

# THE LANDING AT EAST POINT

# WATERFRONT COMMISSION PACKAGE

300 BOURNE AVENUE  
RUMFORD, RI 02916

11/20/2025



UNION


160 Mathewson St, Suite 201  
Providence, RI 02903  
401-272-4724  
unionstudiarch.com



PROJECT DATA		
PROJECT NAME	THE LANDING AT EAST POINT	
PROJECT ADDRESS	300 BOURNE AVENUE RUMFORD, RI 02916	
CLIENT NAME	ALDERSBRIDGE COMMUNITIES	
CLIENT ADDRESS	40 IRVING AVENUE EAST PROVIDENCE, RI 02914	
LEGAL DESCRIPTION	MAP 303	BLOCK 13 PLAT 4
PROJECT DESCRIPTION	NEW, FOUR-STORY (39) UNIT RESIDENTIAL APARTMENT BUILDING OF TYPE VA CONSTRUCTION, WITH COMMUNITY ROOM AND RESIDENTIAL SUPPORT STAFF OFFICES ON BROWNFIELD SITE.	

ZONING DATA		
ZONING ORDINANCE	CITY OF EAST PROVIDENCE / APRIL 1, 2025	
ZONING DISTRICT	WATERFRONT (PHILLIPSDALE)	
DATA	REQUIRED / ALLOWABLE	PROPOSED / ACTUAL
USE	RESIDENTIAL	
LOT WIDTH	238'	
LOT DEPTH	213'	
LOT AREA	47,545 GSF	
LOT AREA PER UNIT	1,219 GSF	
BUILDING AREA	38,720 GSF	
UNITS	39	
LOT COVERAGE	70%	24.3%
BUILDING HEIGHT	45'-3/4"	
PARKING	39 (1/D.U.)	39 (1/D.U.)
ACCESSIBLE PARKING	2	4
FRONT SETBACK	5'	30'
REAR SETBACK	14'-6"	
SIDE SETBACKS	5'	99' / 53'

SIGNATURE BLOCK



OWNER:

ALDERSBRIDGE COMMUNITIES  
40 IRVING AVENUE  
EAST PROVIDENCE, RI 02914  
TEL: 401-438-4456  
CONTACT: RICHARD GAMACHE

ARCHITECT:

UNION STUDIO  
ARCHITECTURE &  
COMMUNITY DESIGN  
160 MATHEWSON ST, #201  
PROVIDENCE, RI 02903  
TEL: 401-272-4724  
CONTACT: KEVIN BEAULIEU

CONTRACTOR:

PEZZUCO CONSTRUCTION, INC.  
28 KENWOOD STREET  
CRANSTON, RI 02907  
TEL: 401-942-2244  
CONTACT: DAN VALCOURT

STRUCTURAL:

SUMMIT ENGINEERING  
5 GREENLEAF WOODS DRIVE  
#302  
PORTSMOUTH, NH 03801  
TEL: 603-319-1817  
CONTACT: LILY BEYER

MEP:

ENGINEERING DESIGN  
SERVICES, INC.  
P.O. BOX 986  
141 INDUSTRIAL DRIVE  
SLATERSVILLE, RI 02876  
TEL: 401-765-7659  
CONTACT: WILLIAM MAYER

FIRE PROTECTION:

ENGINEERING DESIGN  
SERVICES, INC.  
P.O. BOX 986  
141 INDUSTRIAL DRIVE  
SLATERSVILLE, RI 02876  
TEL: 401-765-7659  
CONTACT: WILLIAM MAYER


CIVIL:

NORTHEAST ENGINEERS &  
CONSULTANTS, INC.  
6 VALLEY ROAD  
MIDDLETOWN, RI 02842  
TEL: 401-849-0810  
CONTACT: LYN SMALL

LANDSCAPE:

KEVIN M. ALVERSON  
LANDSCAPE ARCHITECTURE  
360 ANNAQUATUCKET ROAD  
WICKFORD, RI 02852  
TEL: 401-338-0044  
CONTACT: KEVIN ALVERSON

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THE LANDING AT EAST POINT

THE LANDING AT EAST POINT VARIANCE REQUESTS:

East Providence Waterfront Special Development District Commission Design Review Guidelines – Phillipsdale Landing

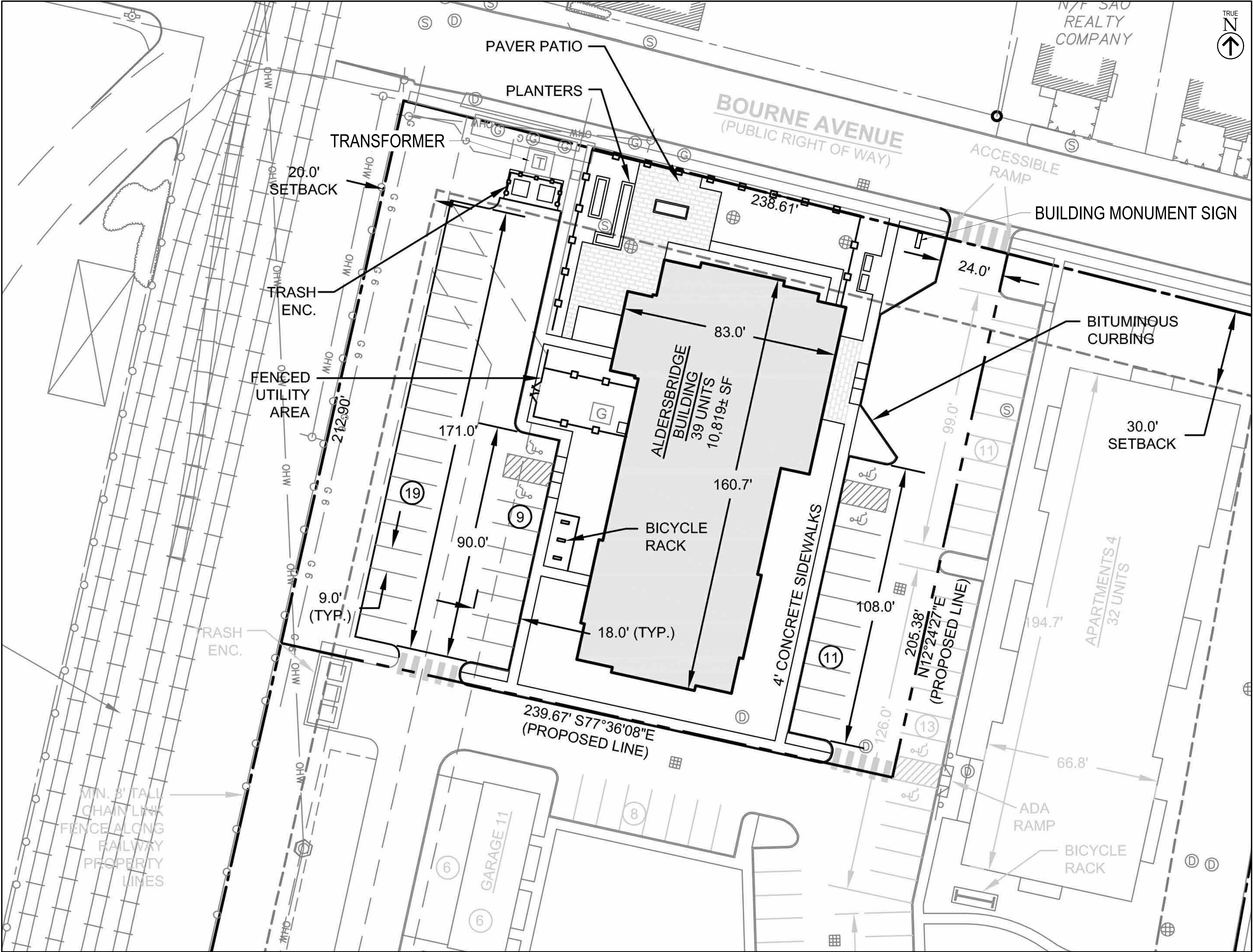
Requirement	Variance Request	Explanation
<b>Lot Configuration – Front Yard Treatment and Setbacks:</b> Multi-Family Residential – Zero to 5 foot front yard setback. The first floor shall have a minimum elevation of 3 feet above finished grade in front of the building.	30' setback and first floor 0' above finished grade in front of the building.	The project proposes to create a harmonious street frontage with a 30' setback as the larger East Point development has a typical 30' setback from Bourne Ave and Roger Williams Ave. The East Providence Code of Ordinances requires a minimum 5' setback for high-density residential in Waterfront Districts.  ADA access to the building is important, especially for senior housing. Adding stairs and ramps at the entrances would disconnect the building from the outdoor spaces and make entry into the building more difficult for residents. Aldersbridge is 13' above FEMA base flood elevation of nearest flood zone +/-475' from building so flooding is not an issue. Privacy concerns from the sidewalk along Bourne Ave are not an issue with a 30' setback, and no units are on the ground floor facing Bourne Ave.
<b>Building Elements – Building Design Residential:</b> Front doors shall face public street	Front door on internal street near public street corner.	The front door is located across from adjacent residential buildings to connect residents to their neighbors instead of the commercial building across the public street.

East Providence Code of Ordinances, Chapter 19 – Zoning, Article IX. – Waterfront Special Development Districts

Requirement	Variance Request	Explanation
<b>Sec. 19-482. Performance Standards, 1. General, (C) Lots and Buildings: 2.</b> All buildings except outbuildings shall have their main entrance opening on a street or public open space.	Front door on internal street near public street corner.	The front door is located across from adjacent residential buildings to connect residents to their neighbors instead of the commercial building across the public street.
<b>Sec. 19-483. – Site development criteria, (b) Architectural standards (2):</b> Where practical, buildings should be placed at the sidewalk or near to the front property line, with their primary entrances oriented to the street.	30' front setback and front door on internal street near public street corner.	The project proposes to create a harmonious street frontage with a 30' setback as the larger East Point development has a typical 30' setback from Bourne Ave and Roger Williams Ave. The East Providence Code of Ordinances requires a minimum 5' setback for high-density residential zones in Waterfront Districts.  The front door is located across from adjacent residential buildings to connect residents to their neighbors instead of the commercial building across the public street.
<b>Sec. 19-483. – Site development criteria, (b) Architectural standards (11):</b> Building facades at lower levels should be a masonry-like material of a high quality and level of finish.	Wide exposure, composite wood nickel gap siding at the ground floor, painted a different color from the 5' exposure composite wood siding on the floors above.	Switching to thin brick at the ground floor would add an additional cost of \$420,000 to the project or a 3.3% increase in the overall budget.
<b>Sec. 19-483. – Site development criteria, (b) Architectural standards (12):</b> Primary building entrances should be oriented to the public sidewalks along the primary street frontage.	Front door on internal street near public street corner.	The front door is located across from adjacent residential buildings to connect residents to their neighbors instead of the commercial building across the public street.
<b>Sec. 19-483. – Site development criteria, (b) Architectural standards (14):</b> For second floors and above, between 25 percent and 60 percent of the facade should be windows or transparent glazing.	+/-18% glazing average across all elevations.	Glazing and fenestration were designed to be appropriate for the building. Adding glazing is expensive and makes the building less energy efficient. Providing 25% glazing would require 54 additional windows on the building and increasing the size of all the current and added windows.
<b>Sec. 19-483. – Site development criteria, (b) Architectural standards (21):</b> Service areas, mechanical equipment, dumpsters and loading areas shall be placed to the rear or side of buildings in visually unobtrusive locations and shall not impede on-site vehicular and pedestrian circulation.	Transformer located along Bourne Ave to the side of the building. Dumpster enclosure behind the transformer facing parking.	The transformer is located to provide easy access for the utility company from Bourne Ave and avoid utility easements to the west of the building. The transformer will be screened by landscaping as allowed by the utility company, and the dumpster enclosure will also be screened with landscaping. Both the transformer and dumpster enclosure are screened from the east by the fenced building "courtyard" and are adjacent to the railway tracks and utility easements on the west.
<b>Sec. 19-483. – Site development criteria, (e) Parking and circulation standards (10):</b> Design of internal parking and roadways should be looped rather than dead ended to allow for efficient circulation and movement through the waterfront district and shared parking areas.	Dead end parking on west side of building.	To reduce the number of curb cuts along Bourne Ave, the parking to the west of the building is a dead end; this area serves only building residents of this project. This parking area will connect to the larger East Point development street and parking network which is looped and provides multiple access points to Bourne Ave and Roger Williams Ave.
<b>Sec. 19-483. - Site development criteria, (g) Street and site furnishings, (10) Lighting standards:</b> E. Within parking lots a pole height of 25 feet is required. The pole height has been established to balance a desire to maintain a mounting height compatible with the scale of adjacent buildings and trees and to minimize the number of poles. Exceptions to this requirement may be considered on an individual basis.	16'-11" pole height with 18'-7" overall fixture height	25' is a very tall fixture and not appropriate for the scale of the project, the scale of the parking areas, or pedestrian environments.
<b>Sec. 19-483. - Site development criteria, (i) Signage standards:</b> (9) Pole signs and monuments are not permitted in the waterfront district. Signage for multiple uses in a single building or complex should be incorporated into decorative wall signs mounted onto the building or incorporated into decorative screening elements or walls to screen parking areas.	A monument sign located along Bourne Ave adjacent to the entrance to the parking lot.	Rhode Island Housing requires an easily readable entrance sign. The building setback, location of the project in relation to the main road, Roger Williams Ave, and behind the adjacent building within the East Point development reduces visibility of The Landing at East Point. The most visible location for a sign on the site is a monument sign on the northeast corner.



11/10/2025 12:39:40 PM



CIVIL SITE PLAN - 1"=20'

SIGNATURE BLOCK

  
**UNION**  
160 Mathewson St, Suite 201  
Providence, RI 02903  
401-272-4724  
unionstudioarch.com

  
**ALDERSBRIDGE**  
COMMUNITIES

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CONTACT: RICHARD GAMACHE

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WATERFRONT  
COMMISSION  
PACKAGE

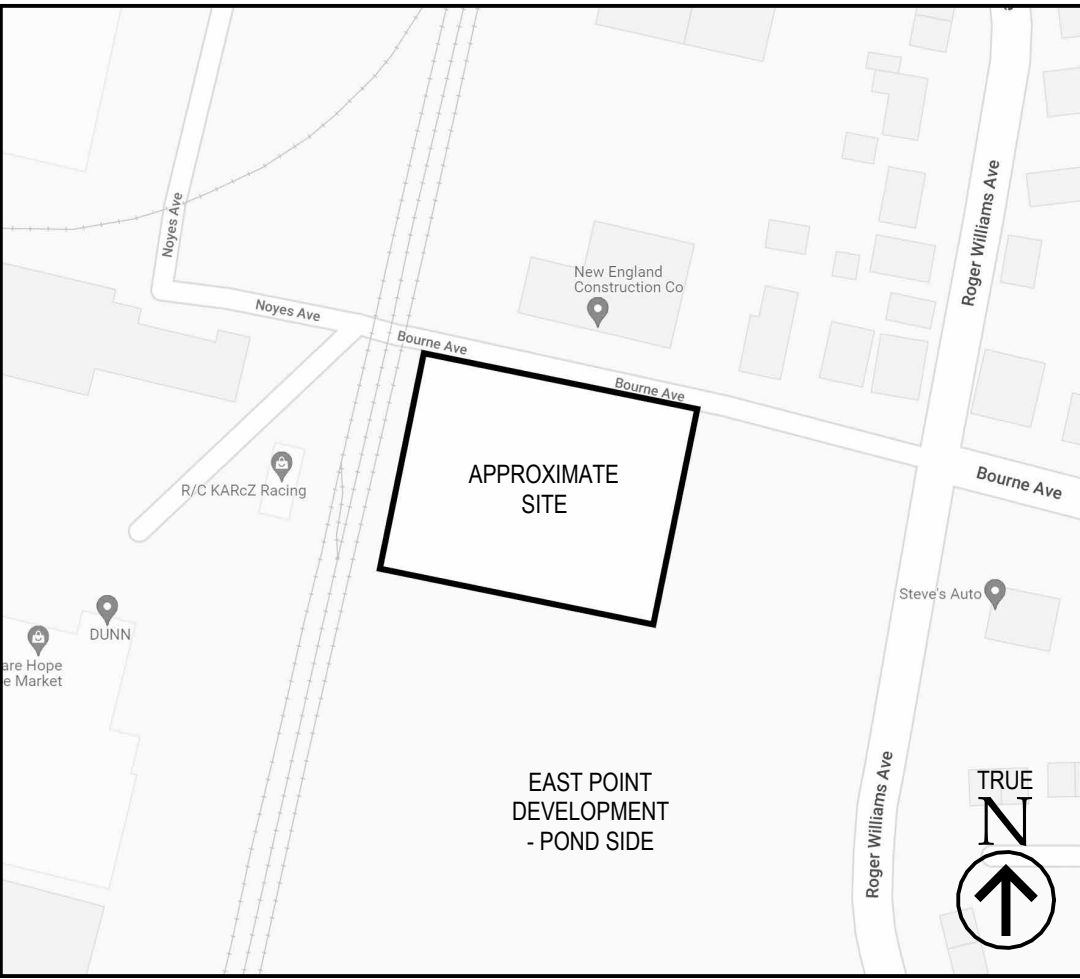
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NO.	ISSUE	DATE

JOB #: 22-0900  
DATE: 11/20/2025  
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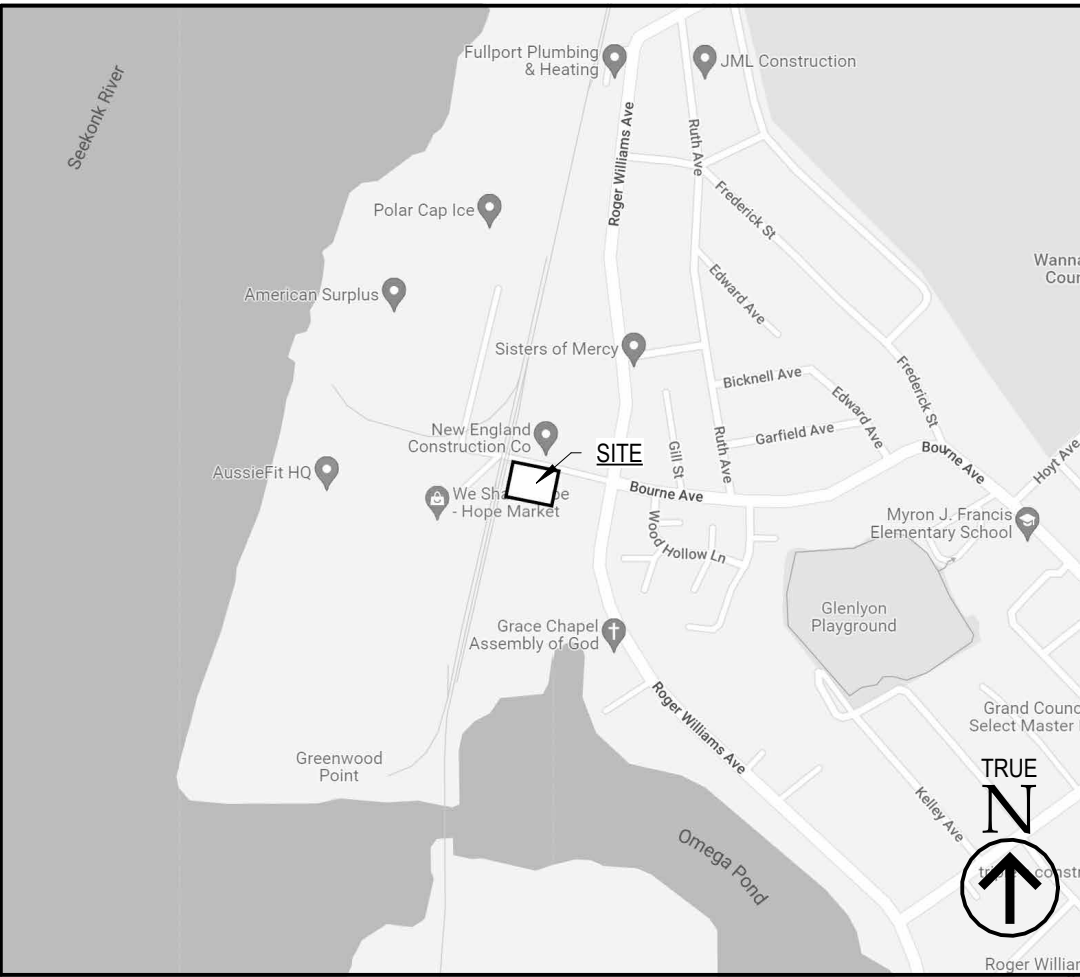
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CIVIL SITE PLAN

WC002



SITE MAP



VICINITY MAP









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AREA SCHEDULE - GROSS BUILDING

AREA NAME	AREA (SF)
Conditioned	
FIRST FLOOR	9,680 SF
SECOND FLOOR	9,680 SF
THIRD FLOOR	9,680 SF
FOURTH FLOOR	9,680 SF
	38,720 SF
Unconditioned	
REAR PORCH	310 SF
FRONT PORCH	613 SF
	923 SF
	39,643 SF

THE LANDING AT  
EAST POINT  
300 BOURNE AVENUE  
RUMFORD, RI 02916

KEVIN R. BEAULIEU  
REGISTERED ARCHITECT

WATERFRONT  
COMMISSION  
PACKAGE

REVISION SCHEDULE

NO.	ISSUE	DATE
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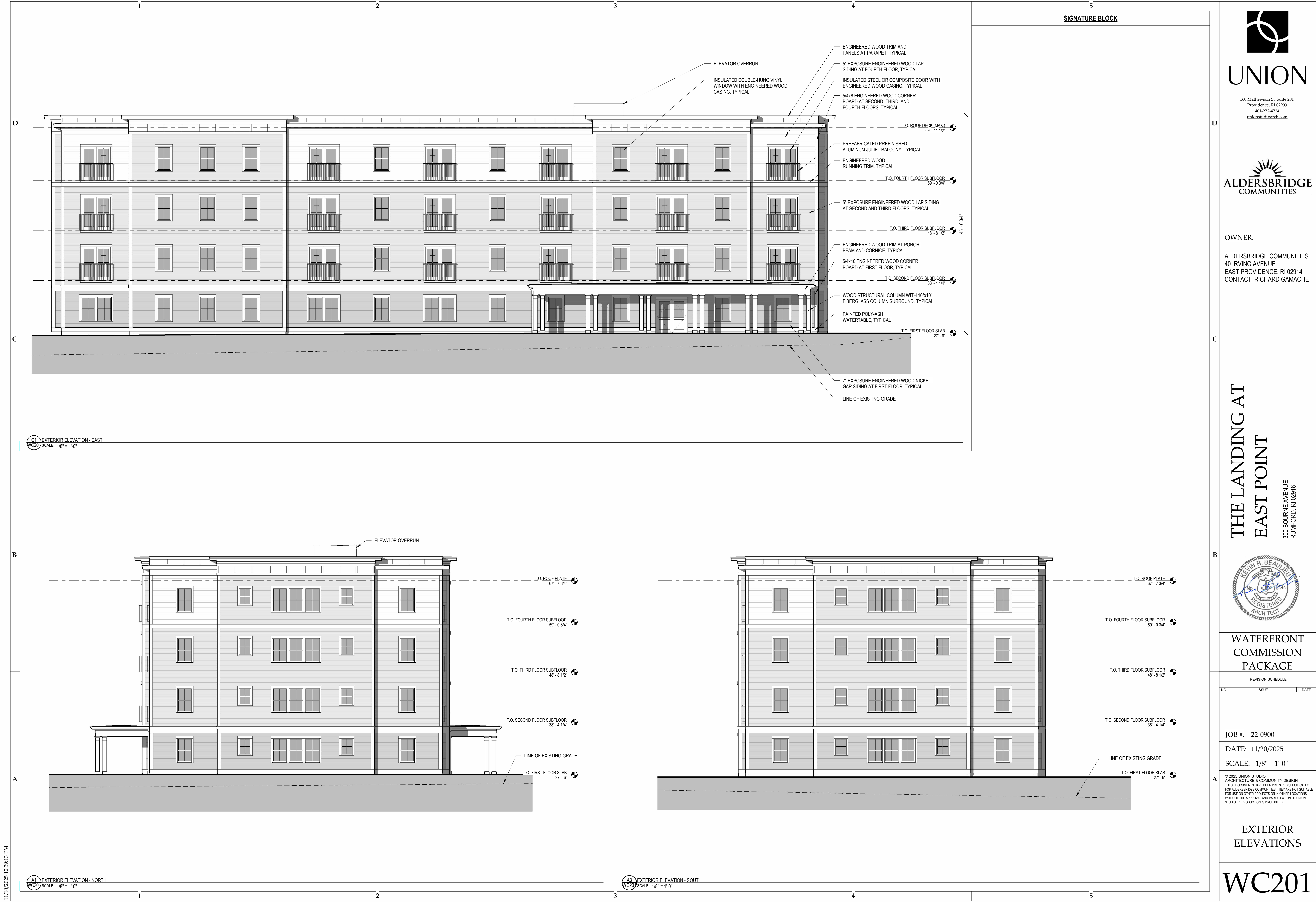
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DATE: 11/20/2025  
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THIRD & FOURTH  
FLOOR PLANS

WC102

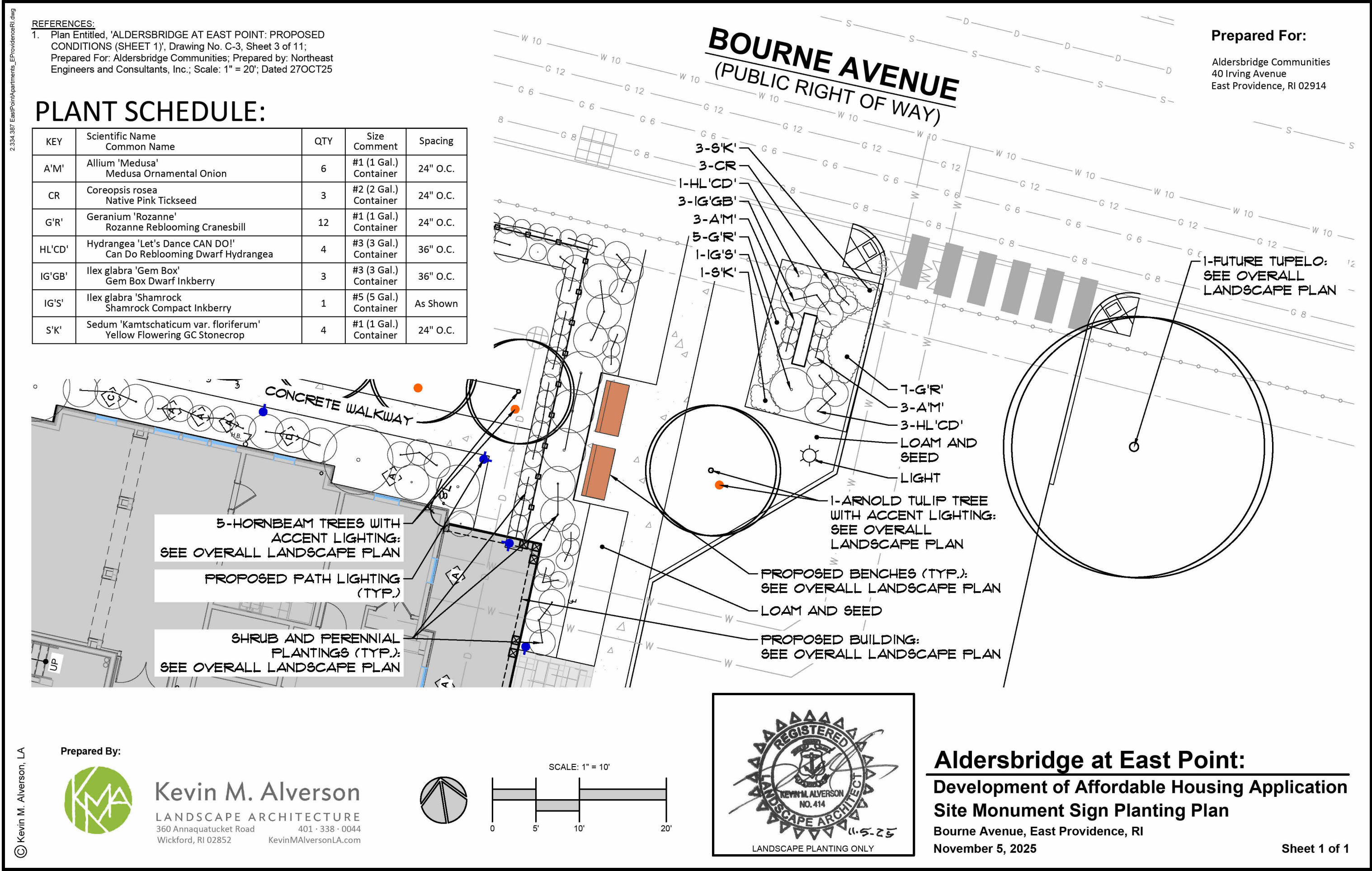
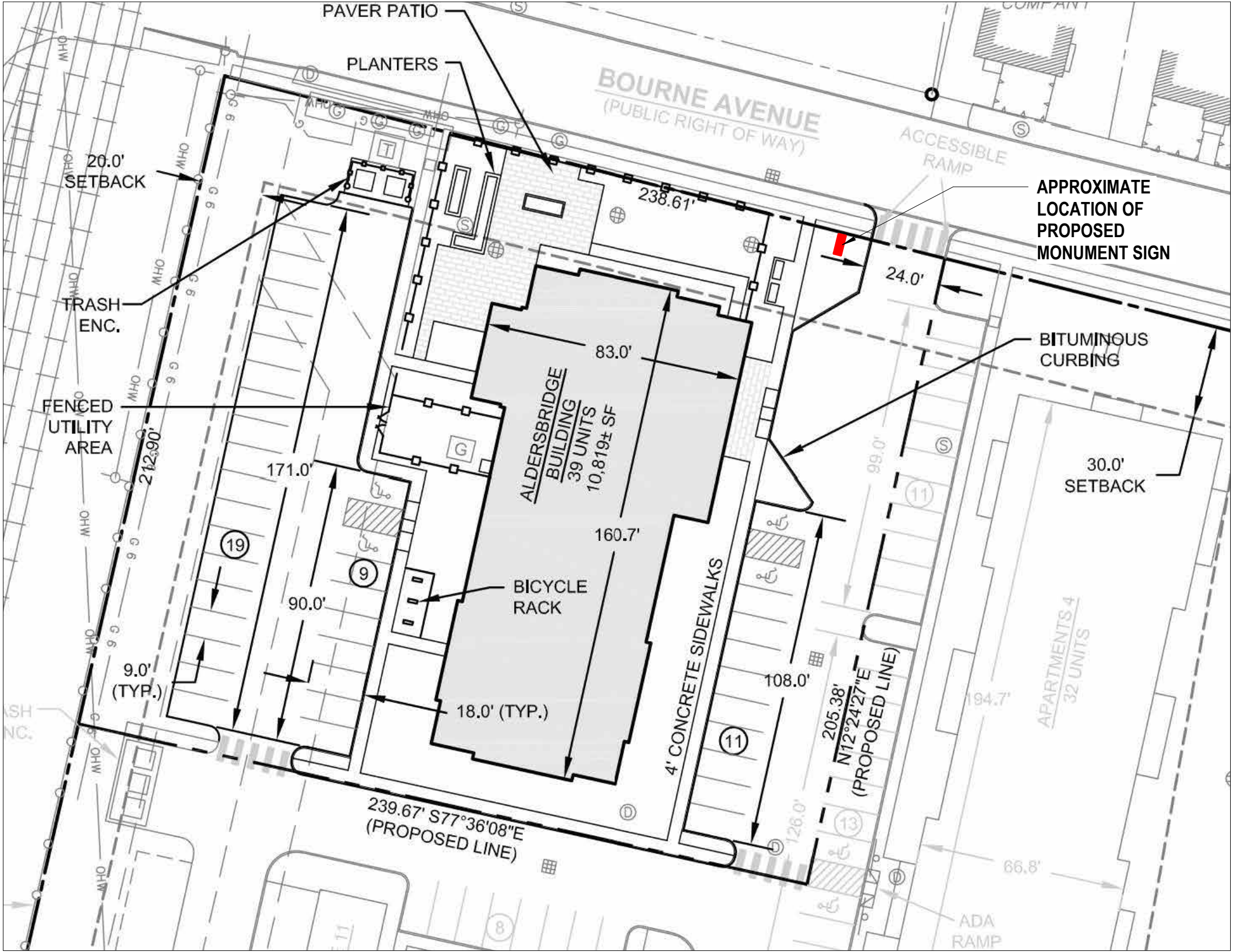
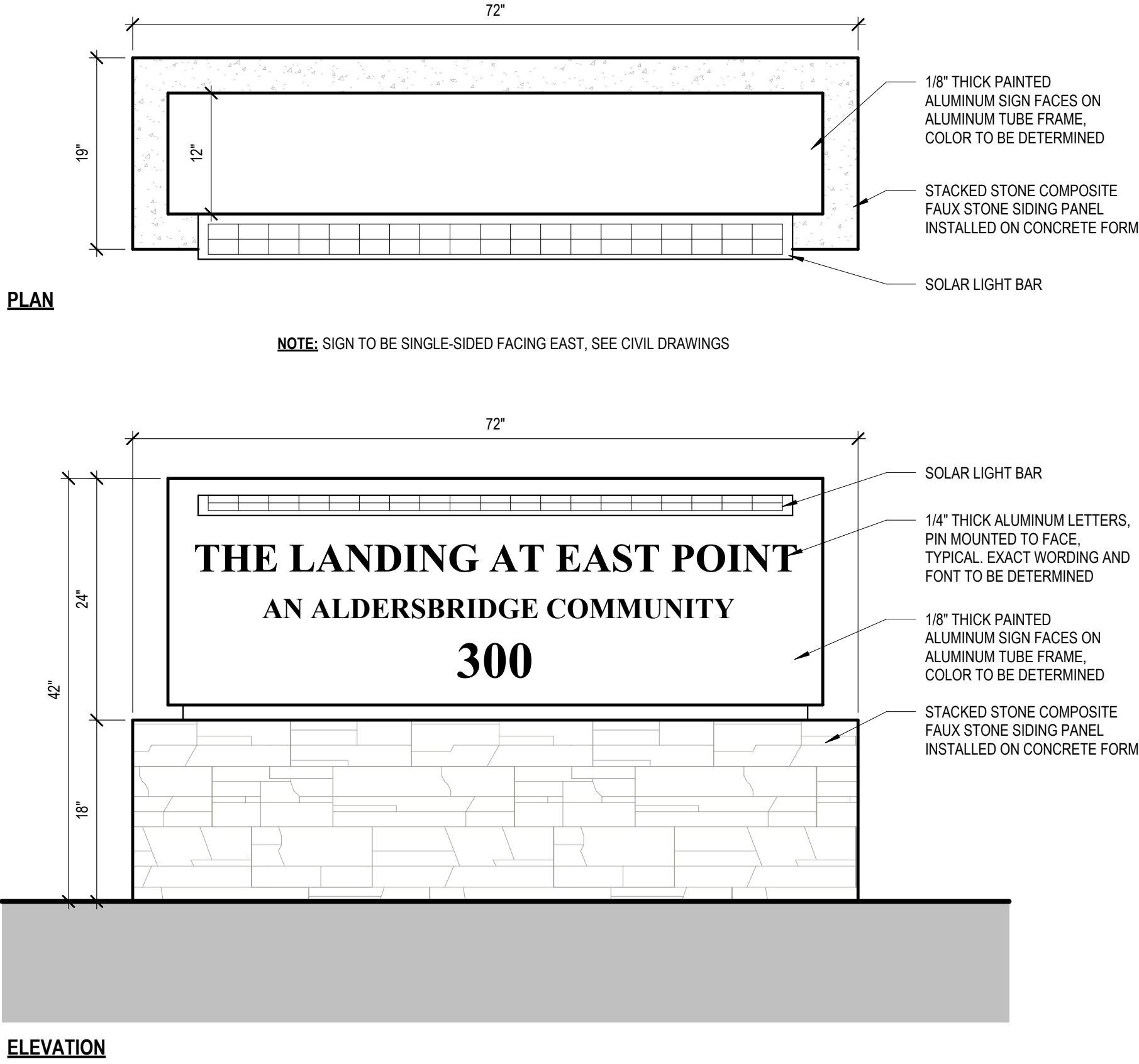




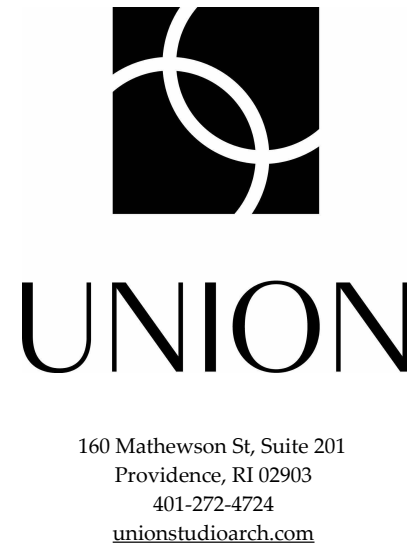








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MONUMENT  
SIGN

WC301



D

C

B

A

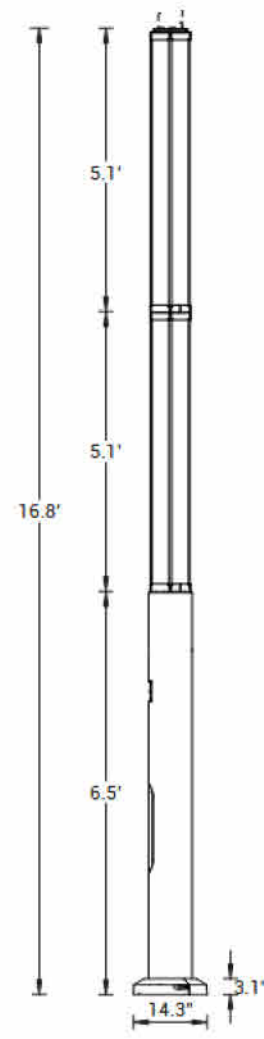


<b>LIGMAN LIGHTING USA</b>  Ligman Lighting USA Inc. 7144 NE Progress Ct., Hillsboro, Oregon, 97124 Tel: +1 503 845 0000 Fax: +1 503 845 9100 info@ligmanlightingusa.com www.ligmanlightingusa.com		
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3	2025/09/30	-
2	2025/09/26	-
1	2025/09/24	-
-	2025/09/19	Design Development
Rev.	Issue Date	Amendment
ARCHITECT		
CLIENT		
PROJECT NAME		
Aldersbrige		
DRAWING TITLE		
Calculation result		
SCALE		REVISION
AS SHOWN @ A3		3
PROJECT NO.		DATE
LMJUS_25090077		2025-09-30
DESIGN DEVELOPMENT		



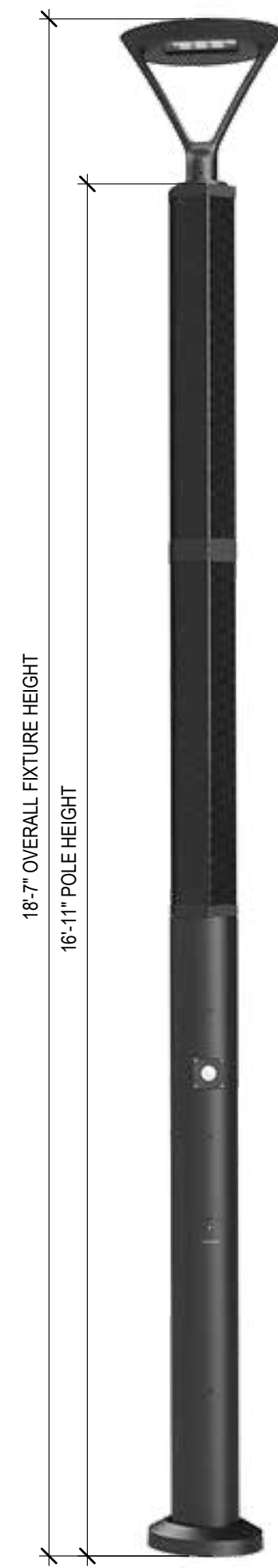
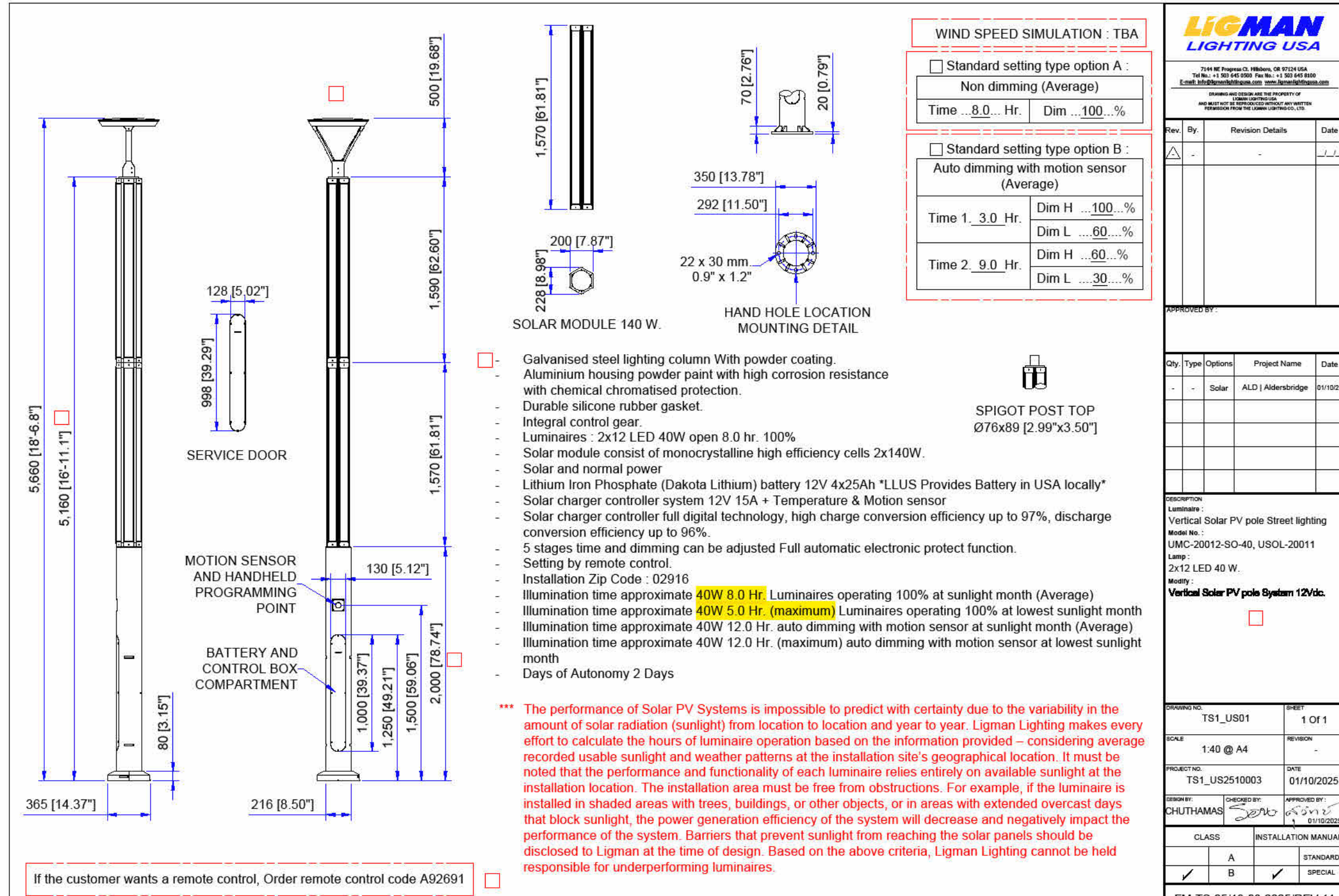
Calculation Summary									
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	
North park and pathway	Illuminance	Fc	1.27	6.0	0.0	N.A.	N.A.	Grid points 2' x 2'	
Parking Area 01	Illuminance	Fc	1.55	4.4	0.4	3.88	11.00	Grid points 10' x 10'	
Parking Area 02	Illuminance	Fc	1.46	5.4	0.2	7.30	27.00	Grid points 10' x 10'	
Pathway	Illuminance	Fc	1.07	4.3	0.0	N.A.	N.A.	Grid points 2' x 2'	
Trash area	Illuminance	Fc	2.53	5.1	1.0	2.53	5.10	Grid points 3' x 3'	

Luminaire Schedule									
Symbol	Qty	Label	Description	LLF	Arrangement	Luminaire Watts	Luminaire Lumens	Arrangement	Arrangement Luminaire Lumens
●	4	SP14	UMC-20012-SO-40-14-8030	0.900	Single	40	5095	40	5095
●	2	SP14-H	UMC-20012-SO-40-14-8030-HSS	0.900	Single	40	3840	40	3840
●	3	SP16	UMC-20012-SO-40-ME-8030	0.900	Single	40	4945	40	4945
●	2	SP16-H	UMC-20012-SO-40-ME-8030-HSS	0.900	Single	40	3656	40	3656
●	2	WL14	LEW-30021-T4-W30	0.900	Single	19.6	2045	19.6	2045



USOL-20011

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3	2025/09/30	-
2	2025/09/26	-
1	2025/09/24	-
-	2025/09/19	Design Development
Rev.	Issue Date	Amendment
ARCHITECT		
CLIENT		
PROJECT NAME		
Aldersbrige		
DRAWING TITLE		
Calculation result		
SCALE		REVISION
AS SHOWN @ A3		3
PROJECT NO.		DATE
LMJUS_25090077		2025-09-30
DESIGN DEVELOPMENT		



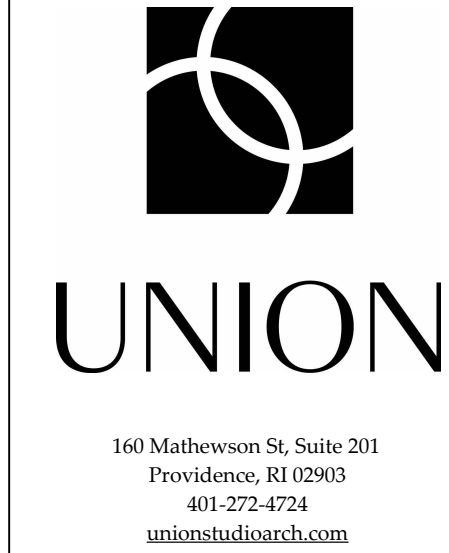
UMC-20012-SO-40  
SOLAR POLE LIGHT FIXTURE

SOME POLE FIXTURES MAY BE MOUNTED ON CONCRETE FOUNDATIONS, 12" ABOVE GRADE



LEW-30021-T4-W30  
BUILDING-MOUNTED LIGHT FIXTURE

SIGNATURE BLOCK



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SITE LIGHTING  
PLAN & DETAILS

WC302