

THE LANDING AT EAST POINT

300 BOURNE AVENUE
RUMFORD, RI 02916

WATERFRONT COMMISSION PACKAGE

11/20/2025



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
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	PLANNED DEVELOPMENT WITH NEGOTIATED ZONING LIMITS, SEE PREVIOUS APPROVAL	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	
	ALDERSBRIDGE COMMUNITIES
	UNION
	KEVIN R. BEAULIEU REGISTERED ARCHITECT

THE LANDING AT EAST POINT VARIANCE REQUESTS:

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

Requirement	Variance Request	Explanation
Lot Configuration – Front Yard Treatment and Setbacks: 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.
Building Elements – Building Design Residential: 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.

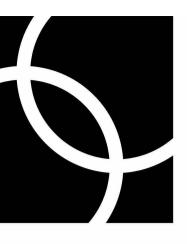
East Providence Code of Ordinances, Chapter 19 – Zoning, Article IX. – Waterfront Special Development Districts

Requirement	Variance Request	Explanation
Sec. 19-482. Performance Standards, 1. General, (C) Lots and Buildings: 2. 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.
Sec. 19-483. – Site development criteria, (b) Architectural standards (2): 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.
Sec. 19-483. – Site development criteria, (b) Architectural standards (11): 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.
Sec. 19-483. – Site development criteria, (b) Architectural standards (12): 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.
Sec. 19-483. – Site development criteria, (b) Architectural standards (14): 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.
Sec. 19-483. – Site development criteria, (b) Architectural standards (21): 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.
Sec. 19-483. – Site development criteria, (e) Parking and circulation standards (10): 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.
Sec. 19-483. – Site development criteria, (g) Street and site furnishings, (10) Lighting standards: 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.
Sec. 19-483. – Site development criteria, (i) Signage standards: (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.

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KEVIN R. BEAULIEU
REGISTERED
ARCHITECT

THE LANDING AT EAST POINT



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ALDERSBRIDGE
COMMUNITIES

OWNER:
ALDERSBRIDGE COMMUNITIES
40 IRVING AVENUE
EAST PROVIDENCE, RI 02914
CONTACT: RICHARD GAMACHE

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EAST POINT

300 BOURNE AVENUE
RUMFORD, RI 02916

WATERFRONT
COMMISSION
PACKAGE

REVISION SCHEDULE

NO. ISSUE DATE

JOB #: 22-0900

DATE: 11/20/2025

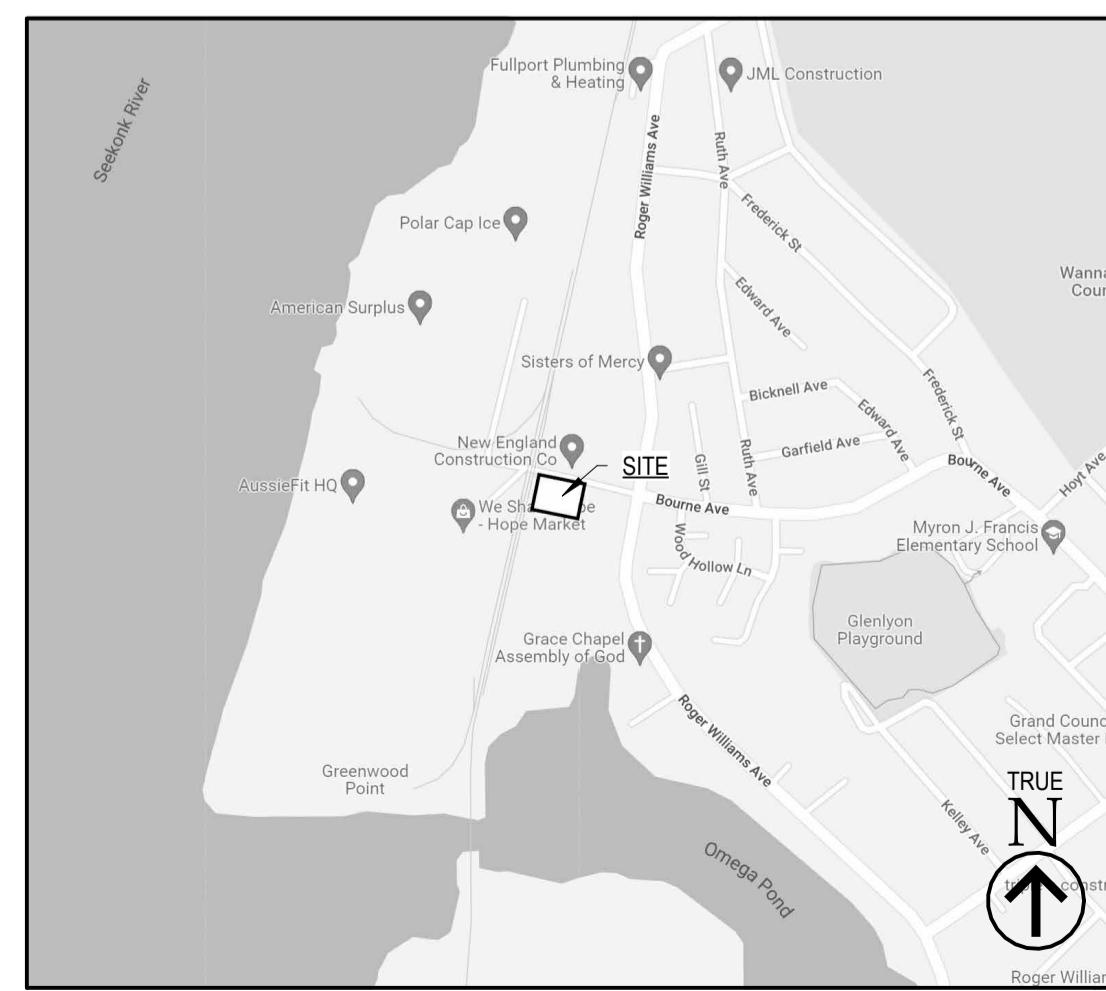
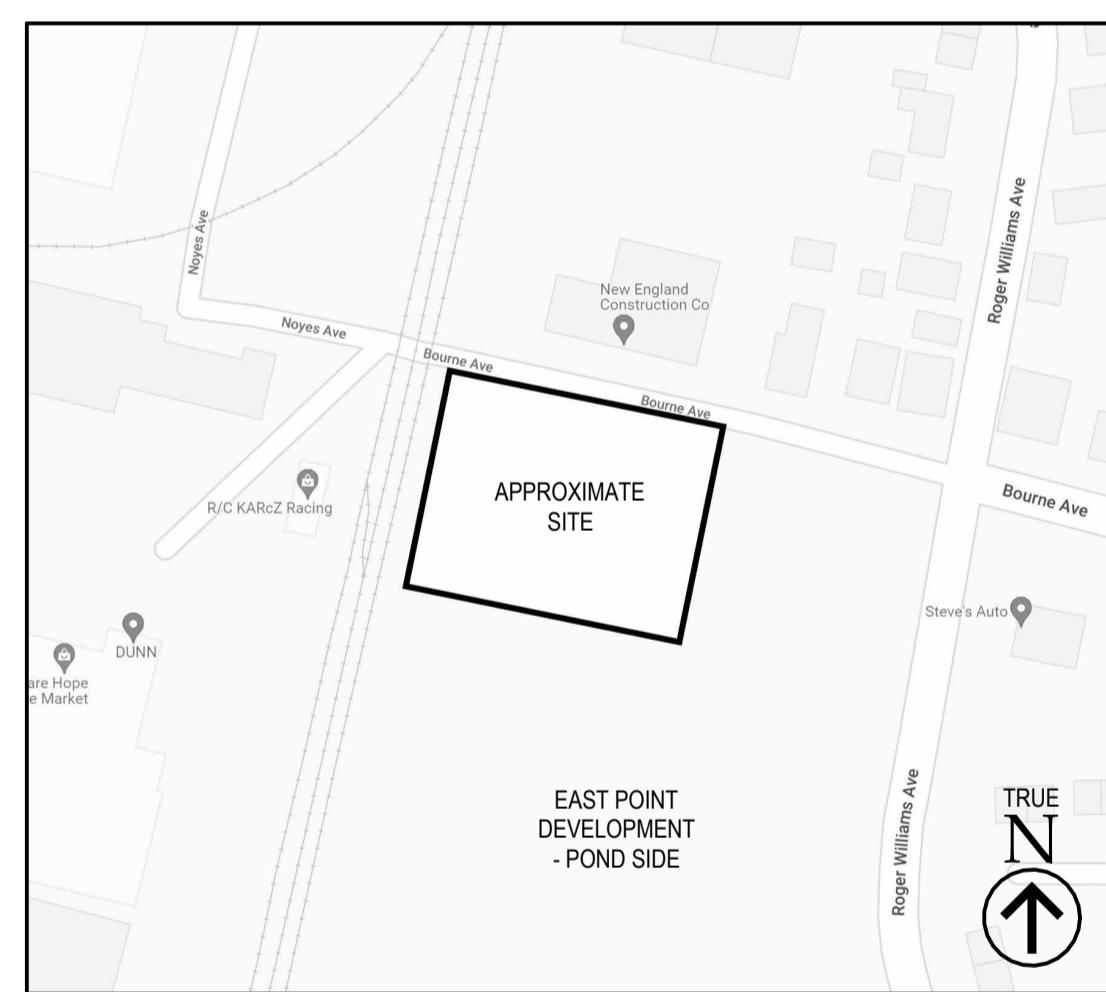
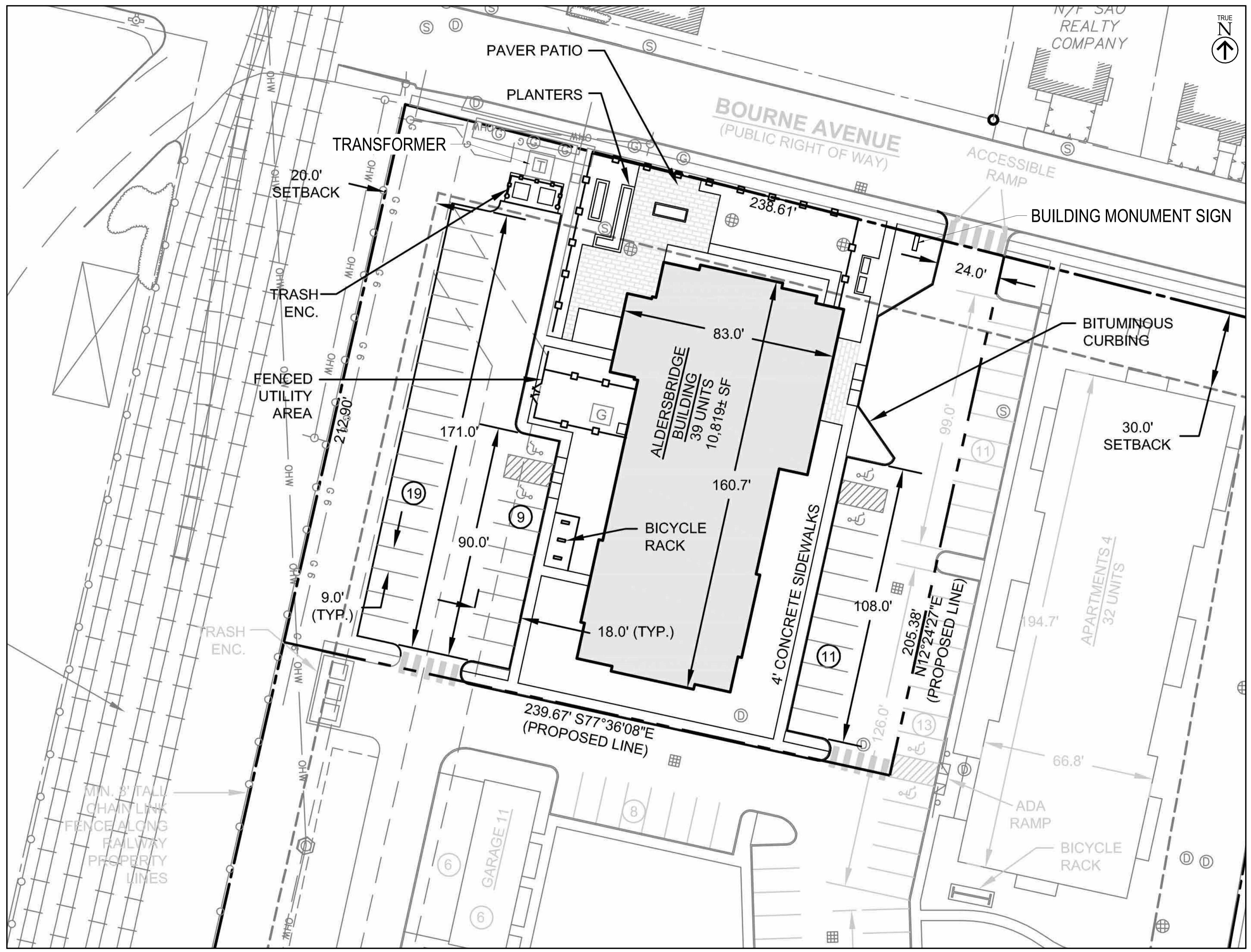
SCALE: 1/4" = 1'-0"

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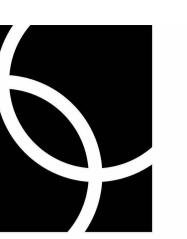
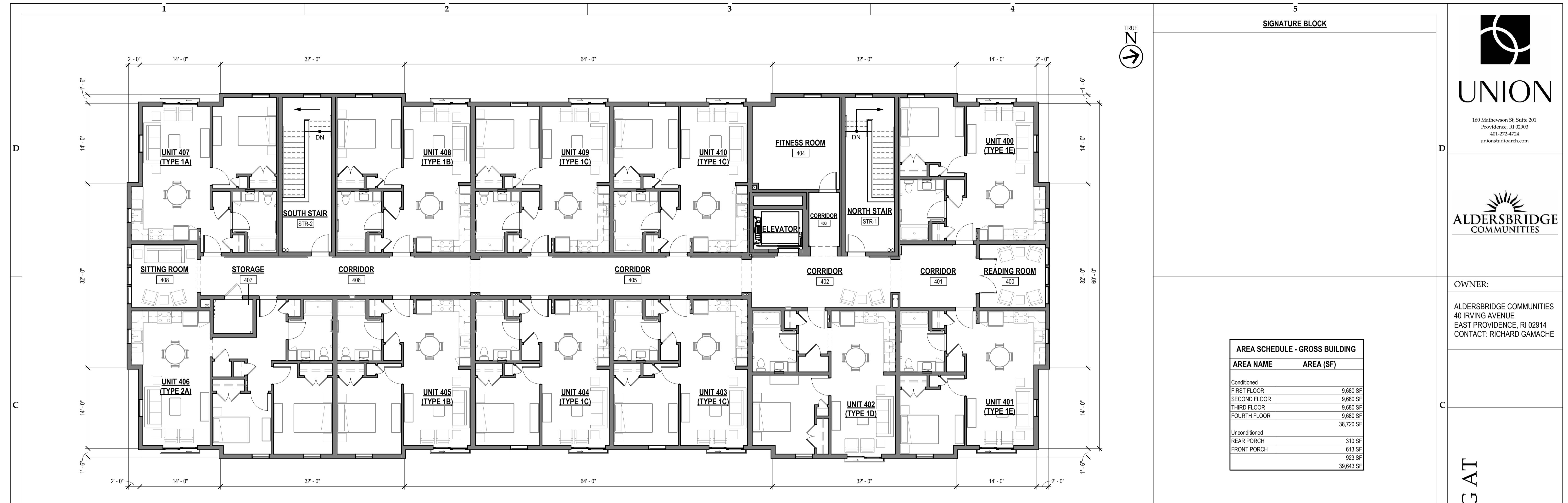
CIVIL SITE PLAN

WC002

SIGNATURE BLOCK







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**THIRD & FOURTH
FLOOR PLANS**

WC102

