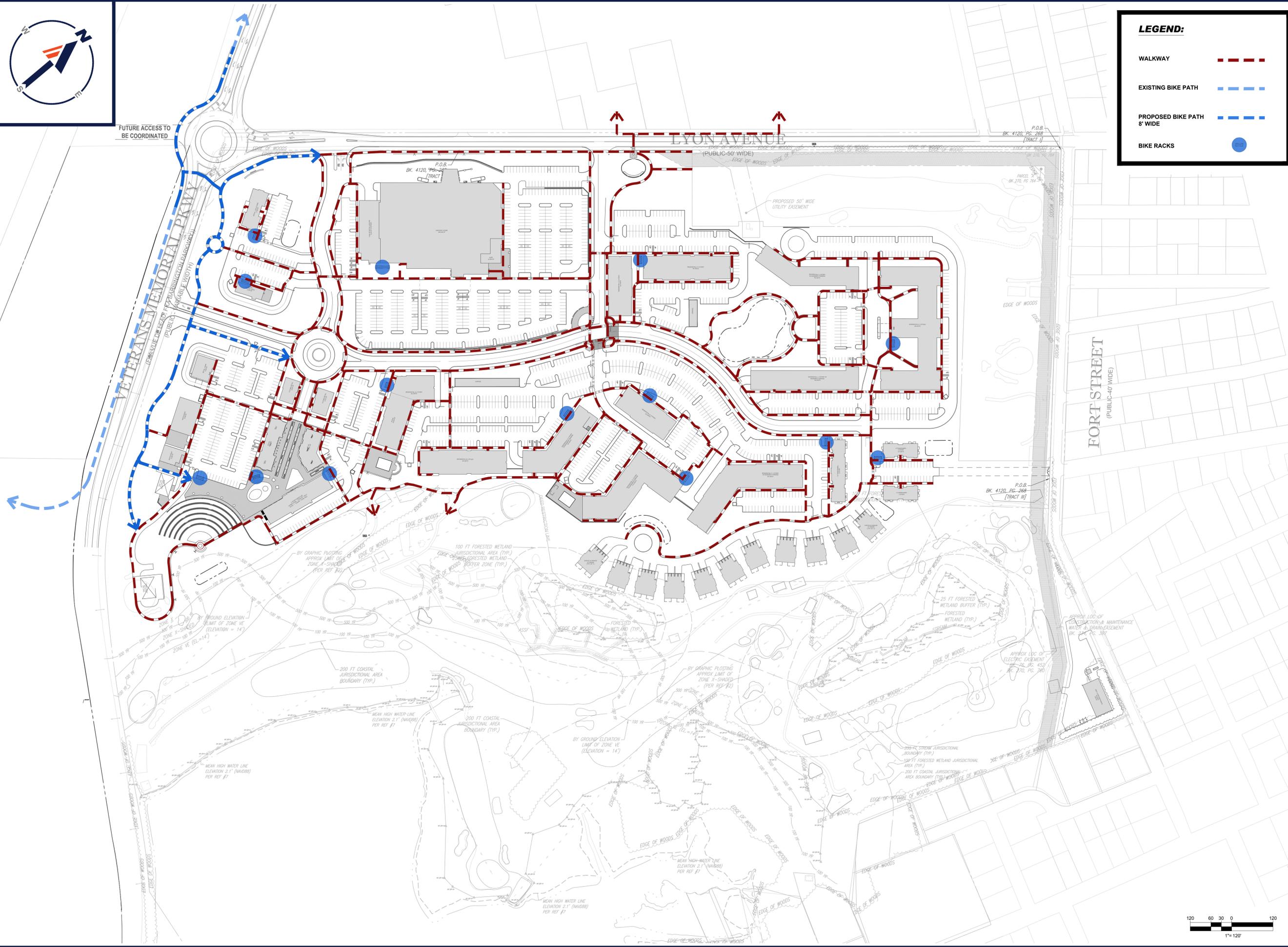




FUTURE ACCESS TO BE COORDINATED

**LEGEND:**

- WALKWAY
- EXISTING BIKE PATH
- PROPOSED BIKE PATH 8' WIDE
- BIKE RACKS



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: W201026  
 DRAWN BY: VHSW  
 CHECKED BY: KCM/JMK  
 DATE: 12/12/23  
 CAD ID: W201026-LSCP-1A

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**MARSHALL PROPERTIES**  
 METACOMET REDEVELOPMENT  
 OWNER & APPLICANT:  
 MARSHALL PROPERTIES, INC  
 890 WARREN AVE, SUITE 401  
 EAST PROVIDENCE, RI 02914

MAP 197, BLOCK 15, LOT (ZONE O-1)  
 500 VETERANS MEMORIAL PARKWAY  
 EAST PROVIDENCE,  
 PROVIDENCE COUNTY,  
 RHODE ISLAND

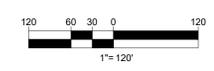
**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

**M.J. MRVA**  
 REGISTERED LANDSCAPE ARCHITECT  
MASSACHUSETTS No. 1117  
 RHODE ISLAND No. 419  
 NEW YORK No. 00259  
 NEW HAMPSHIRE No. 108  
 CONNECTICUT No. 1309  
 MARYLAND No. 4218  
 VERMONT No. 0153  
 \*REG. No. 22034\*

**PEDESTRIAN CIRCULATION EXHIBIT**

SHEET NUMBER:  
**EX-07**

ORG. DATE - 12/21/2023



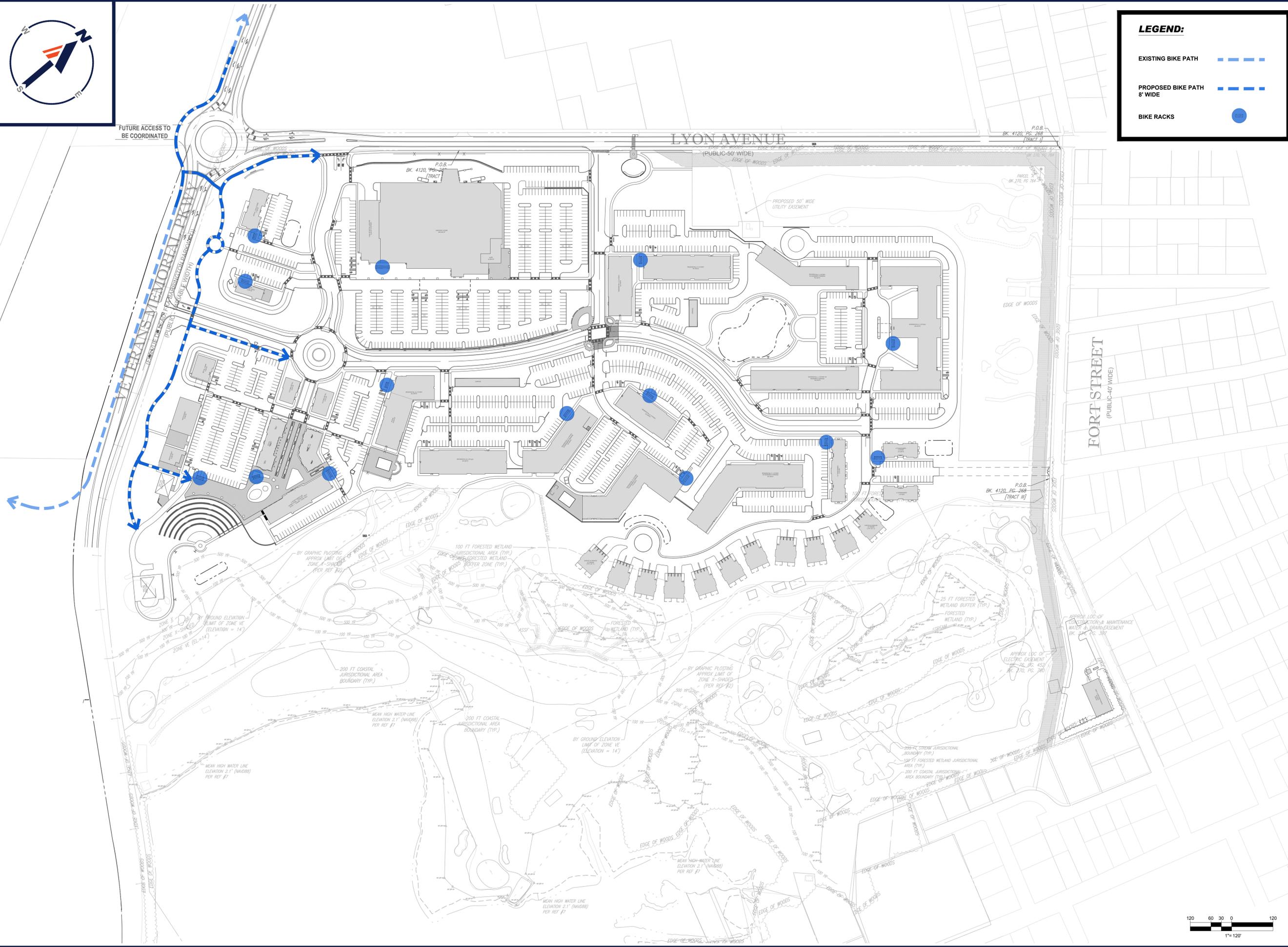
P:\2023\12\21\2023\DRAWINGS\PLAN SET\WATERFRONT COMMISSION\202302\12\21\2023\1A...JAY\DWG: EX-07 PEDESTRIAN CIRCULATION



FUTURE ACCESS TO BE COORDINATED

**LEGEND:**

- EXISTING BIKE PATH 
- PROPOSED BIKE PATH 8' WIDE 
- BIKE RACKS 



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 CAD I.D.: W201026-LSCP-1A

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MAP 197, BLOCK 15, LOT 1 (ZONE O-1)  
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 RHODE ISLAND

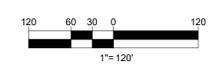
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 NEW YORK No. 00259  
 NEW HAMPSHIRE No. 108  
 CONNECTICUT No. 1309  
 MAINE No. 4248  
 VERMONT No. 01531  
 WISCONSIN No. 22044

**BIKE CIRCULATION EXHIBIT**

SHEET NUMBER: **EX-07.1**

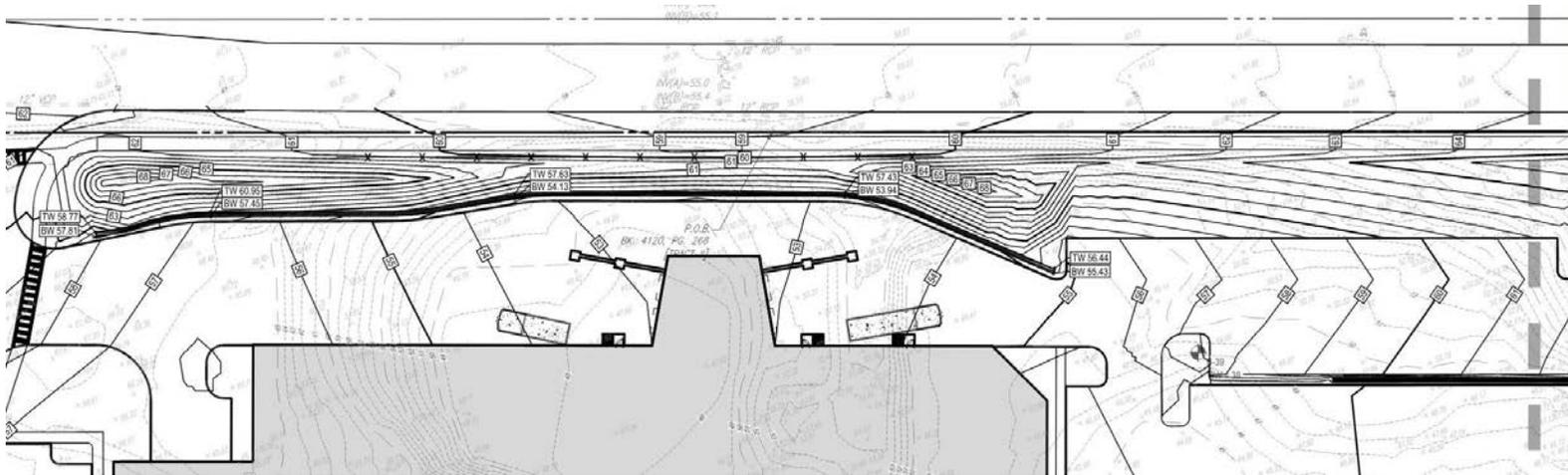
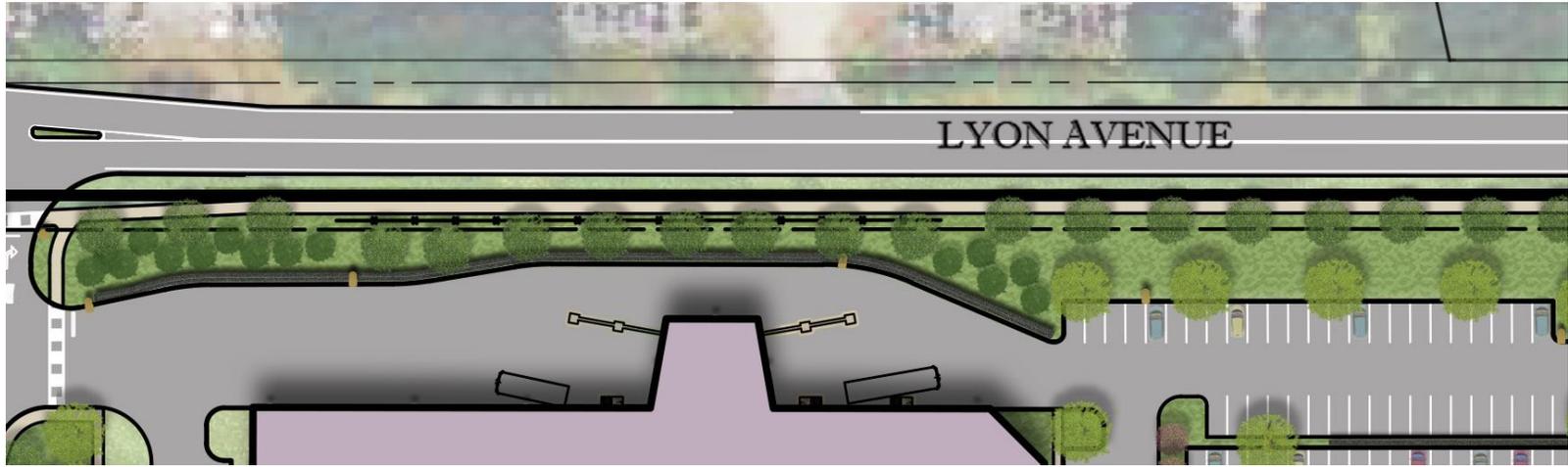
ORG. DATE - 12/21/2023



P:\2010\2023\CADD\DRAWINGS\PLAN SETS\WATERFRONT COMMISSION\202302\2023LSCP-1A---JAY\DWG-EX-07-1-BIKE PATH AND RACKS



VETERANS MEMORIAL PARKWAY – PUBLIC PATHWAY (8' WIDTH)



LYON AVENUE – GROCER SCREENING





# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
VIEW NORTHEAST ON LYON AVE

| 12/21/2023 | REV. 5/9/2024

DRAWING NO.  
**A2.9**



**BOHLER //**





LYON AVENUE

LYON AVENUE

VETERANS MEMORIAL PKWY  
(PUBLIC 40' WIDE)

FORT STREET  
(PUBLIC 40' WIDE)

TENT PAD / OUTDOOR EVENT VENUE

OVERLOOK

RESIDENTIAL POOL & AMENITY AREA

RESIDENTIAL POOL & AMENITY AREA

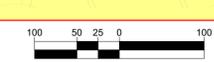
EMERGENCY ACCESS ONLY

Key	Description	Floors	Footprint	GSF	Units	Seats or Bedrooms	Zoning	Parking Ratio	Parking Spaces			
									Required by Zoning	Surface	Structured	TOTAL
<b>Retail</b>												
R-1	Retail - Grocery	1	85,000				1 per 300 sf	283				
R-1.1	Retail - Liquor Store	1	10,000				1 per 300 sf	33	544			544
R-1.2	Retail - Cafe	1	2,800			20	1 per 4 seats	5				5
R-2	Retail - Coffee Shop	1	2,263			20	1 per 4 seats	5	32			32
R-3	Retail - Child care	1	4,700				1 per 300 sf	16	50			50
SUBTOTAL									342	626		626
<b>Mixed Use Block</b>												
R-5	Retail - Bank	1	3,200				1 per 300 sf	11				
R-6	Retail - Restaurant	1	6,000			120	1 per 4 seats	30				
R-7	Retail - Restaurant	1	3,380			80	1 per 4 seats	20	185			185
R-8	Village Shops	1	6,070				1 per 300 sf	20				
R-10	Village Shops	1	2,697				1 per 300 sf	9				
R-4	Golf	1	10,000				1 per 300 sf	33				
	Restaurant / Food Hall	1	8,000			150	1 per 4 seats	38				
R-9	Village Shops	1	5,591				1 per 300 sf	19	100			100
R-11	Village Shops	1	3,103				1 per 300 sf	10				
A	(Retail at GF of Building A)	1	10,000				1 per 300 sf	33				
SUBTOTAL									223	286		286
<b>Multi-Family Residential</b>												
A	Residential - High Density	5	17,100	83,900	68	94	2 per unit	136			16	
B	Residential - High Density	5	16,400	82,000	80	110	2 per unit	160	464	268		384
C	Residential - Basement parking - High Density	5	17,400	87,000	84	111	2 per unit	168			50	
D	Residential - Basement parking - High Density	5	23,900	119,500	100	140	2 per unit	200		92	54	142
E	Residential - High Density	5	11,100	55,500	52	70	2 per unit	104	200	135		339
F	Residential - Basement parking - High Density	4	25,200	100,800	96	124	2 per unit	192	400	80	72	442
G	Residential (similar to E) - High Density	5	11,100	55,500	52	70	2 per unit	104		166	6	172
H	Residential - High Density	4	16,400	85,600	80	88	2 per unit	160	230	166		326
I	Age Restricted Residential - Basement parking - High Density	4	17,000	88,000	80	116	2 per unit	160			52	
J	Age Restricted Residential - Basement parking - High Density	4	17,250	89,000	80	124	2 per unit	160	480	273		383
K	Age Restricted Residential - High Density	3	38,500	105,500	80	160	2 per unit	160			38	
	Townhomes - High Density	3	25,900	77,700	24	48	2 per unit	48	48	49		97
	Duplex - High Density	2	72,576	145,152	22	66	2 per unit	44			44	44
SUBTOTAL									1,780	1,059	362	1,421
				GSF	Units	Parking Spaces Required by Zoning			Surface	Structured	Provided	
<b>TOTAL</b>				<b>1,277,956</b>	<b>890</b>				<b>2,345</b>	<b>1,971</b>	<b>362</b>	<b>2,333</b>

6 EV spaces  
1 EV space  
1 EV space  
2 EV spaces  
1 EV space  
NonResidential - EV spaces 1 per 100 parking spaces  
Residential - EV spaces 1 per 20 units

**Defer  
50% of  
spaces  
for future**

200 FT STREAM JURISDICTION BOUNDARY (TYP.)  
100 FT FORESTED WETLAND AREA (TYP.)  
200 FT COASTAL JURISDICTION AREA BOUNDARY (TYP.)



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PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT No.: W201026  
DRAWN BY: VHSW  
CHECKED BY: KCM/JM/JAK  
DATE: 12/21/2023  
CAD ID: W201026-PHSE-0A

PROJECT:

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**MARSHALL PROPERTIES**  
METACOMET REDEVELOPMENT  
OWNER & APPLICANT:  
MARSHALL PROPERTIES, INC  
960 WARREN AVENUE, SUITE 401  
EAST PROVIDENCE, RI 02914  
MAP 197, BLOCK 15, LOT 1 (ZONE O-1)  
500 VETERANS MEMORIAL PARKWAY  
EAST PROVIDENCE,  
PROVIDENCE COUNTY,  
RHODE ISLAND

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Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**J.A. KUCICH**  
PROFESSIONAL ENGINEER  
MASSACHUSETTS LICENSE No. 41530  
NEW HAMPSHIRE LICENSE No. 15476  
CONNECTICUT LICENSE No. 29177  
RHODE ISLAND LICENSE No. 0616  
MAINE LICENSE No. 12553

SHEET TITLE:

**PARKING EXHIBIT**

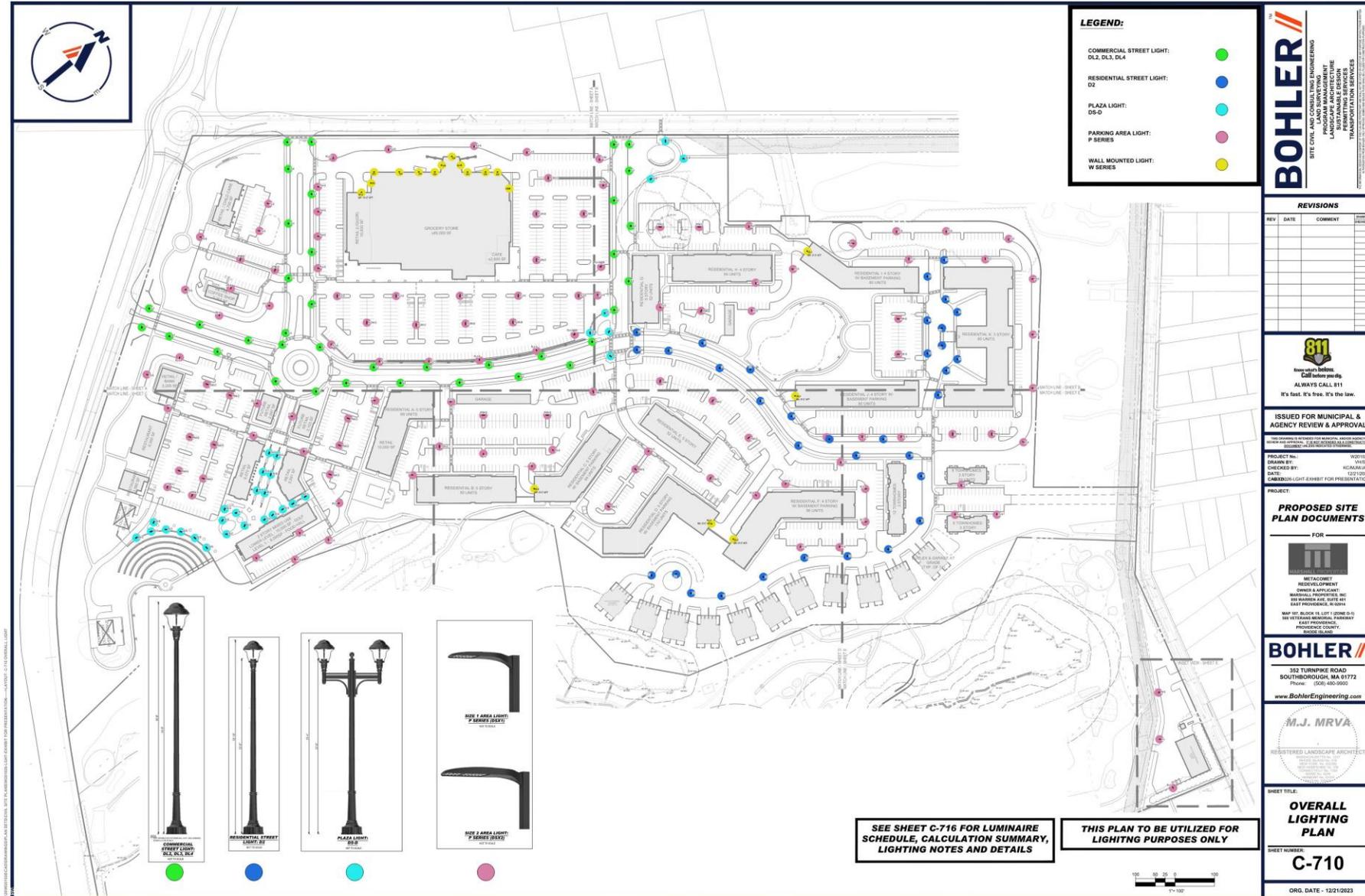
SHEET NUMBER:  
**EX-05**

ORG. DATE - 12/21/2023

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**LIGHTING**



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE DESIGN  
 LIGHTING DESIGN  
 SUSTAINABLE DESIGN  
 PROJECT MANAGEMENT  
 TRAFFIC ENGINEERING

**REVISIONS**

REV	DATE	COMMENT	BY	CHKD

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PROJECT NO.: W01208  
 DRAWN BY: NICKALAS JAR  
 CHECKED BY: NICKALAS JAR  
 DATE: 12/21/2023  
 CAMERON LIGHT EXHIBIT FOR PRESENTATION

**PROPOSED SITE PLAN DOCUMENTS**

FOR

**METACOMET**  
 DEVELOPMENT  
 OWNER & APPLICANT  
 MARSHALL PROPERTIES, INC.  
 200 WARRIOR AVE., SUITE 411  
 EAST PROVIDENCE, RI 02914  
 MAP REF. BLOCK 14, LOT 1 (ZONE D-1)  
 100 WESTINGHOUSE PARKWAY  
 EAST PROVIDENCE,  
 PROVIDENCE COUNTY,  
 RHODE ISLAND

**BOHLER**

332 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
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**M.J. MRVA**  
 REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:  
**OVERALL LIGHTING PLAN**

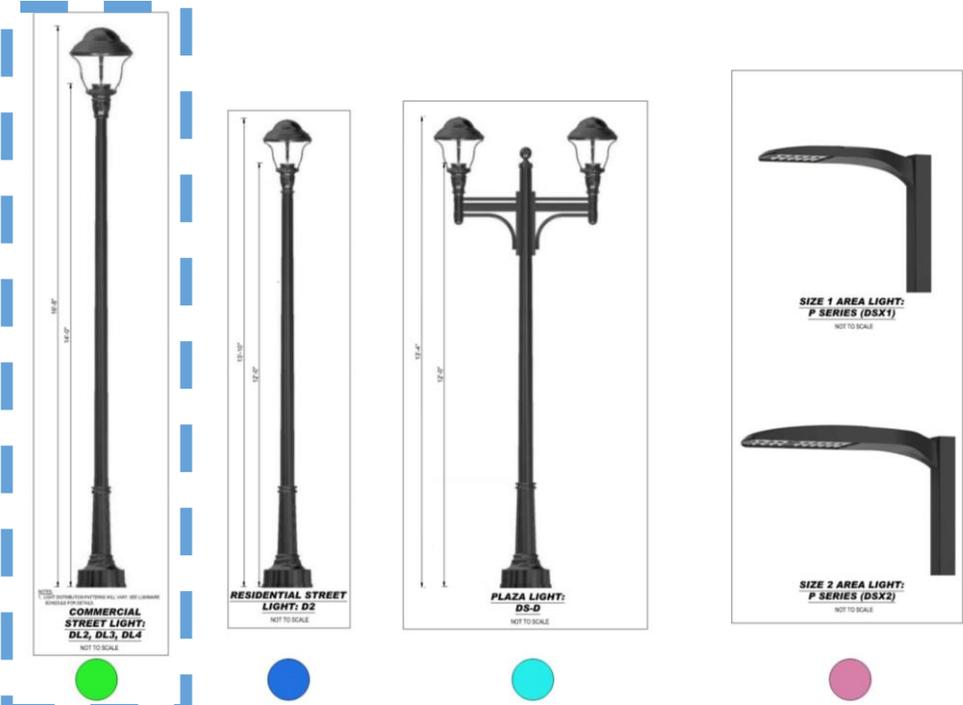
SHEET NUMBER:  
**C-710**

ORG. DATE - 12/21/2023

LIGHTING PLAN



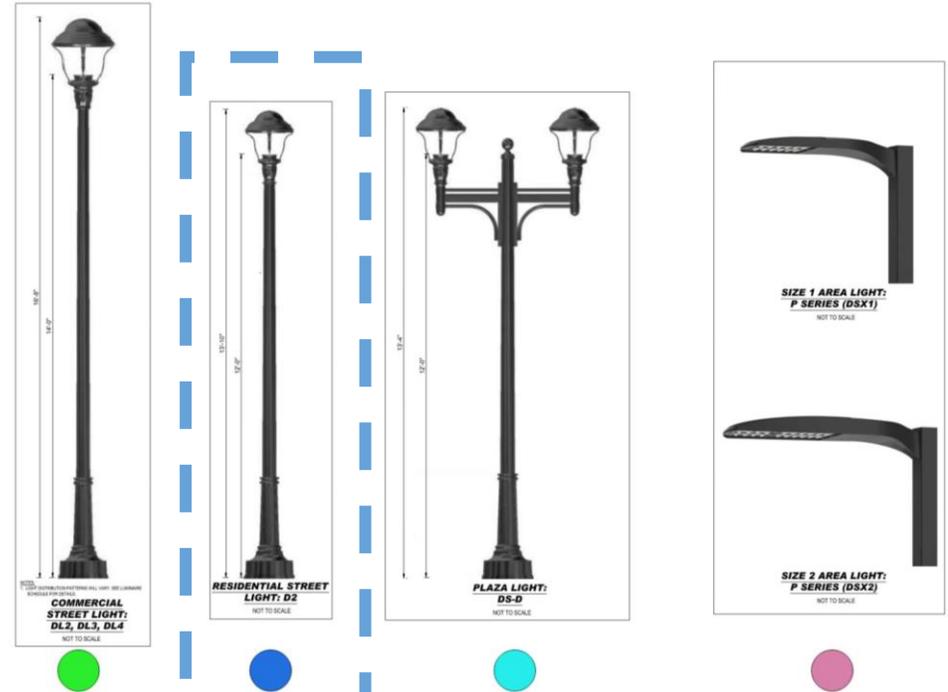
- + Manufacturer - **Sternberg lighting**
- + Vehicular Light fixture - **LED Euro Large**
- + Pole: 5800 Boston Ornamental Pole (14' HT. AFG)



COMMERCIAL STREET LIGHT: DL2, DL3, DL4



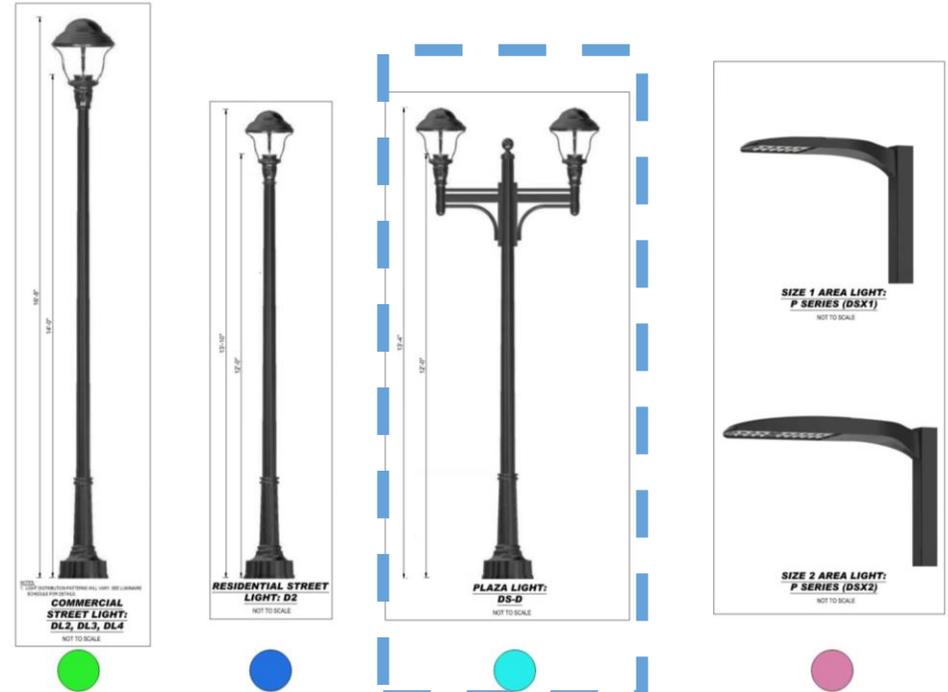
- + Manufacturer - Sternberg lighting
- + Vehicular Light fixture - LED Euro Medium
- + Pole: 5800 Boston Ornamental Pole (12' HT. AFG)



PEDESTRIAN STREET LIGHT: D2



- + Manufacturer - **Sternberg lighting**
- + Vehicular Light fixture - **LED Euro Medium**
- + Pole: 5800 Boston Ornamental Pole (12' HT. AFG)
- + Arm: VLPM(2)



PLAZA LIGHT – DS-D



- + Manufacturer – Lithonia lighting
- + Vehicular Light fixture - **DSX1 LED Area Luminaire**
- + Pole: Round straight steel pole (25' HT. AFG)
- + Arm: VLPM(2)



PARKING AREA LIGHT – P SERIES (DSX1, DSX2)



**PAVING**

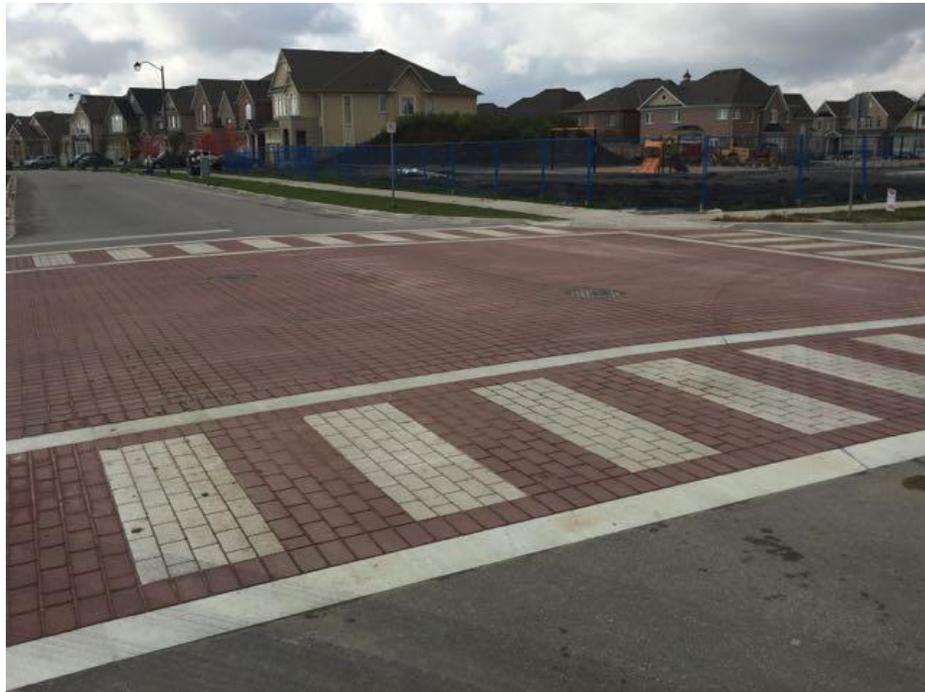


- + Manufacturer - **Unilock**
- + Product name - **Umbriano and Promenade Pavers**
- + Application - **Overlook plaza and retail corridor**
- + Final selection and treatment TBD

SPECIALTY PAVING WITH BANDS & ACCENT AREAS



- + Manufacturer - **Square One**
- + Product name - **StreetPrint**
- + Application - **Intersection treatment**
- + Final selection and treatment TBD



ASPHALT PAVEMENT - STAMPED & COLORED



# ARCHITECTURAL UPDATE



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
VIEW OF RESIDENTIAL BUILDING A

| 12/21/2023 | REV. 5/9/2024

DRAWING NO.  
**A2.24**



**BOHLER** //





# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
VIEW OF GARAGE BUILDING

| 12/21/2023 | REV. 5/9/2024

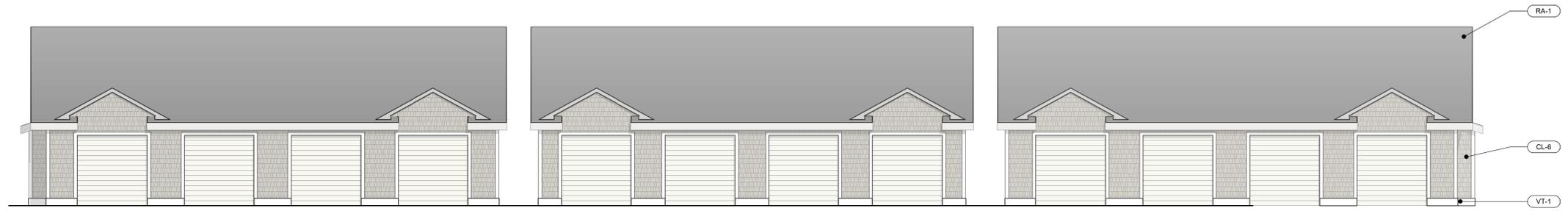
DRAWING NO.  
**A2.25**



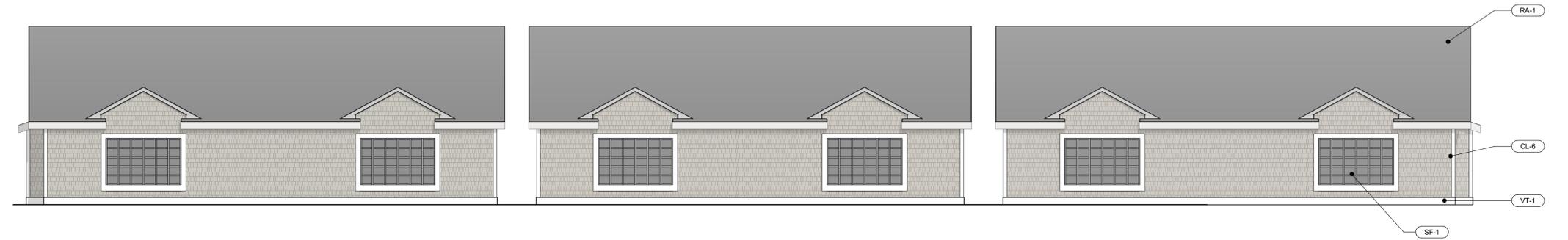
**BOHLER //**



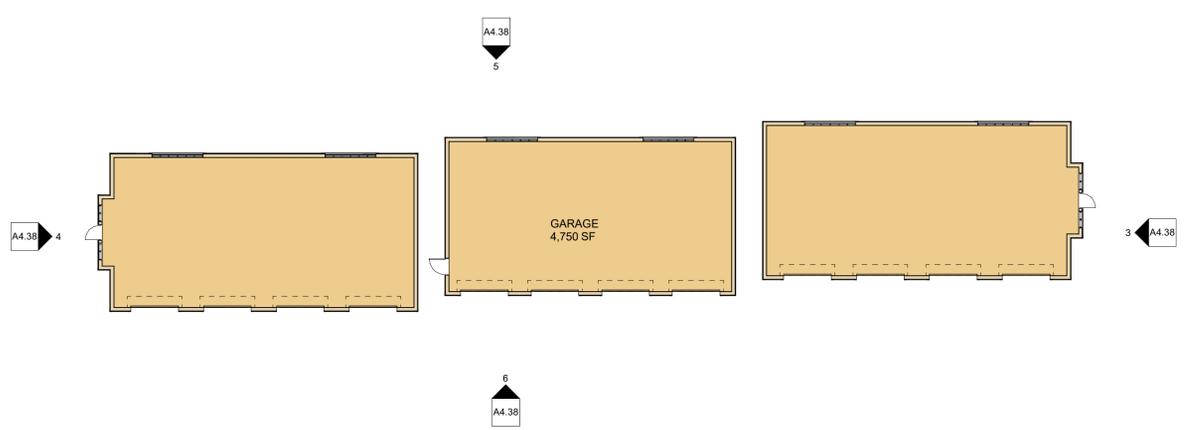
GARAGE - BUILDING SUMMARY	
<b>BUILDING SUMMARY</b>	
BUILDING GROSS AREA:	4,750 SF
TOTAL :	4,750 SF
<b>FLOOR PLAN LEGEND</b>	
	CIRCULATION
	SERVICE
	COMMON / AMENITY SPACE



**6 BACK ELEVATION**  
1/8" = 1'-0"



**5 FRONT ELEVATION**  
1/8" = 1'-0"



**2 PROPOSED GARAGE FLOOR PLAN**  
1/16" = 1'-0"



**3 LEFT SIDE ELEVATION**  
1/8" = 1'-0"



**4 RIGHT SIDE ELEVATION**

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
RESIDENTIAL GARAGE CONCEPT PLAN & ELEVATIONS | 12/21/2023 | REV.05/03/2024



DRAWING NO.  
**A4.38**





CL-1 GRAY SLATE



CL-2 NIGHT GRAY



CL-3 ARCTIC WHITE



CL-6 CEDAR SIDING  
TRANSPARENT STAIN

CL-9 CEDAR SIDING  
NATURAL



CL-7 NICHIBA - VINTAGE WOOD



CL-4 COBBLE STONE



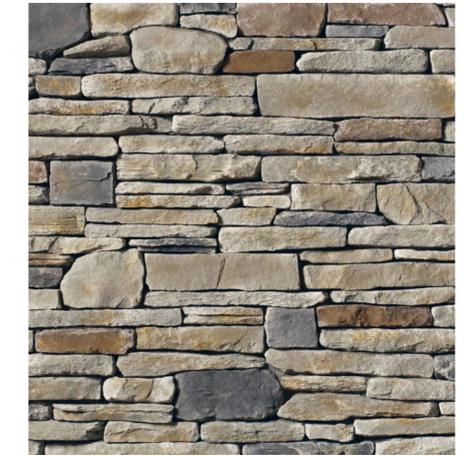
CL-5 BOOTHBAY BLUE



CL-8 BOARD AND BATTEN



ST-1 CAST STONE VENEER



ST-2 CULTURED STONE



MTL-1 CHARCOAL GRAY METAL



VT-1 WHITE VINYL TRIM & TRELLIS



RA-1 ASPHALT SHINGLE ROOFING



SF-1 ALUMINUM STOREFRONT

EXTERIOR MATERIAL LEGEND			
TAG	DESCRIPTION	MANUF. / SERIES	COLOR
CL-1	CLAPBOARD SIDING 1	HARDIEPLANK LAP SIDING	GRAY SLATE
CL-2	CLAPBOARD SIDING 2	HARDIEPLANK LAP SIDING	NIGHT GRAY
CL-3	CLAPBOARD SIDING 3	HARDIEPLANK LAP SIDING	ARCTIC WHITE
CL-4	CLAPBOARD SIDING 4	HARDIEPLANK LAP SIDING	COBBLESTONE
CL-5	CLAPBOARD SIDING 5	HARDIEPLANK LAP SIDING	BOOTHBAY BLUE
CL-6	CEDAR SHINGLE SIDING	SBC WHITE CEDAR	WEATHERED
CL-7	NICHIBA SIDING	VINTAGE WOOD	CEDAR
CL-8	BOARD AND BATTEN SIDING	CERTAINTEED	WHITE
ST-1	STONE VENEER 1	ARRISCRAFT CAST STONE	ARRISTILE SUNSET
ST-2	STONE VENEER 2	CULTURED STONE	ECHO RIDGE
MTL-1	METAL TRIM	TBD	CHARCOAL GRAY
VT-1	VINYL TRIM	AZEK	WHITE
RA-1	ASPHALT SHINGLE ROOFING	CERTAINTEED	CHARCOAL GRAY
SF-1	ALUMINUM STOREFRONT	KAWNEER	WHITE

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
 PROPOSED MATERIAL PALLETTE | 12/21/2023 | REV. 05/03/2024



DRAWING NO.

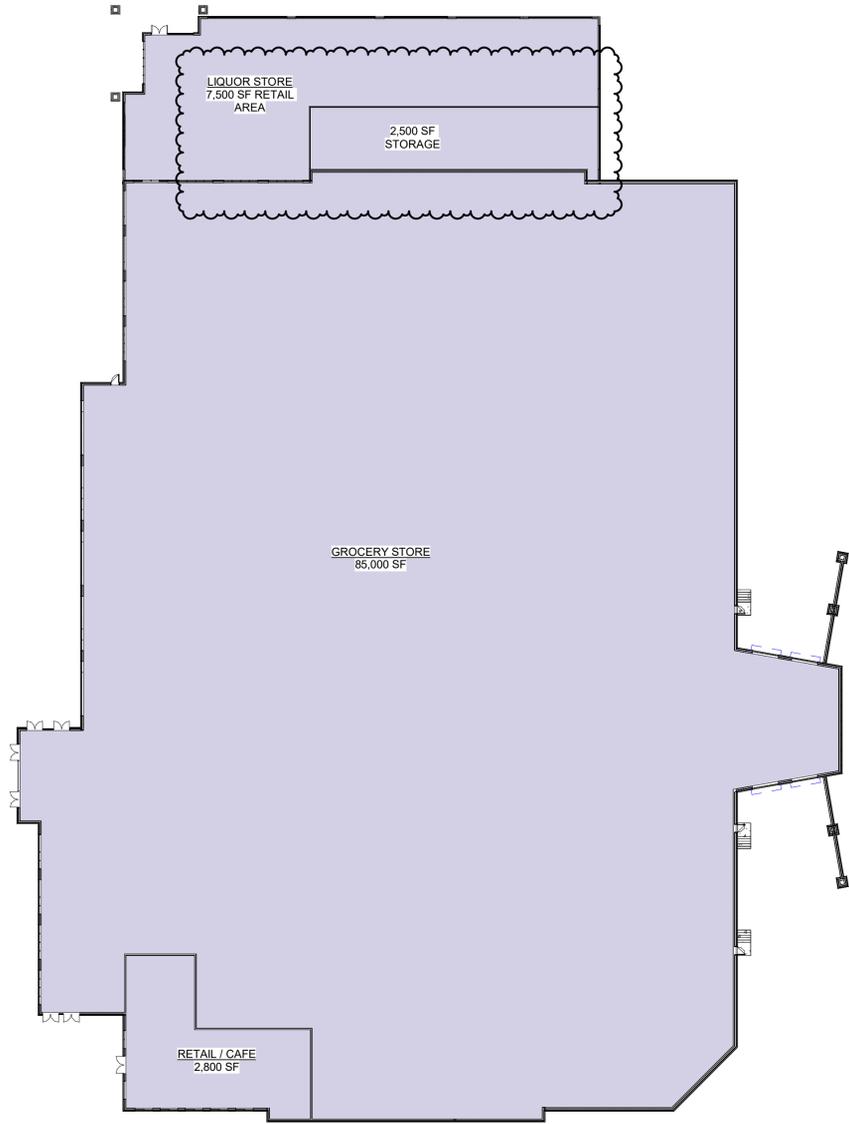
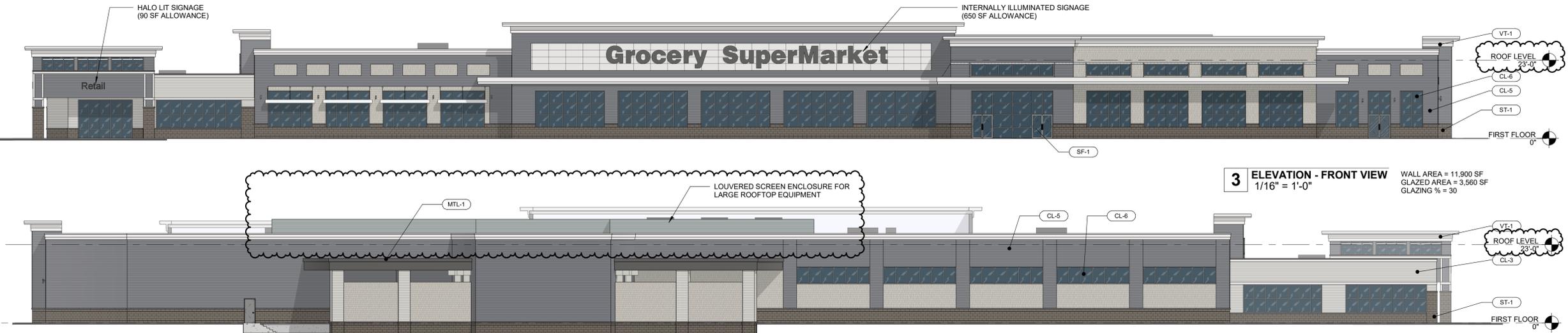
**A3.2**



GROCERY - BUILDING SUMMARY	
<b>RETAIL SUMMARY</b>	
RETAIL GROSS AREA:	85,000 SF
GROCERY	12,800 SF
RETAIL	
TOTAL RETAIL:	97,800 SF
PARKING REQUIRED:	
RETAIL 5SP PER 1,000SF	
TOTAL	490 SPACES

FLOOR PLAN LEGEND	
<span style="color: blue;">■</span>	RETAIL
<span style="color: red;">■</span>	CIRCULATION
<span style="color: grey;">■</span>	SERVICE



**1 FIRST FLOOR PROPOSED PLAN**  
1/32" = 1'-0"

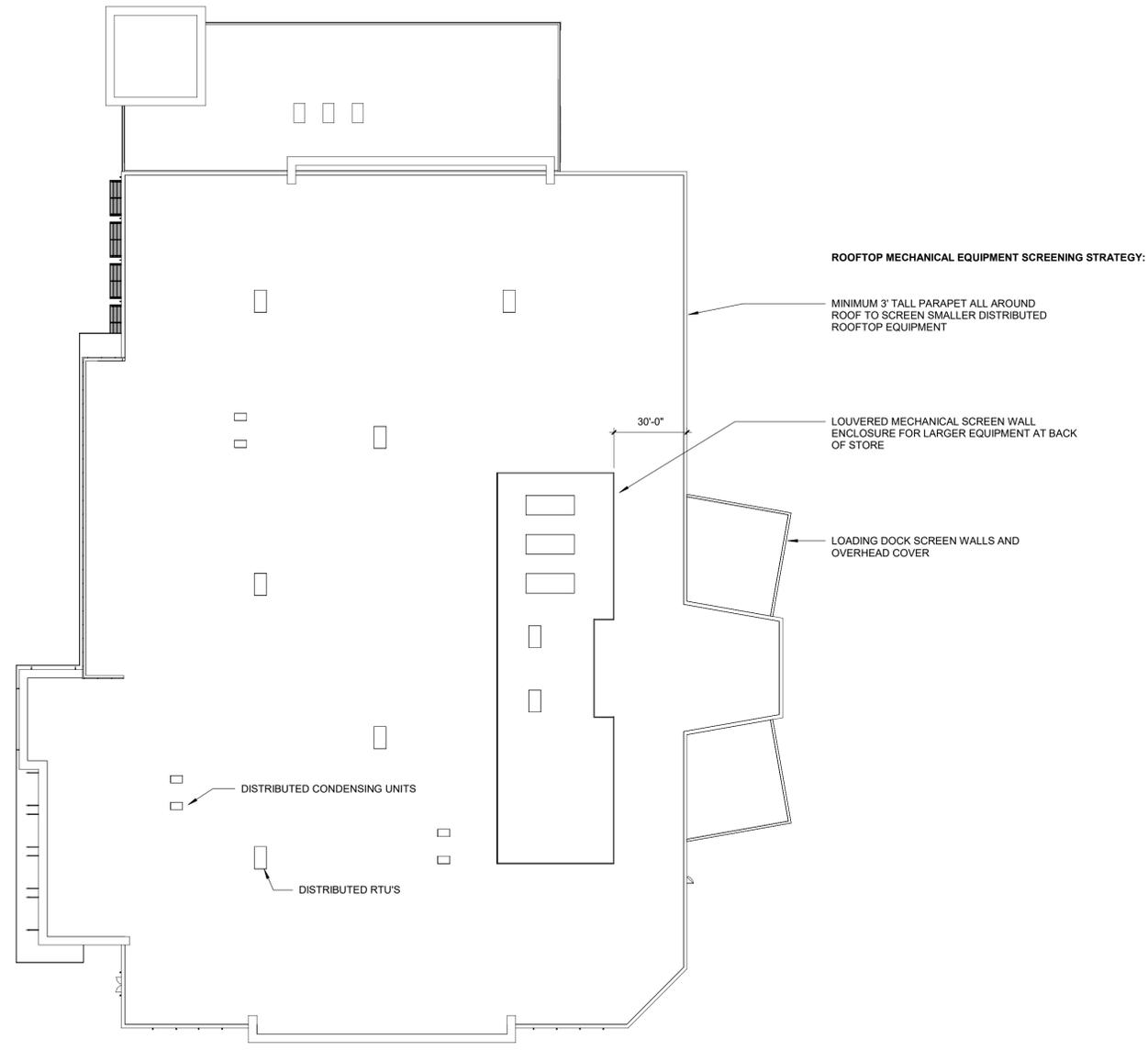
# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway , East Providence , RI  
GROCERY CONCEPTUAL PLANS & ELEVATIONS | 12/21/2023 | REV. 05-03-2024



DRAWING NO.  
**A4.1**





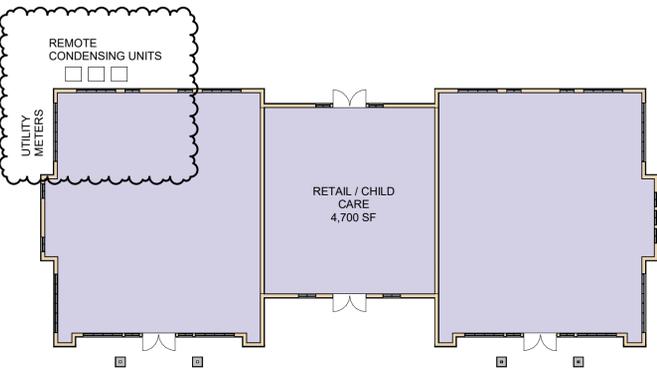
# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway , East Providence , RI  
 GROCERY CONCEPTUAL ROOF PLAN | 05/03/2024



RETAIL - BUILDING SUMMARY	
<b>RETAIL SUMMARY</b>	
RETAIL GROSS AREA:	4700 SF
RETAIL / CHILD CARE	
TOTAL RETAIL:	<b>4,700 SF</b>
PARKING REQUIRED:	
RETAIL 4SP PER 1,000SF	
TOTAL	<b>19 SPACES</b>
<b>FLOOR PLAN LEGEND</b>	
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue; border:1px solid black;"></span> RETAIL	
<span style="display:inline-block; width:10px; height:10px; background-color:lightcoral; border:1px solid black;"></span> CIRCULATION	
<span style="display:inline-block; width:10px; height:10px; background-color:lightgrey; border:1px solid black;"></span> SERVICE	

**MECHANICAL EQUIPMENT SCREENING STRATEGY:**  
 HVAC SYSTEM WILL CONSIST OF A SPLIT SYSTEM WITH AIR HANDLING EQUIPMENT INSIDE THE ATTIC SCREENED FROM VIEW. CONDENSING UNITS WILL BE GROUND MOUNTED WITH LANDSCAPE SCREENING PROVIDED.



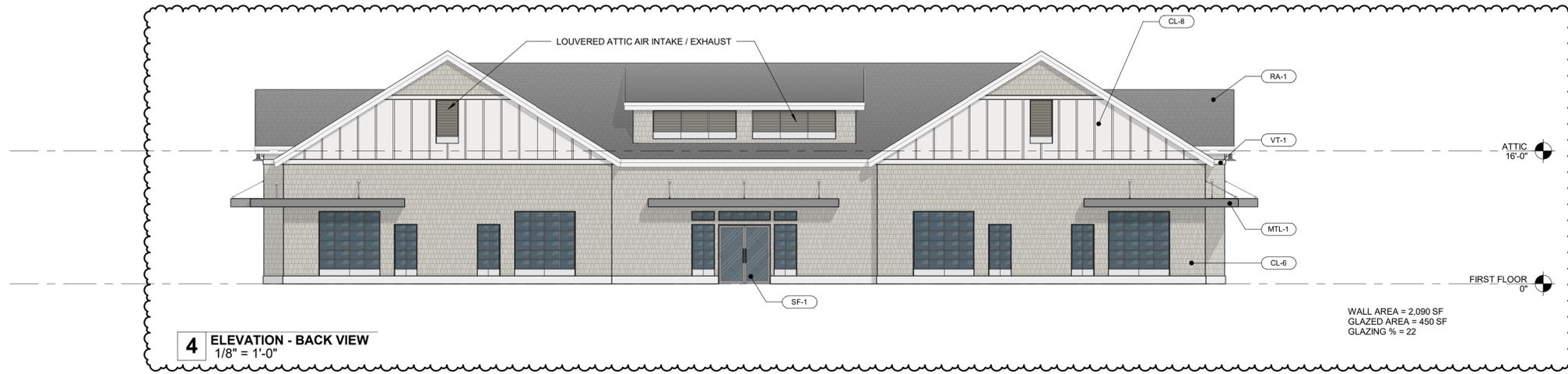
**1 FIRST FLOOR PROPOSED PLAN**  
 1/16" = 1'-0"



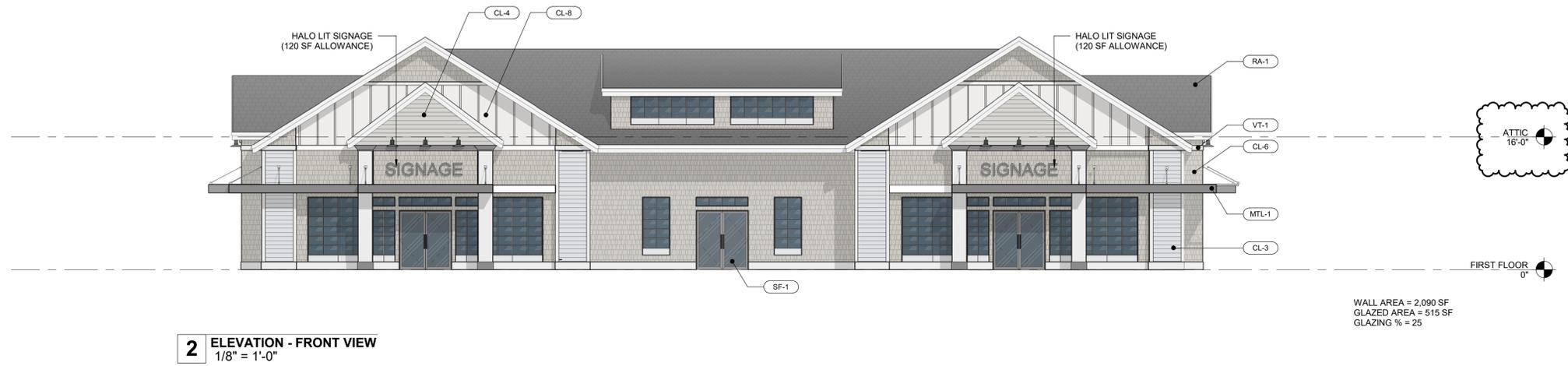
**3 ELEVATION - LEFT VIEW**  
 1/8" = 1'-0"



**5 ELEVATION - RIGHT VIEW**  
 1/8" = 1'-0"



**4 ELEVATION - BACK VIEW**  
 1/8" = 1'-0"



**2 ELEVATION - FRONT VIEW**  
 1/8" = 1'-0"

# METACOMET DEVELOPMENT

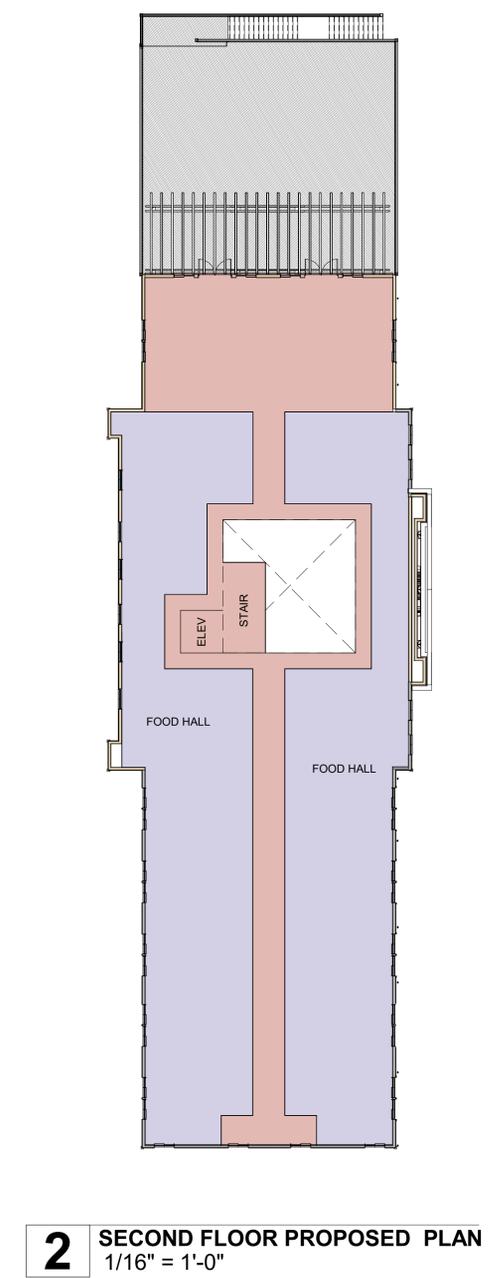
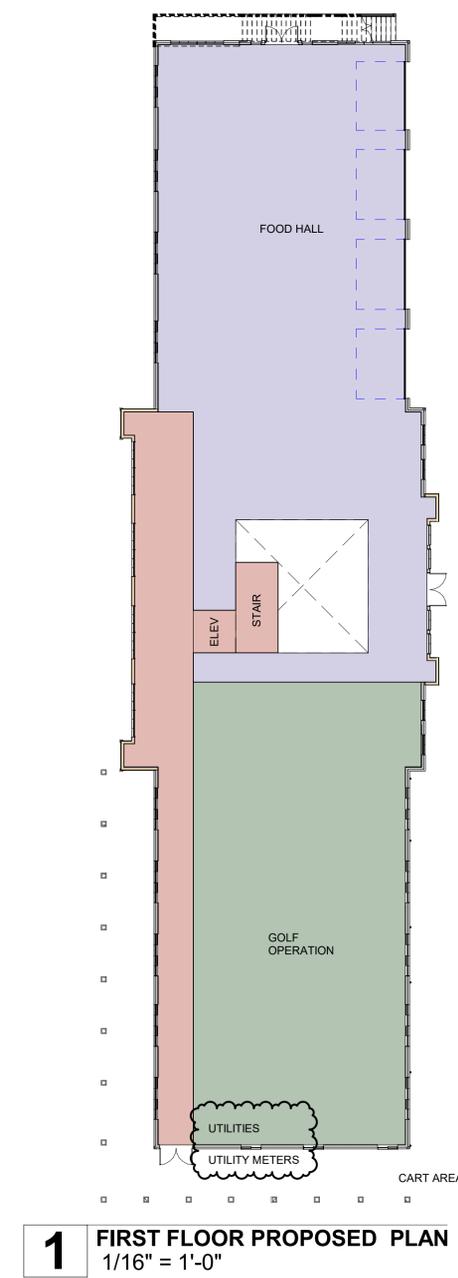
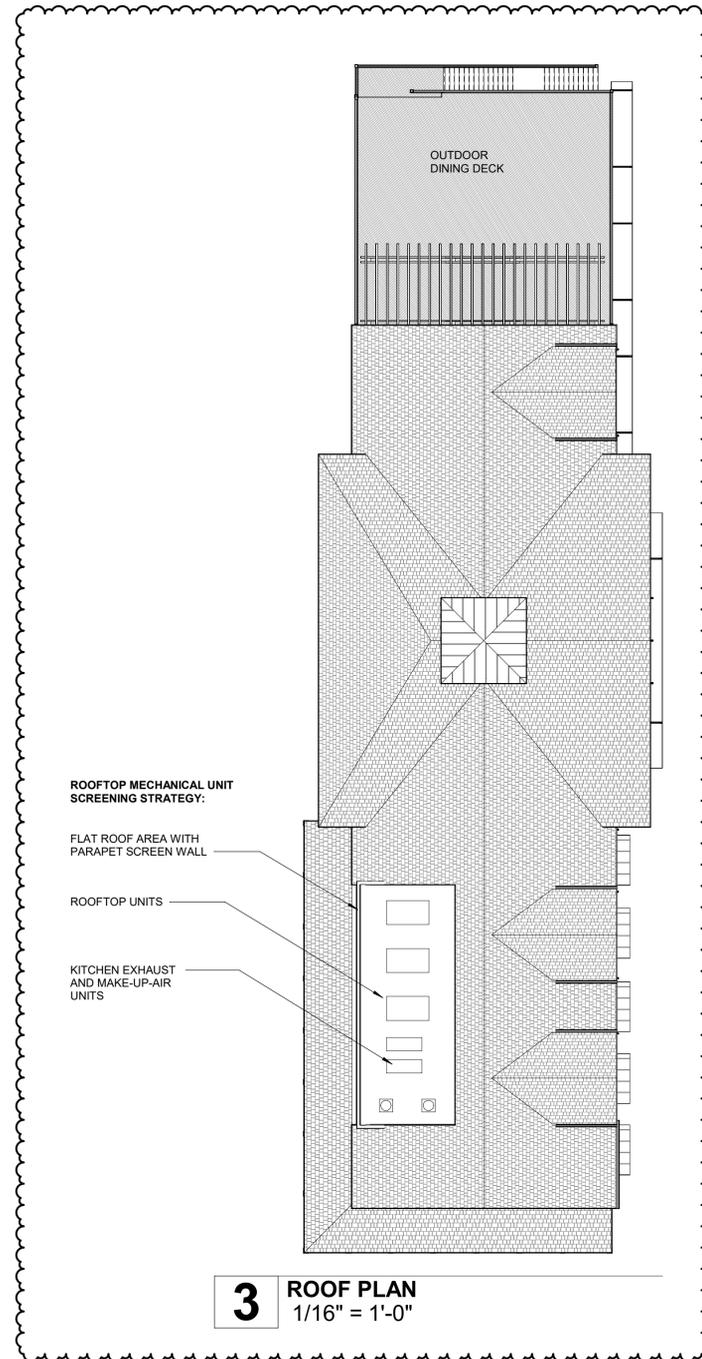
500 Veterans Memorial Parkway, East Providence, RI  
 RETAIL / CHILD CARE CONCEPTUAL PLAN AND ELEVATION | 12/21/2023 | REV. 05/03/2024



DRAWING NO. **A4.3**



MIX USE - BUILDING SUMMARY		
<b>BUILDING SUMMARY</b>		
BUILDING GROSS AREA:		
LEVEL 1		10,000 SF
LEVEL 2		8,000 SF
TOTAL :		<b>18,000 SF</b>
<b>BUILDING SUMMARY</b>		
	RETAIL	GOLF FUNCTION
LEVEL 1	4,700 SF	3,500 SF
LEVEL 2	5,100 SF	-
TOTAL	9,800 SF	3,500 SF
PARKING REQUIRED:		<b>72 SPACES</b>
RETAIL 4SP PER 1,000SF		
TOTAL		
<b>FLOOR PLAN LEGEND</b>		
	RETAIL	
	CIRCULATION	
	SERVICE	
	GOLF FUNCTION	



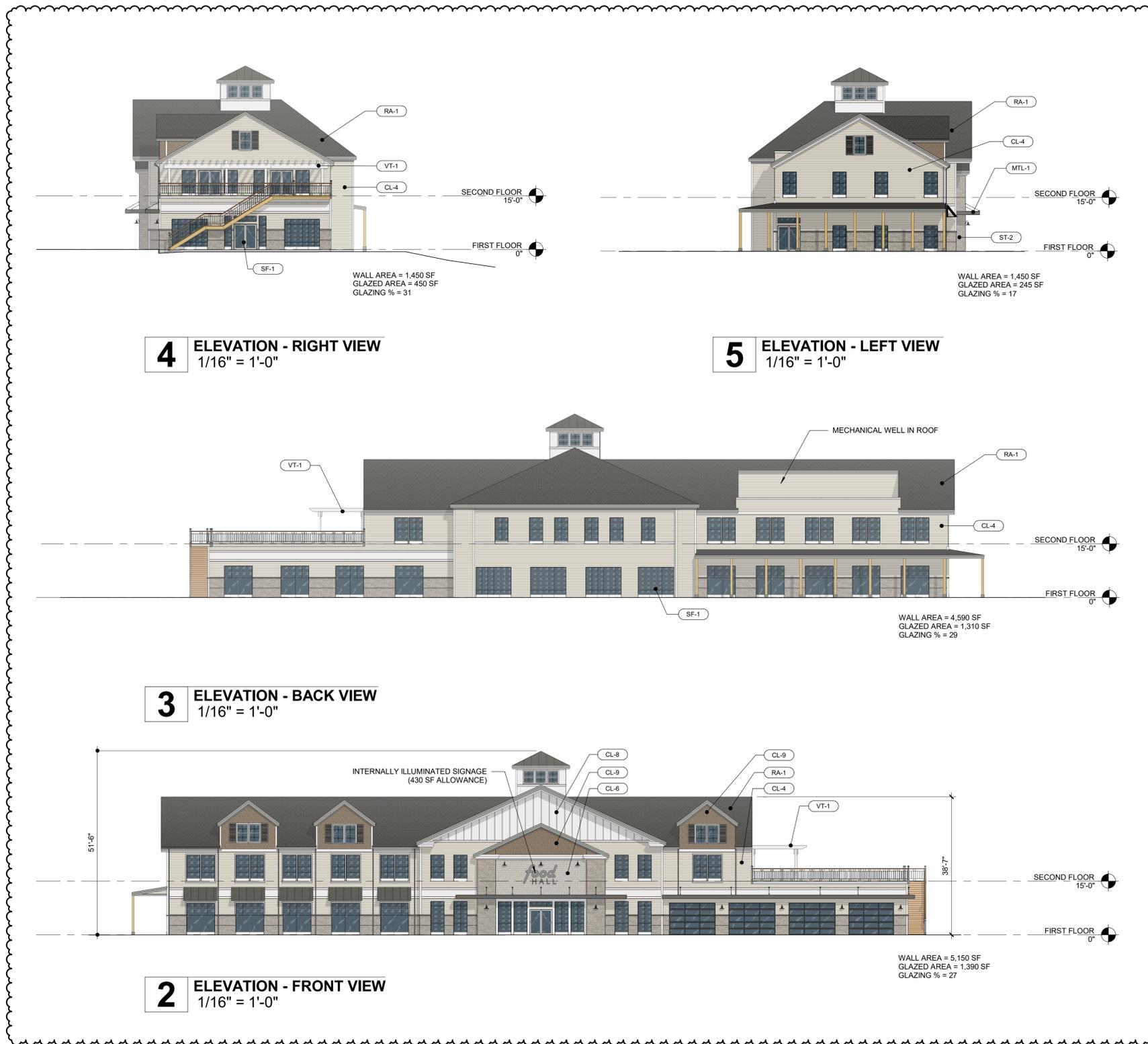
# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
MIXED USE - CONCEPT FLOOR PLANS | 12/21/2023 | REV. 05-03-2024



DRAWING NO. **A4.4**





# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
MIXED USE CONCEPT ELEVATIONS | 12/21/2023 | REV. 05-03-2024



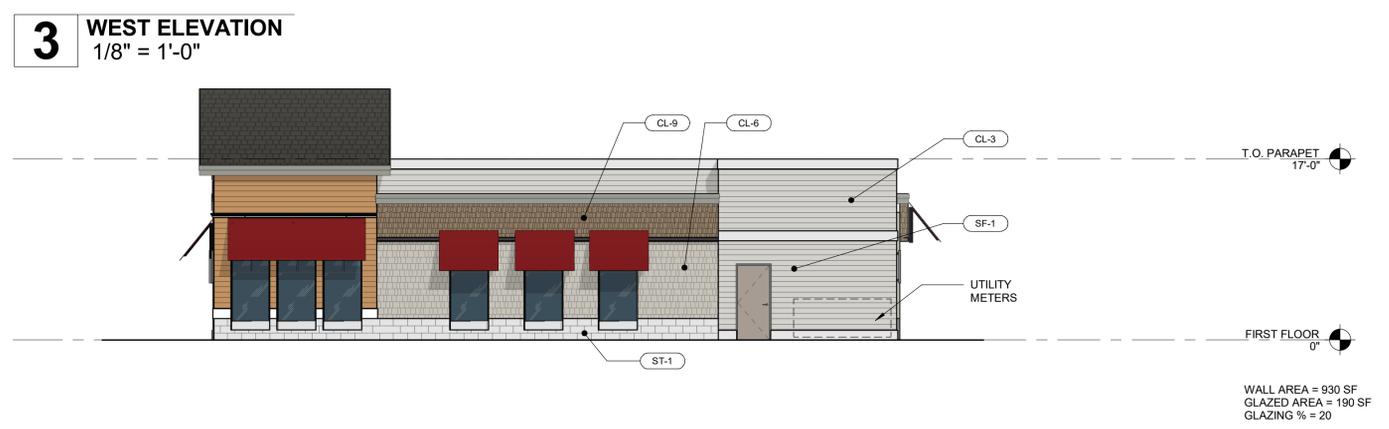
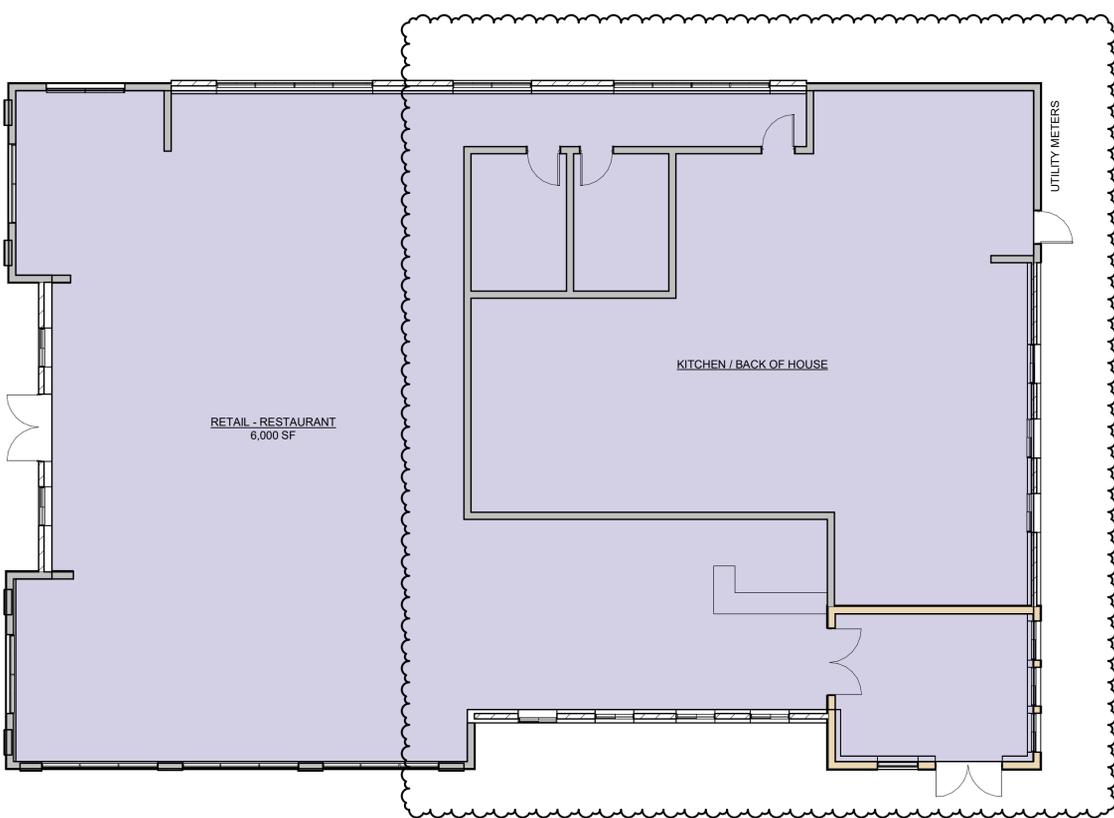
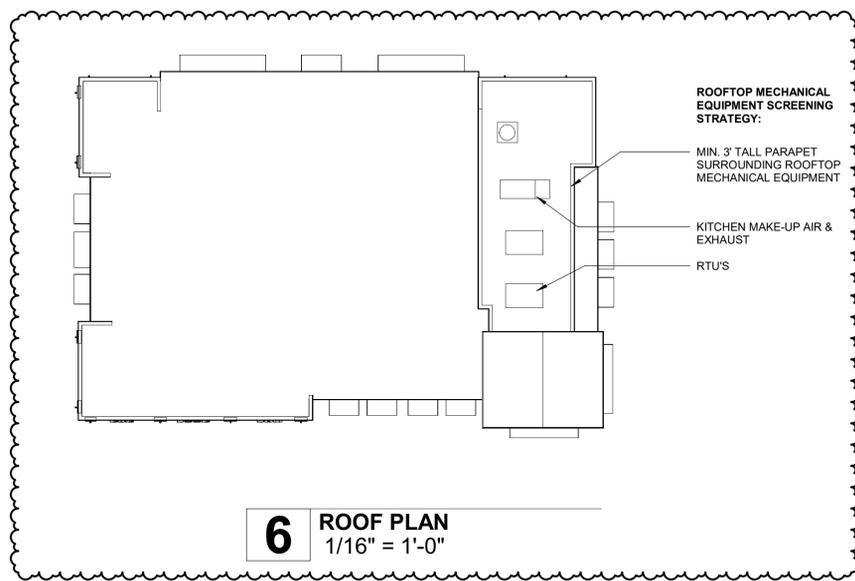
DRAWING NO.

**A4.5**



**PHASE ZERO  
DESIGN**  
architects | interior designers

RESTAURANT - BUILDING SUMMARY	
<b>RETAIL SUMMARY</b>	
RETAIL GROSS AREA:	6,000 SF
RETAIL:	
TOTAL RETAIL:	<b>6,000SF</b>
PARKING REQUIRED:	
RETAIL 5SP PER 1,000SF	
TOTAL:	<b>35 SPACES</b>
<b>FLOOR PLAN LEGEND</b>	
	RETAIL
	CIRCULATION
	SERVICE



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
 RESTAURANT CONCEPT PLAN AND ELEVATIONS | 12/21/2023 | REV. 05/03/2024



DRAWING NO. **A4.7**



**RESIDENTIAL A - BUILDING SUMMARY**

**RESIDENTIAL SUMMARY**

<b>RESIDENTIAL GROSS AREA:</b>	
LEVEL 1	17,100 SF
LEVEL 2	16,700 SF
LEVEL 3	16,700 SF
LEVEL 4	16,700 SF
LEVEL 5	16,700 SF
<b>TOTAL RESIDENTIAL:</b>	<b>83,900 SF</b>

**UNIT SUMMARY:**

	STU	1BR	2BR	3BR	TOT.
LEVEL 1	0	2	2		4 UNITS
LEVEL 2	1	10	4	1	16 UNITS
LEVEL 3	1	10	4	1	16 UNITS
LEVEL 4	1	10	4	1	16 UNITS
LEVEL 5	1	10	4	1	16 UNITS
<b>TOT</b>	<b>4</b>	<b>42</b>	<b>18</b>	<b>4</b>	<b>68 UNITS</b>

REQUIRED PARKING (1.5 SP / UNIT) 102 SPACES

**RETAIL SUMMARY**

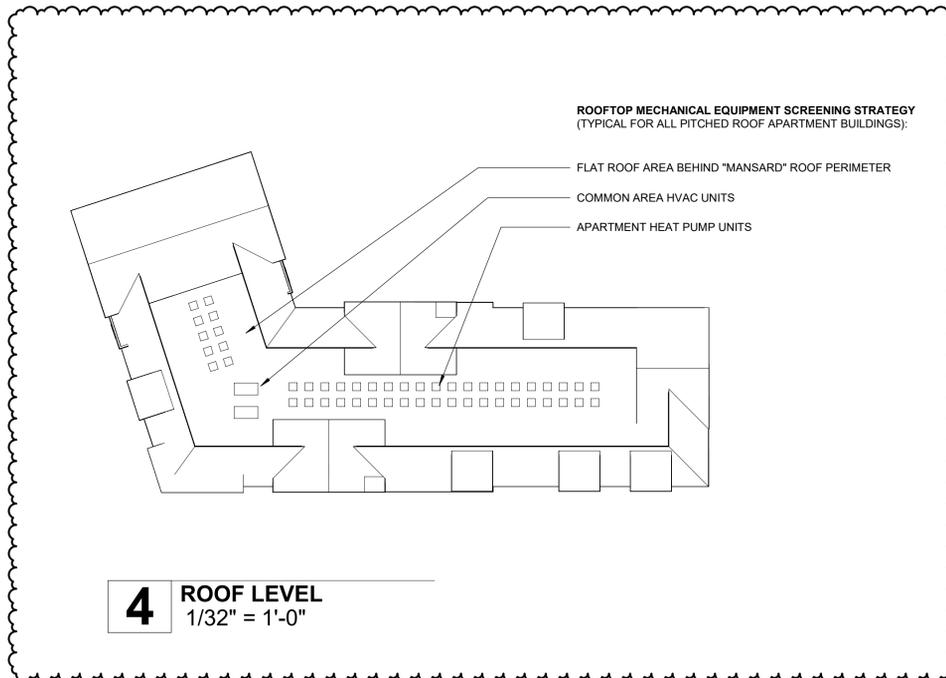
<b>RETAIL GROSS AREA:</b>	
LEVEL 1	10,000 SF
<b>TOTAL GROSS</b>	<b>10,000 SF</b>

PARKING REQUIRED:  
RETAIL 4SP PER 1,000 SF

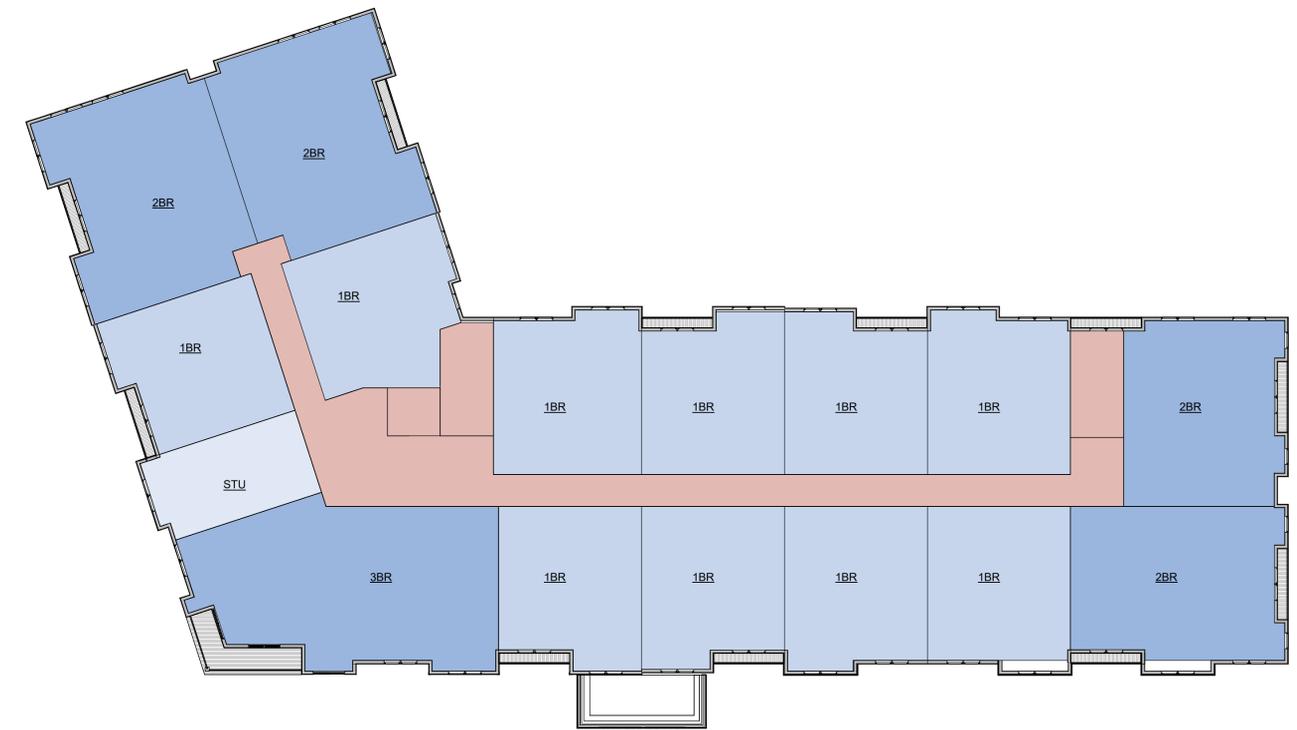
**TOTAL:** 40 SPACES

**FLOOR PLAN LEGEND**

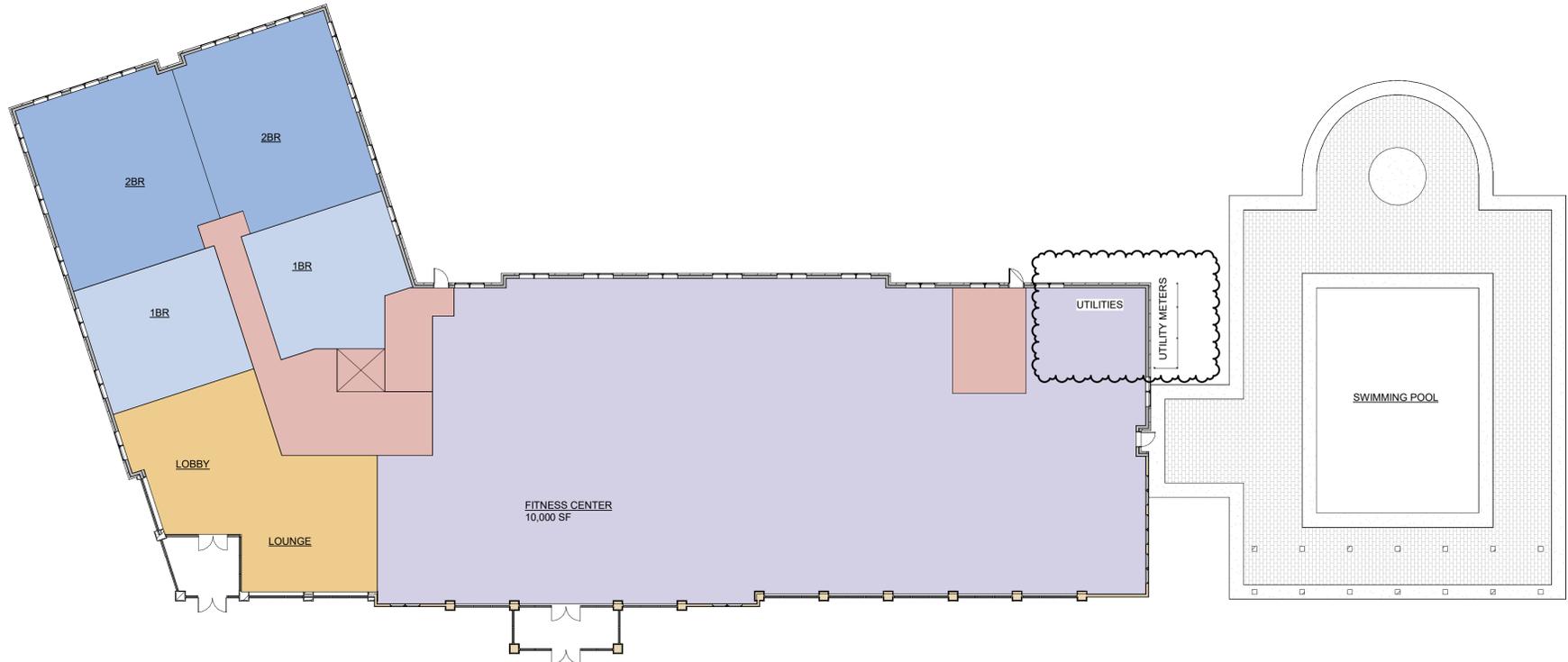
- PARKING
- RESTAURANT / RETAIL
- CIRCULATION
- COMMON / AMENITY SPACE
- 3 BEDROOM UNIT
- 2 BEDROOM UNIT
- 1 BEDROOM UNIT
- STUDIO UNIT
- SERVICE



**4 ROOF LEVEL**  
1/32" = 1'-0"



**2 SECOND FLOOR PROPOSED PLAN (TYP.)**  
1/16" = 1'-0"



**1 FIRST FLOOR PROPOSED PLAN**  
1/16" = 1'-0"

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
RESIDENTIAL BUILDING A - CONCEPT DESIGN PLAN | 12/21/2023 | REV. 05/03/2024



DRAWING NO. **A4.13**





**5** ELEVATION - RIGHT VIEW  
1/16" = 1'-0"



**4** ELEVATION - LEFT VIEW  
1/16" = 1'-0"

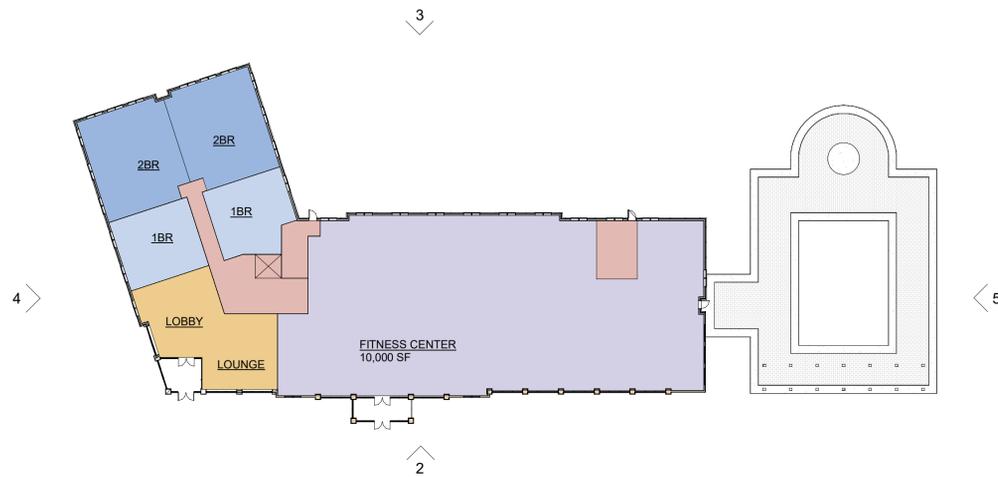


**3** ELEVATION - BACK VIEW  
1/16" = 1'-0"



**2** ELEVATION - FRONT VIEW  
1/16" = 1'-0"

WALL AREA = 10,800 SF  
GLAZING AREA = 2,990 SF  
GLAZING % = 28



**1** FIRST FLOOR PLAN  
1/32" = 1'-0"

# METACOMET DEVELOPMENT

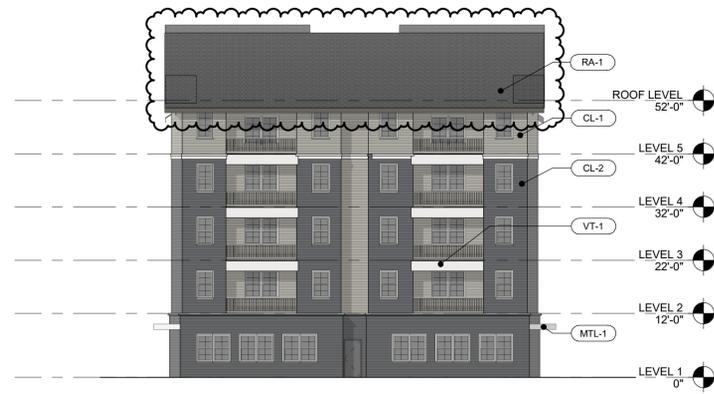
500 Veterans Memorial Parkway, East Providence, RI  
RESIDENTIAL BUILDING A - CONCEPT DESIGN ELEVATIONS | 12/21/2023 | REV. 05/03/2024



DRAWING NO.

**A4.14**





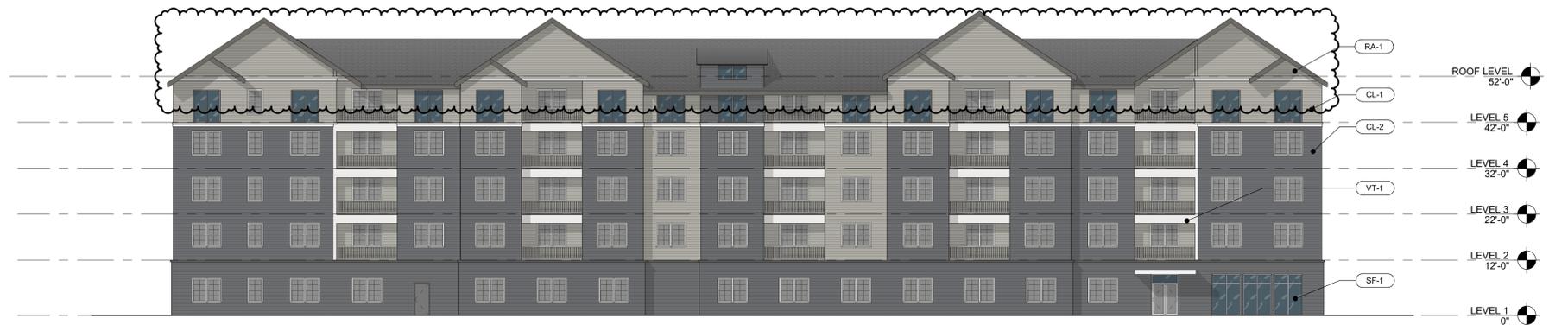
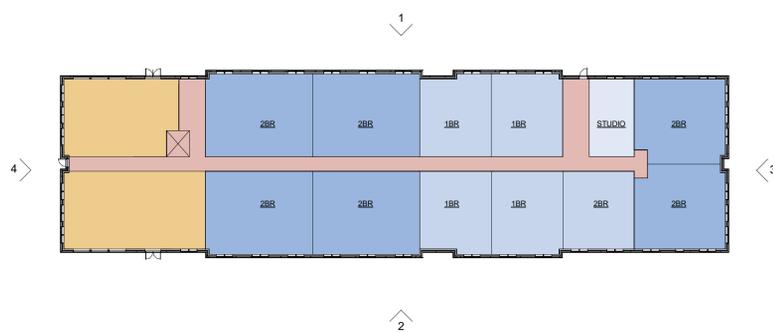
**4 WEST ELEVATION**  
1/16" = 1'-0"



**3 EAST ELEVATION**  
1/16" = 1'-0"



**2 SOUTH ELEVATION**  
1/16" = 1'-0"



**1 NORTH ELEVATION**  
1/16" = 1'-0"

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
BUILDING B - CONCEPT ELEVATIONS | 12/21/2023 REV. 05/03/2024

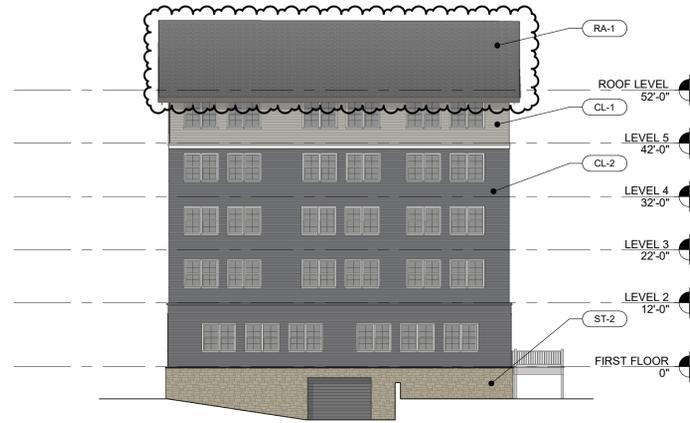


DRAWING NO.

**A4.16**



**PHASE ZERO  
DESIGN**  
architects | interior designers



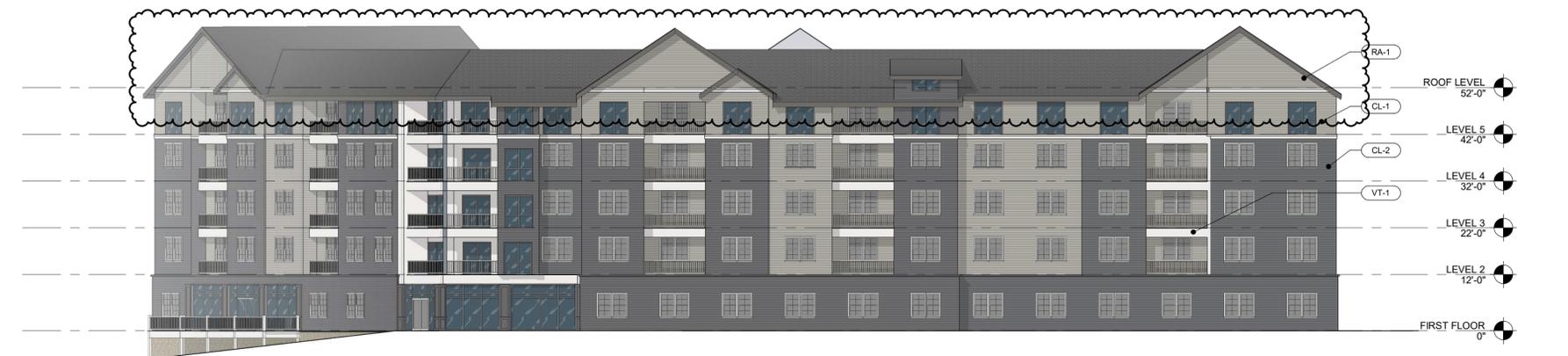
**4 WEST ELEVATION**  
1/16" = 1'-0"



**3 EAST ELEVATION**  
1/16" = 1'-0"



**2 NORTH ELEVATION**  
1/16" = 1'-0"



**1 SOUTH ELEVATION**  
1/16" = 1'-0"



**5 REF PLAN**  
1/32" = 1'-0"

# METACOMET DEVELOPMENT

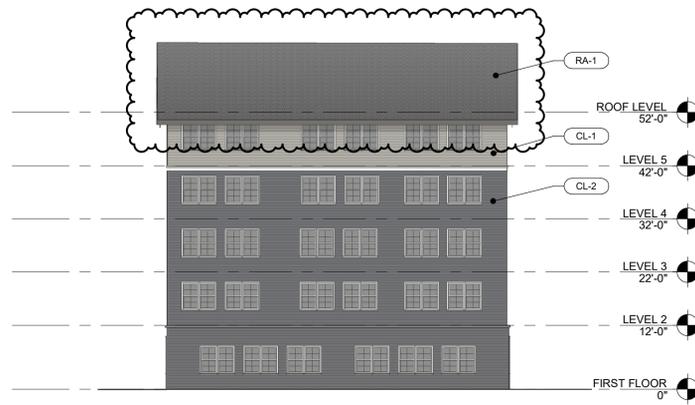
500 Veterans Memorial Parkway, East Providence, RI

RESIDENTIAL BUILDING C - CONCEPT ELEVATIONS | 12/21/2023 REV. 05/03/2024



DRAWING NO. **A4.18**





**4 WEST ELEVATION**  
1/16" = 1'-0"



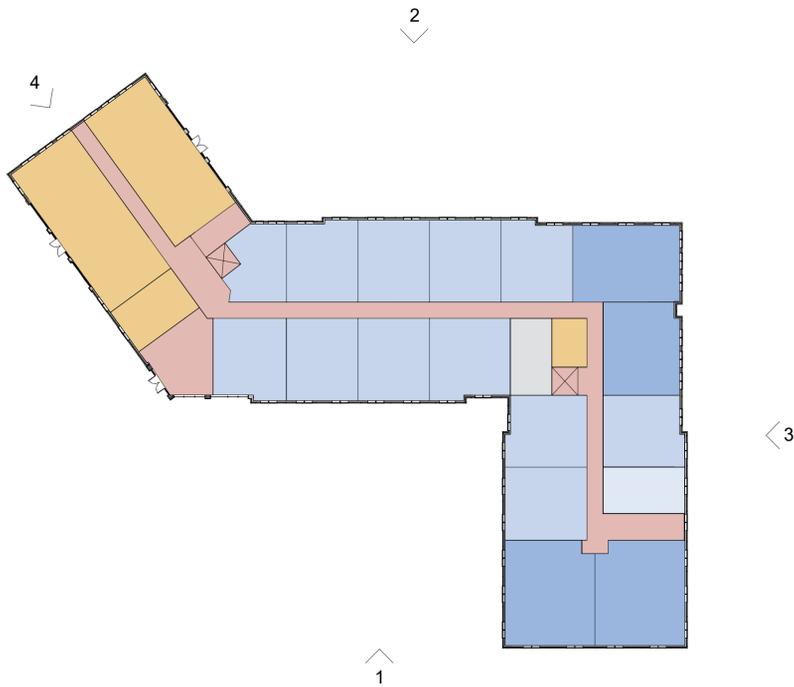
**3 EAST ELEVATION**  
1/16" = 1'-0"



**2 NORTH ELEVATION**  
1/16" = 1'-0"



**1 SOUTH ELEVATION**  
1/16" = 1'-0"



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
RESIDENTIAL BUILDING D - CONCEPT ELEVATIONS | 12/21/2023 | REV. 05/03/2024

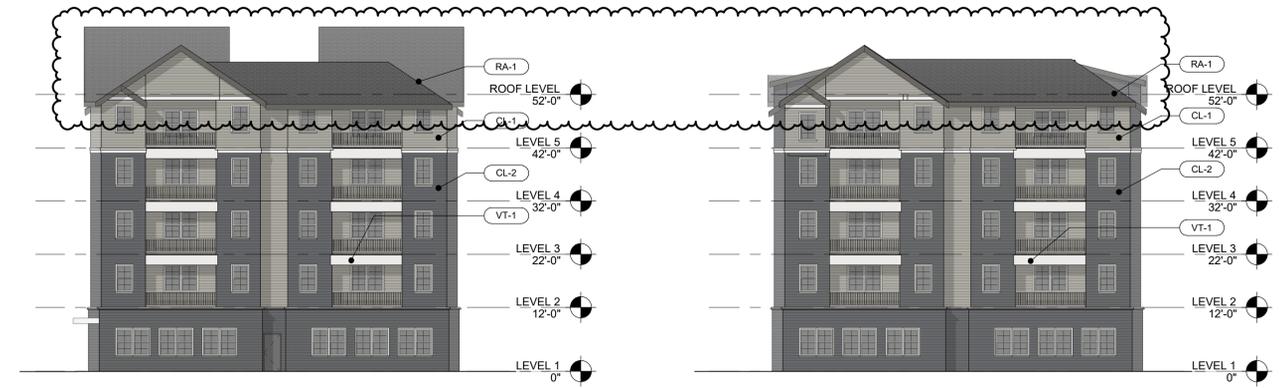


DRAWING NO.

**A4.21**



**PHASE ZERO DESIGN**  
architects | interior designers

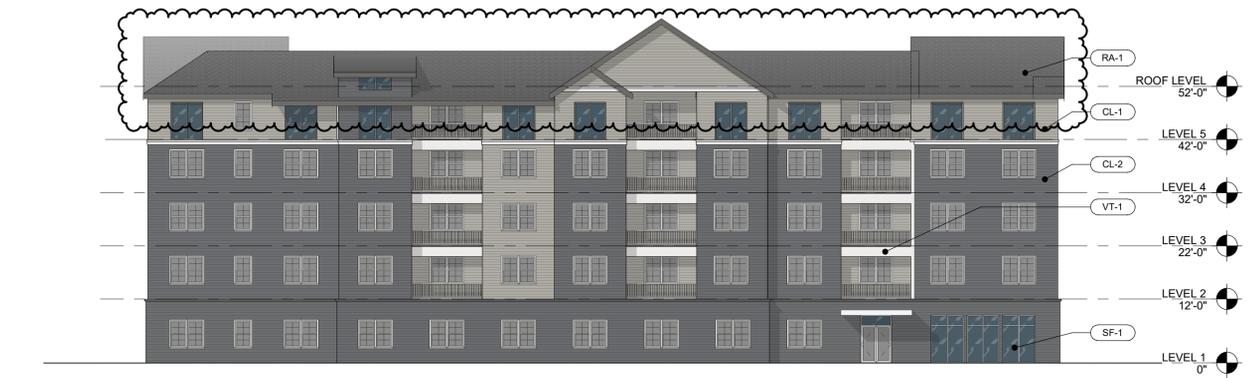
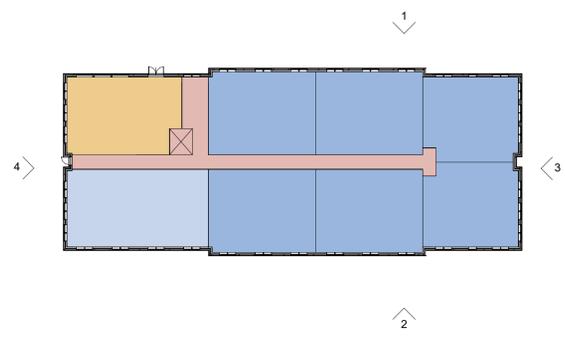


**4 WEST ELEVATION**  
1/16" = 1'-0"

**3 EAST ELEVATION**  
1/16" = 1'-0"



**2 SOUTH ELEVATION**  
1/16" = 1'-0"



**1 NORTH ELEVATION**  
1/16" = 1'-0"

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
RESIDENTIAL BUILDING E - CONCEPT ELEVATIONS | 12/21/2023 | REV. 05/03/2024



DRAWING NO.  
**A4.23**





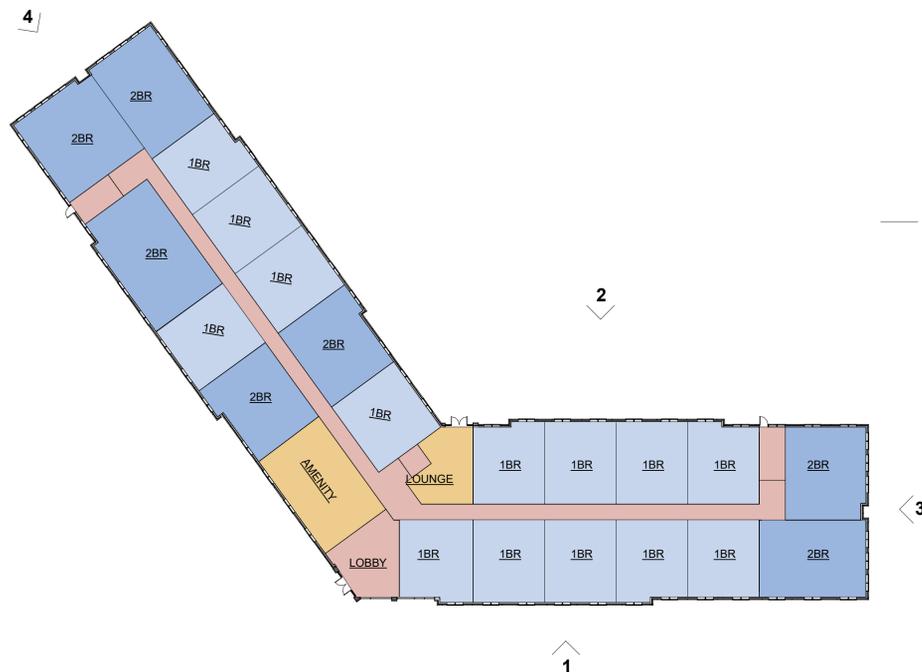
**4 WEST ELEVATION**  
1/16" = 1'-0"



**3 EAST ELEVATION**  
1/16" = 1'-0"



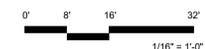
**2 NORTH ELEVATION**  
1/16" = 1'-0"



**1 SOUTH ELEVATION**  
1/16" = 1'-0"

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
RESIDENTIAL BUILDING F - CONCEPT ELEVATIONS | 12/21/2023 | REV. 05/03/2024



DRAWING NO.

**A4.26**





**4** ELEVATION - RIGHT VIEW  
1/16" = 1'-0"



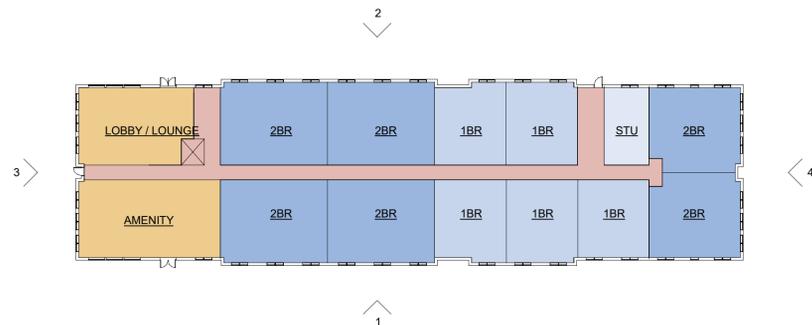
**3** ELEVATION - LEFT VIEW  
1/16" = 1'-0"



**2** ELEVATION - BACK VIEW  
1/16" = 1'-0"



**1** ELEVATION - FRONT VIEW  
1/16" = 1'-0"



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
RESIDENTIAL BUILDING H CONCEPT ELEVATIONS | 12/21/2023 | REV. 05/03/2024



DRAWING NO.

**A4.28**





# **OFF-SITE IMPROVEMENT UPDATE**



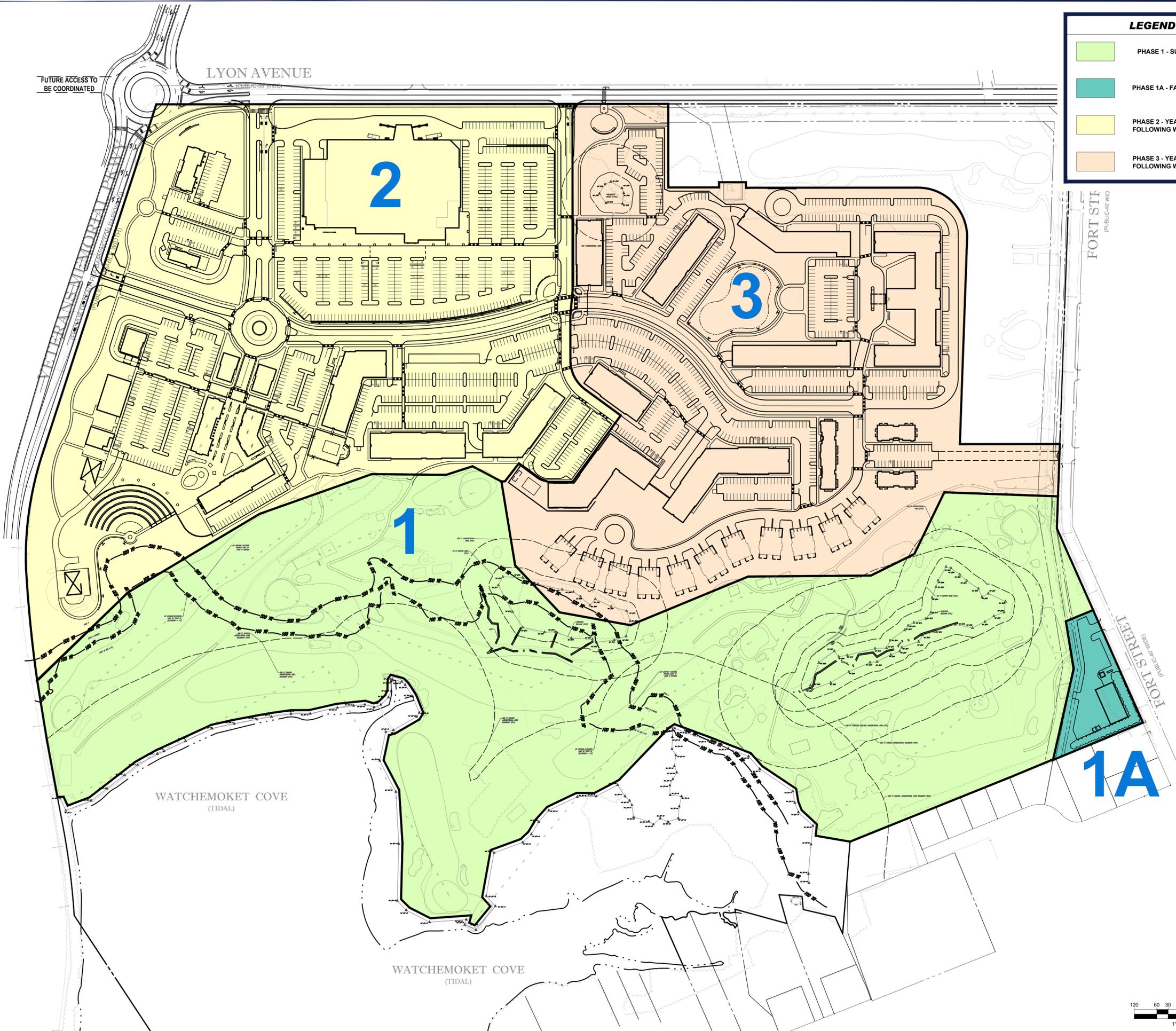
# **GOLF COURSE PRESENTATION**





FUTURE ACCESS TO  
BE COORDINATED

LYON AVENUE



**LEGEND**

- PHASE 1 - SUMMER 2024
- PHASE 1A - FALL 2024
- PHASE 2 - YEARS 1-5  
FOLLOWING WSDC APPROVAL
- PHASE 3 - YEARS 6-10  
FOLLOWING WSDC APPROVAL

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL &  
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201026  
DRAWN BY: VHSW  
CHECKED BY: KCM/JM/JAK  
DATE: 12/12/23  
CAD ID: W201026-PHSE-08

PROJECT:  
**PROPOSED SITE  
PLAN DOCUMENTS**

FOR

**MARSHALL PROPERTIES**  
METACOMET  
REDEVELOPMENT  
OWNER & APPLICANT:  
MARSHALL PROPERTIES, INC  
990 WARREN AVENUE, SUITE 401  
EAST PROVIDENCE, RI 02914

MAP 197, BLOCK 15, LOT 1 (ZONE O-1)  
500 VETERANS MEMORIAL PARKWAY  
EAST PROVIDENCE,  
PROVIDENCE COUNTY,  
RHODE ISLAND

**BOHLER**  
352 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
Phone: (508) 480-9900  
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**J.A. KUCICH**  
PROFESSIONAL ENGINEER  
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CONNECTICUT LICENSE No. 29177  
RHODE ISLAND LICENSE No. 0616  
MAINE LICENSE No. 12553

SHEET TITLE:  
**PHASING  
EXHIBIT**

SHEET NUMBER:  
**EX-01**

ORG. DATE - 12/21/2023

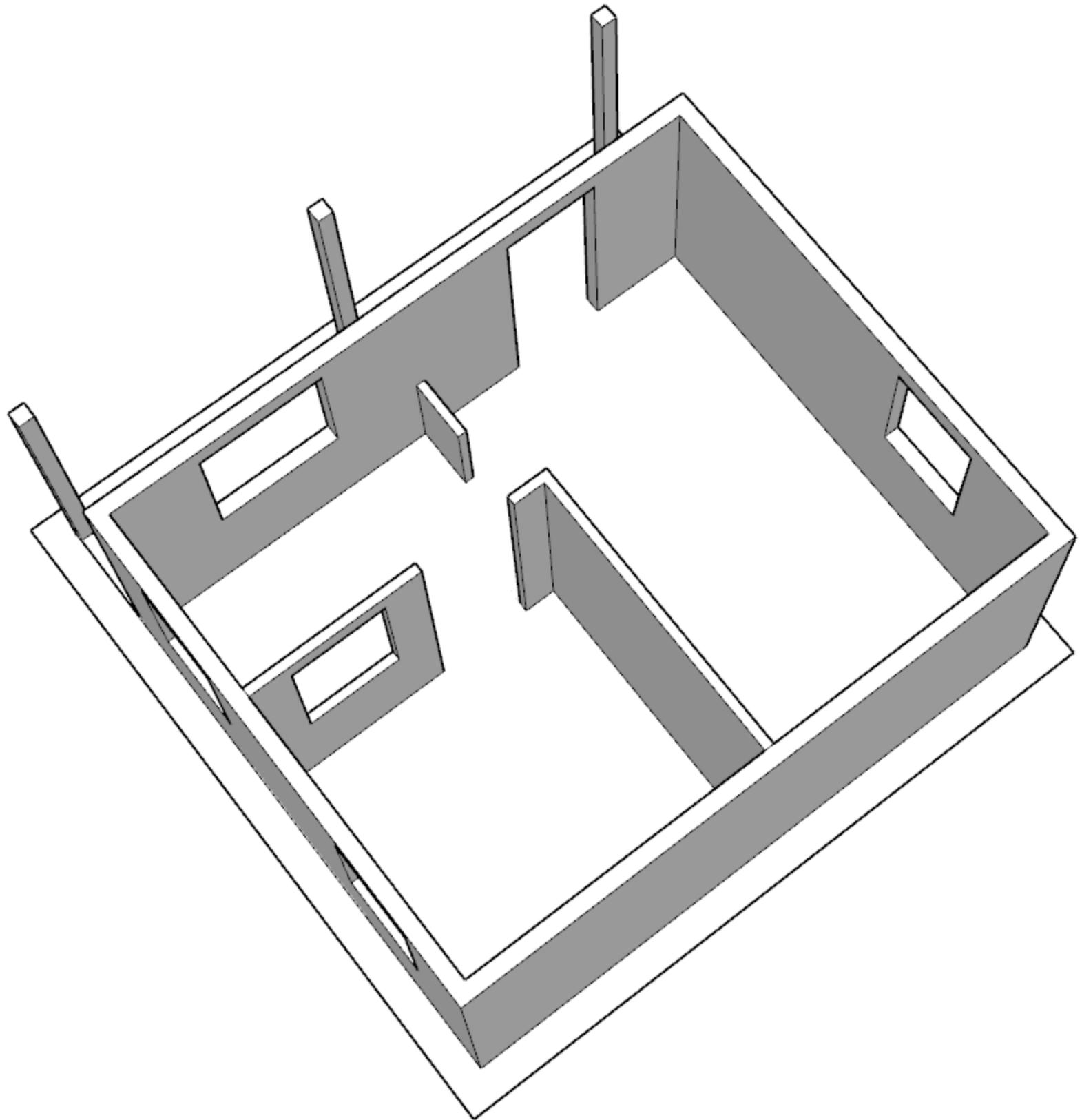


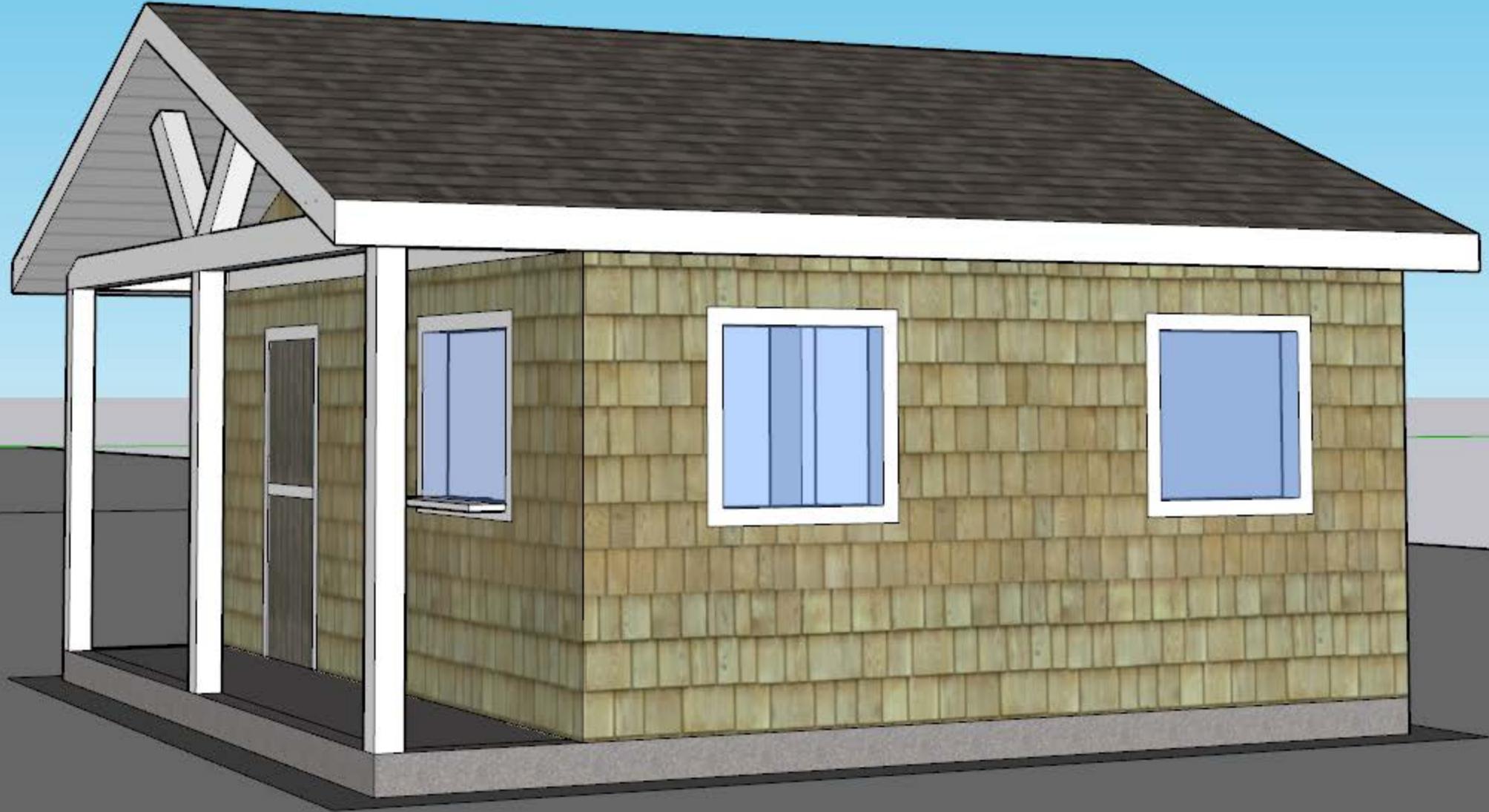
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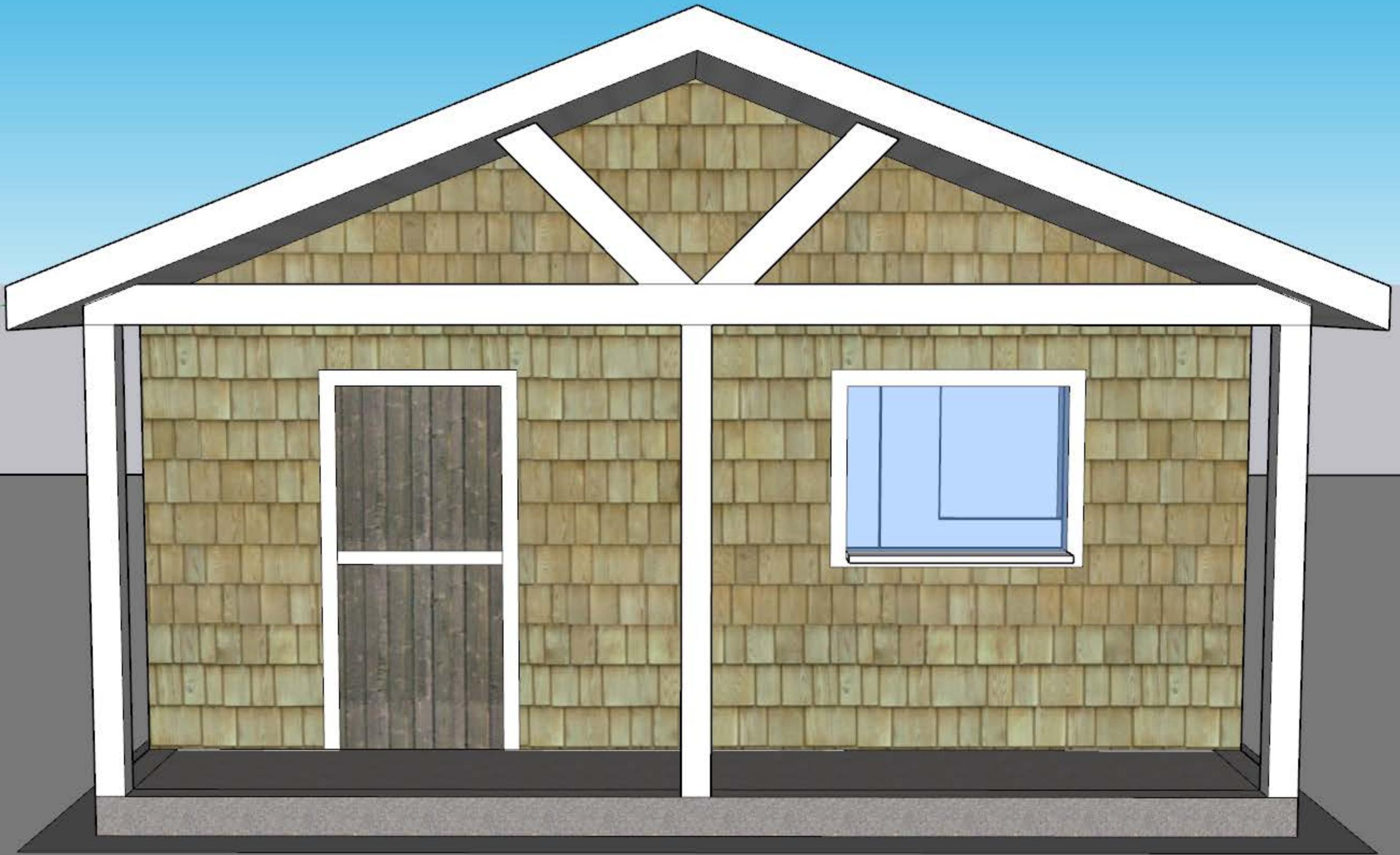














**MET LINKS  
SCORECARD**

Hole	Par	Blue	White	Red
1	4	344	309	273
2	5	489	440	406
3	4	351	336	253
4	3	157	140	99
5	4	271	262	256
6	3	149	114	72
7	3	127	101	86
8	5	495	457	354
9	3	172	148	123
<b>Out</b>	<b>34</b>	<b>2,555</b>	<b>2,307</b>	<b>1,922</b>

# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
 Golf Course Score Card | 10/25/2023





# **GOLF COURSE VIDEO**





























**THANK YOU!**