

# 500 VETERANS MEMORIAL PARKWAY

East Providence, RI

## Waterfront Commission

Design Review

November 13, 2024



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 Design Review Summary**
- 2. Architectural Design Review Summary**
- 3. Peer Review Conclusion**

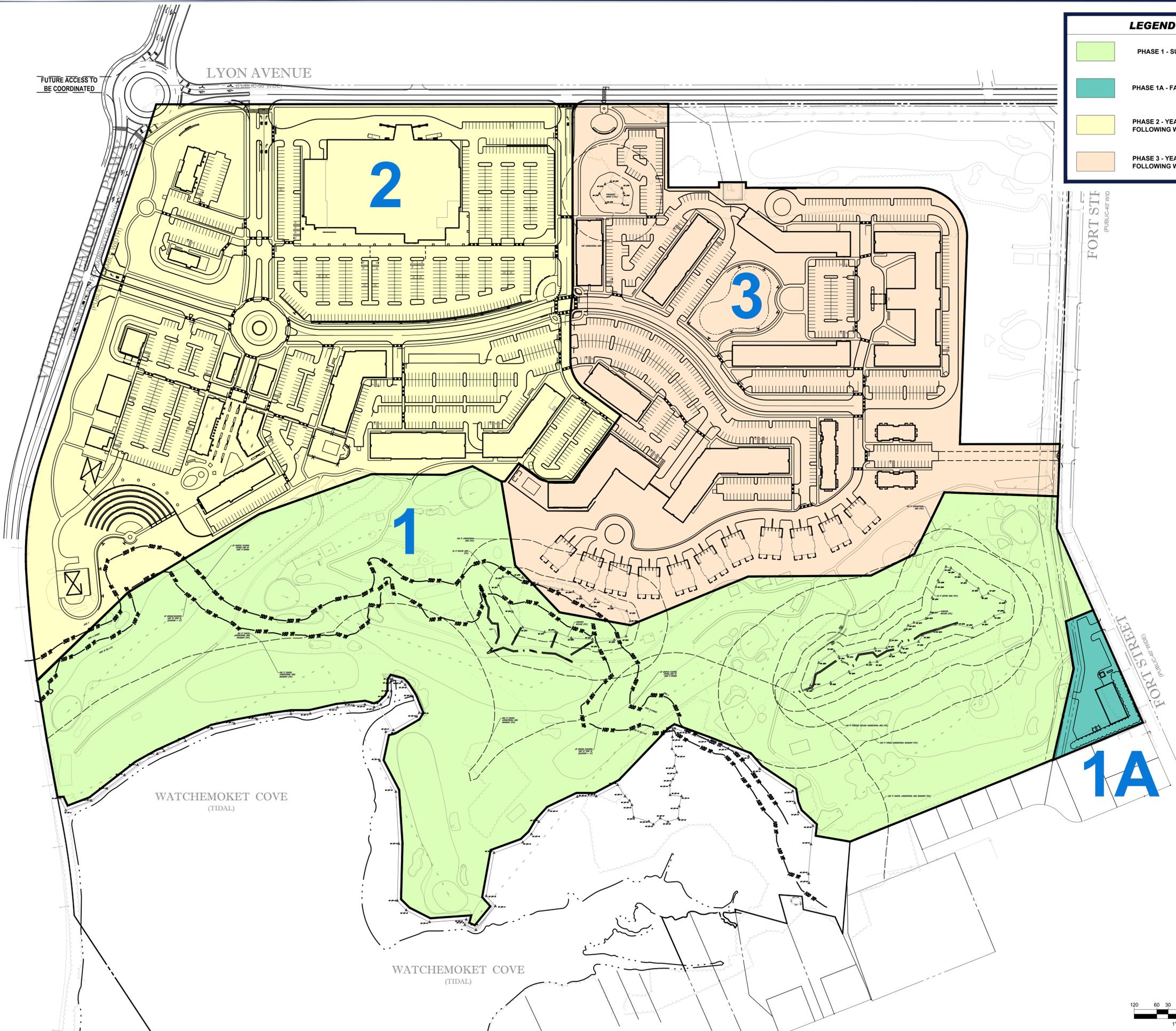


# **SITE DESIGN REVIEW SUMMARY**



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

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

**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

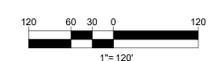
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NEW HAMPSHIRE LICENSE No. 15470  
CONNECTICUT LICENSE No. 29177  
RHODE ISLAND LICENSE No. 0616  
MAINE LICENSE No. 12553

SHEET TITLE:  
**PHASING  
EXHIBIT**

SHEET NUMBER:  
**EX-01**

ORG. DATE - 12/21/2023



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## PLAN UPDATE SUMMARY



**General:** Provided detailed information on:

- Lighting types
- Special pavement materials
- Plant lists
- EV Stations
- Bike Racks
- Solar locations

PLAN UPDATE SUMMARY



Enhanced Town Center  
Design to include  
pedestrian-oriented,  
public open spaces and  
small-shop retail



PLAN UPDATE SUMMARY



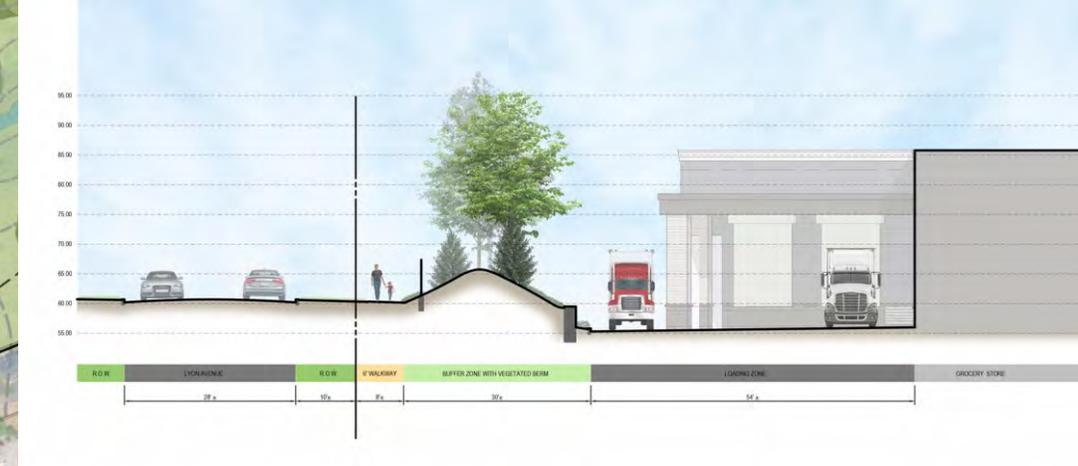
Pathway improvements to accommodate Bike travel, elimination of pedestrian “roundabout”



PLAN UPDATE SUMMARY



Augmented berm and screening for buffering view to Grocery loading



## PLAN UPDATE SUMMARY



Incorporation of more Curvilinear access drive



PLAN UPDATE SUMMARY



Addition of planted islands and buffer along Access Drive

PLAN UPDATE SUMMARY



Reconfiguration of  
Garages to break up  
massing of structures  
along Access Drive

PLAN UPDATE SUMMARY



Intersection treatment and residential entry enhancement to clarify wayfinding through the site

PLAN UPDATE SUMMARY



Reconfiguration of Residential Building layout to accommodate additional street tree planting along Access Drive

PLAN UPDATE SUMMARY



Updated Pocket Park design to include access for pedestrian crossing to Pierce Park, Jones Pond

## PLAN UPDATE SUMMARY



Additional understory planting provided along Fort Street for buffer to Maintenance Employee parking

PLAN UPDATE SUMMARY



Gained approval for,  
reconstructed and  
opened 9-hole Public  
Golf Course – Summer  
2024



PLAN UPDATE SUMMARY



# **ARCHITECTURAL DESIGN REVIEW SUMMARY**



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
SOLAR STRATEGY - MIXED USE

| 12/21/2023 | REV. 06/13/2024

DRAWING NO. **A2.27**



**BOHLER** //





# 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** //





PHASE ZERO  
DESIGN

## METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
SOLAR STRATEGY - RESIDENTIAL BLDG. B | 12/21/2023 | REV. 06/13/2024

DRAWING NO.

**A2.28**



MARSHALL PROPERTIES

**BOHLER** //



PHASE ZERO  
**DESIGN**  
architects | interior designers



# 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 //**





# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
AERIAL TOWN CENTER RETAIL | 12/21/2023

DRAWING NO.  
**A2.3**





# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
TOWN CENTER PROMENADE | 12/21/2023

DRAWING NO.  
**A2.5**





**PEER REVIEW**  
**CONCLUSION**



ZONING ANALYSIS TABLE			
ZONING DISTRICT	OPEN SPACE 1 (O-1)	WATERFRONT SPECIAL DEVELOPMENT DISTRICTS - METACOMET	
OVERLAY DISTRICT	SITE PLAN FROM WATERFRONT COMMISSION, CRMC		
REQUIRED PERMIT	ZONING (OVERLAY)		
ZONE CRITERIA	REQUIRED (OVERLAY)	EXISTING	PROPOSED
MIN. LOT AREA	N/A	131.0± ACRES (5,707,886± SF)	NO CHANGE
MIN. LOT WIDTH	N/A	N/A	N/A
MAX. BLDG COVERAGE	70%	N/A (2)	7.5%
MIN. FRONT SETBACK	5'-15', 100' FROM PARKWAY R.O.W	N/A (2)	5' < 100' <
MIN. SIDE SETBACK	5'	N/A (2)	5' <
MIN. REAR SETBACK	N/A	N/A (2)	N/A
MAX. BUILDING HEIGHT	N/A (1)	N/A (2)	1-5 STORIES
MAX. IMPER. COVERAGE	N/A	3.2%	±33%
PARKING SPACES	2,345	227	2,290 (V)
ACCESS PARKING SPACES	33 (27 CAR, 6 VAN)	4	54
ACCESSIBLE PARKING CRITERIA	1001+ SPACES + MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000 + 20 + (2290-1000)/100 + 33 SPACES		
	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.) + 33 / 6 + 6 SPACES		

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 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
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- (1) BUILDING HEIGHT LIMITS SHALL BE EVALUATED ON A CASE BY CASE BASIS BY THE COMMISSION WITH REGARD TO VIEW CORRIDOR ASSESSMENTS FROM WITHIN AND OUTSIDE OF THE WATERFRONT DISTRICT PER EAST PROVIDENCE CODE OF ORDINANCES SECTION 19-452
- (2) PREVIOUSLY EXISTING BUILDING HAS BEEN DEMOLISHED PRIOR TO THE DEVELOPMENT OF THESE SITE PLANS

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	08/16/2024	CITY COMMENTS	
2	10/28/2024	CRMC	

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 CAD ID: W201026-SITE-1A

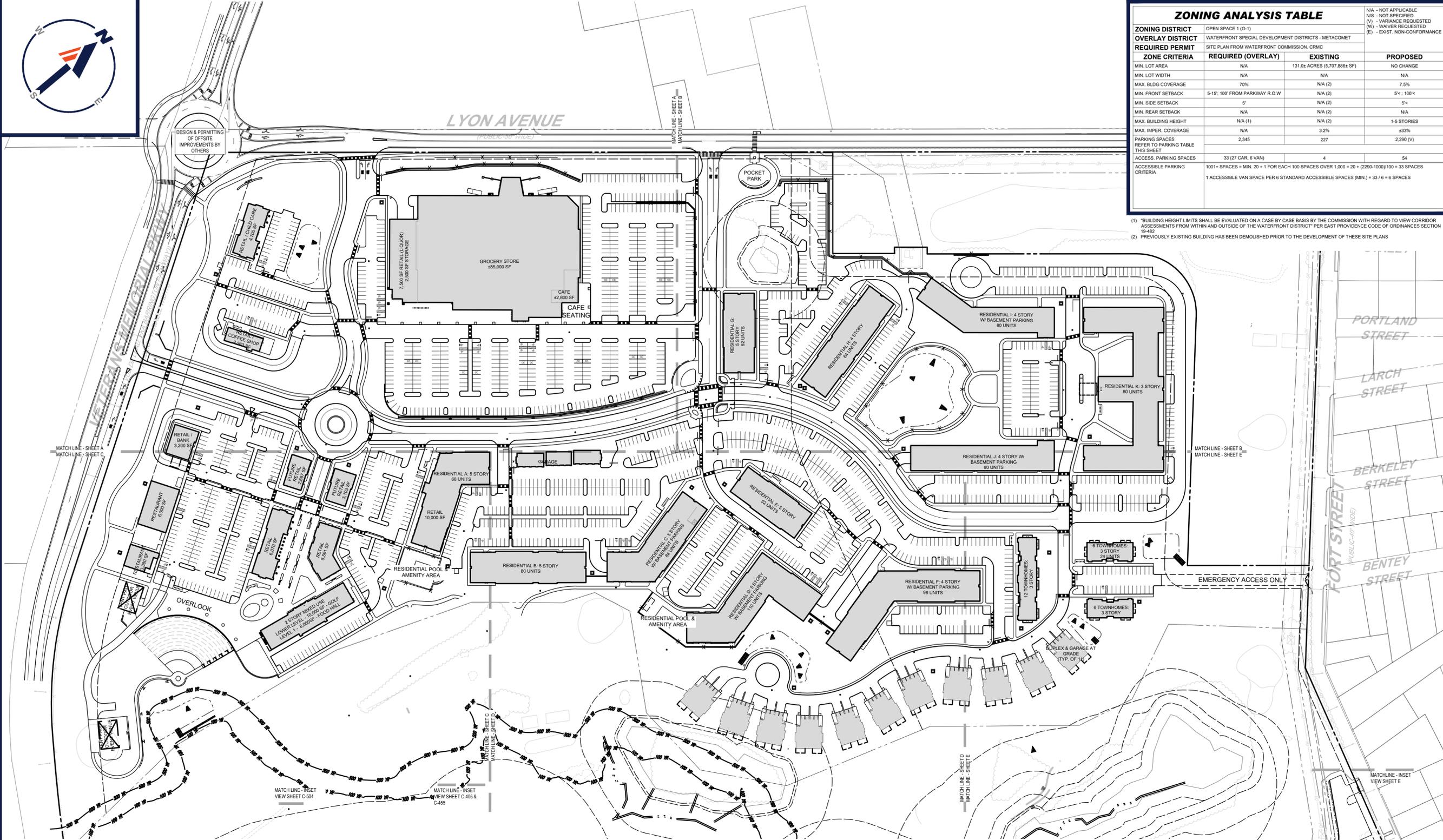
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 OWNER & APPLICANT:  
 MARSHALL PROPERTIES, INC  
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 EAST PROVIDENCE, RI 02914  
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 RHODE ISLAND REG. NO. 0811  
 CIVIL ENGINEER

SHEET TITLE:  
**OVERALL SITE LAYOUT PLAN**  
 SHEET NUMBER:  
**C-301**  
 REVISION 1 - 08/16/2024



**PARKING TABLE**

Key	Description	GSF	Units	Seats or Bedrooms	Zoning Parking Ratio	Parking Spaces Required by Zoning	Parking Spaces Provided	EV SPACES (1 PER 100 SPACES)
R-1	Retail - Grocery	85,000			1 per 300 sf	283	501	6
R-1.1	Retail - Liquor Store	10,000			1 per 300 sf	33		
R-1.2	Retail - Cafe	2,800		20	1 per 4 seats	5		
R-2	Retail - Coffee Shop	2,263		20	1 per 4 seats	5	32	1
R-3	Retail - Child care	4,700			1 per 300 sf	16	50	1
<b>SUBTOTAL</b>		<b>104,763</b>				<b>342</b>	<b>583</b>	<b>8</b>
Mixed Use Block								
R-5	Retail - Bank	3,200			1 per 300 sf	11		
R-6	Retail - Restaurant	6,000		120	1 per 4 seats	30		
R-7	Retail - Restaurant	3,380		80	1 per 4 seats	20	186	2
R-8	Village Shops	6,070			1 per 300 sf	20		
R-10	Village Shops	2,697			1 per 300 sf	9		
R-4	Golf	10,000			1 per 300 sf	33		
	Restaurant / Food Hall	8,000		150	1 per 4 seats	38		
R-9	Village Shops	5,591			1 per 300 sf	19	100	1
R-11	Village Shops	3,103			1 per 300 sf	10		
A (Retail at GF)	Retail at GF of building A	10,000			1 per 300 sf	33		
<b>SUBTOTAL</b>		<b>58,041</b>				<b>223</b>	<b>286</b>	<b>1</b>

Key	Description	GSF	Units	Seats or Bedrooms	Zoning Parking Ratio	Parking Spaces Required by Zoning	Parking Spaces Provided	EV SPACES (1 PER 100 SPACES)	
<b>Multi-Family Residential</b>									
A	Residential - High Density	83,900	68	94	2 per unit		16	4	
B	Residential - High Density	82,000	80	110	2 per unit	464	268	334	
C	Residential - Basement parking - High Density	87,000	84	113	2 per unit		50	5	
D	Residential - Basement parking - High Density	119,500	109	146	2 per unit	218	84	148	
E	Residential - High Density	55,500	52	78	2 per unit	104	139	3	
F	Residential - Basement parking - High Density	100,800	96	131	2 per unit	192	80	152	
G	Residential (similar to E) - High Density	55,500	52	78	2 per unit	230	166	172	
H	Residential - High Density	65,600	63	88	2 per unit		6		
I	Age Restricted Residential - Basement parking - High Density	68,000	80	116	2 per unit		52	4	
J	Age Restricted Residential - Basement parking - High Density	69,000	80	124	2 per unit	480	273	383	
K	Age Restricted Residential - High Density	105,500	80	160	2 per unit		44	4	
	Townhomes - High Density	77,700	24	48	2 per unit	48	49	2	
	Duplex - High Density	145,152	22	66	2 per unit	44	44	44	
<b>SUBTOTAL</b>		<b>1,115,152</b>	<b>890</b>		<b>0</b>	<b>1,780</b>	<b>1,059</b>	<b>1,421</b>	
<b>TOTAL</b>		<b>GSF</b>	<b>Units</b>			<b>Parking Spaces Required by Zoning</b>	<b>Surface</b>	<b>Structured</b>	<b>Provided</b>
		<b>1,277,956</b>	<b>890</b>			<b>2,345</b>	<b>1,928</b>	<b>362</b>	<b>2,290</b>

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY.**



P:\2023\026\CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\W201026-SITE-1A-->LAYOUT-C-301-OVERALL SITE



LYON AVENUE  
(PUBLIC-50' WIDE)

MERCER STREET

ARLINGTON STREET

PORTLAND STREET

LARCH STREET

BERKELEY STREET

FORT STREET  
(PUBLIC-40' WIDE)

BENTLEY STREET

FLEMING STREET

WATCHMOKET COVE  
(TIDAL)

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SUSTAINABLE DESIGN  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	08/16/2024	CITY COMMENTS		
2	10/28/2024	CRMC		



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PROJECT No.: W201026  
 DRAWN BY: VHSW  
 CHECKED BY: KCM/JMM/MAK  
 DATE: 12/12/23  
 CAD ID: W201026-GRAD-1A

PROPOSED SITE PLAN DOCUMENTS

FOR



METACOMET REDEVELOPMENT  
 OWNER & APPLICANT:  
 MARSHALL PROPERTIES, INC  
 990 WARREN AVE, 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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 REGISTERED PROFESSIONAL ENGINEER  
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SHEET TITLE:

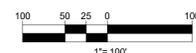
OVERALL GRADING PLAN

SHEET NUMBER:

C-401

REVISION 1 - 08/16/2024

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY. REFER TO DRAINAGE PLAN FOR BASIN INFORMATION.



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LYON AVENUE  
(PUBLIC-40' WIDE)

MERCER STREET

ARLINGTON STREET

PORTLAND STREET

LARCH STREET

BERKELEY STREET

BENTLEY STREET

FORT STREET  
(PUBLIC-40' WIDE)

FLEMING STREET

WATCHEMOKET COVE  
(TIDAL)

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DATE: 12/2/2023  
CAD ID: W201026-DRIN-1B

PROPOSED SITE PLAN DOCUMENTS

FOR

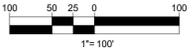
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PROVIDENCE COUNTY, RHODE ISLAND  
CIVIL

SHEET TITLE:  
**OVERALL DRAINAGE PLAN**  
SHEET NUMBER:  
**C-451**  
REVISION 1 - 08/16/2024

THIS PLAN TO BE UTILIZED FOR SITE DRAINAGE PURPOSES ONLY.



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**TYPICAL LINE COLOR LEGEND**

SANITARY SEWER	
ELECTRIC	
GAS	
WATER	

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

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 METACOMET REDEVELOPMENT  
 OWNER & APPLICANT:  
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 950 WARREN AVE, SUITE 401  
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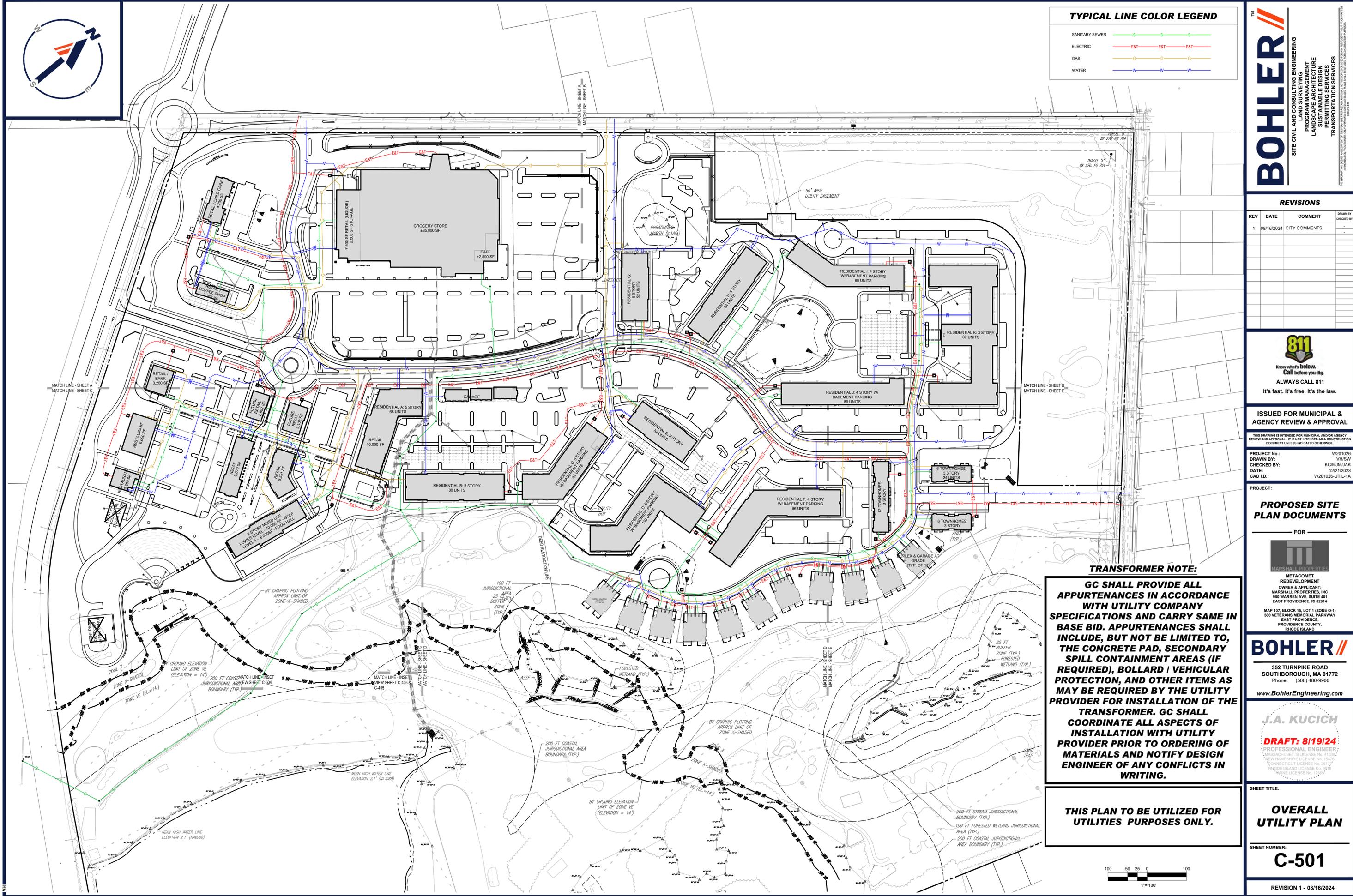
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 PROFESSIONAL ENGINEER  
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 NEW HAMPSHIRE LICENSE No. 01947  
 CONNECTICUT LICENSE No. 28174  
 RHODE ISLAND LICENSE No. 6615

SHEET TITLE:  
**OVERALL UTILITY PLAN**

SHEET NUMBER:  
**C-501**

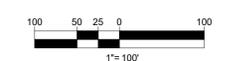
REVISION 1 - 08/16/2024



**TRANSFORMER NOTE:**

**GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER. GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.**

**THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY.**



C:\PROGRAMDATA\BOHLER\CAD\2023\NETEMPAC\PUBLISH\_1184\W201026-UTIL-1A\LAYOUT\_C-501-OVERALL.UTL



**THANK YOU!**



# 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**

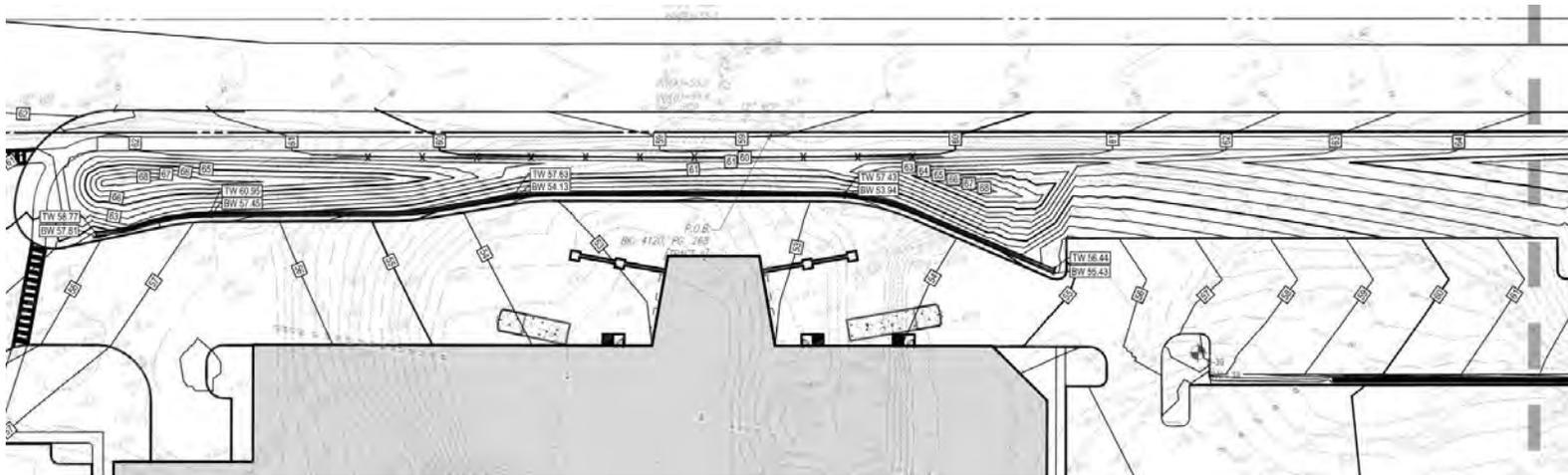
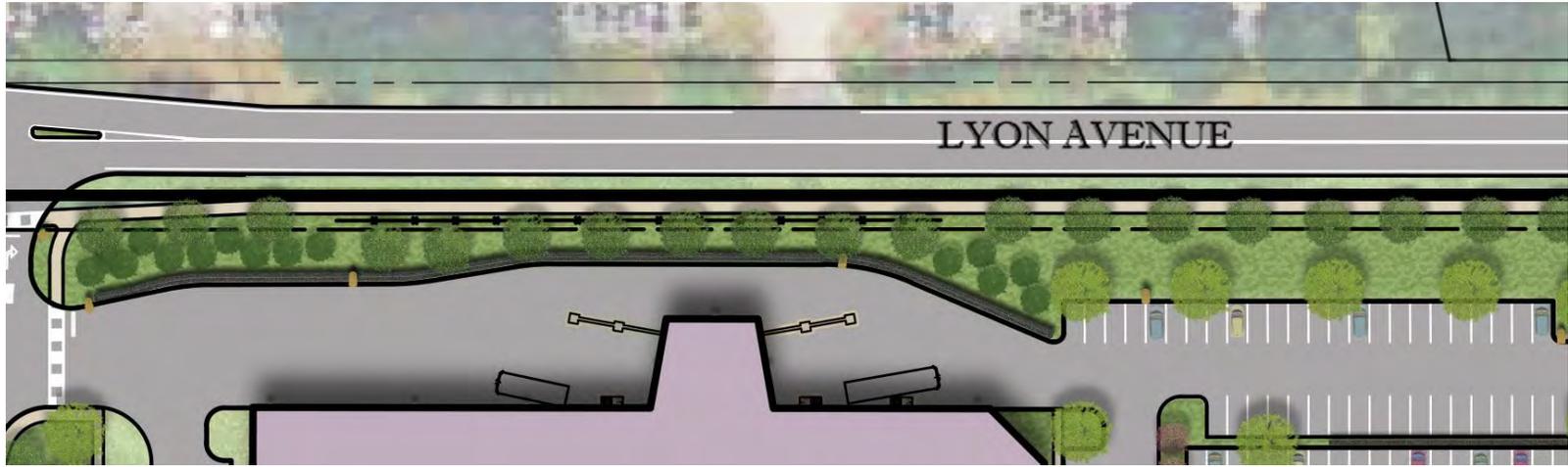


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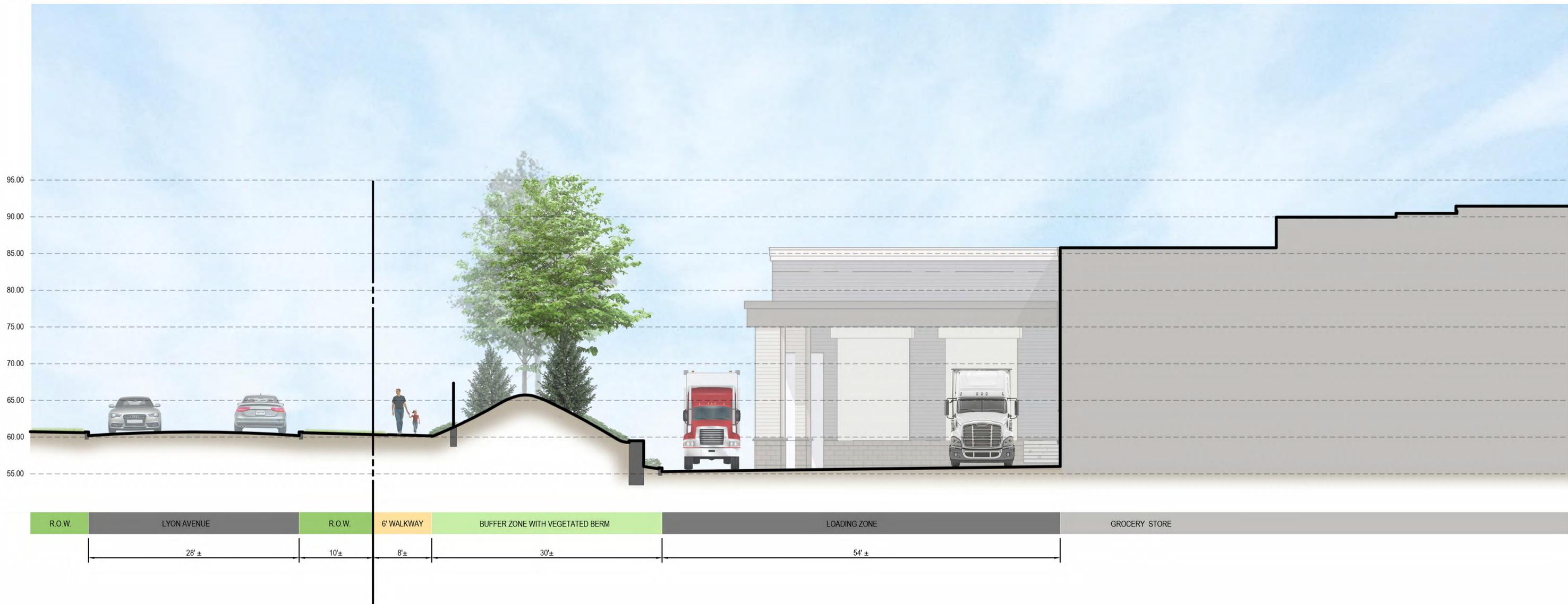




VETERANS MEMORIAL PARKWAY – PUBLIC PATHWAY (8' WIDTH)



LYON AVENUE – GROCER SCREENING



# METACOMET DEVELOPMENT

500 Veterans Memorial Parkway, East Providence, RI  
 GROCERY LOADING AREA SECTION | 06/13/2024

