



## Memo

**To:** Christopher Martin, Executive Director, East Providence Waterfront Commission  
**From:** Brandon Carr, PE, LEED AP  
**CC:** Choose an item.  
**Date:** 10/9/2020  
**Re:** Kettle Point – Condo Buildings 1-6 Modification

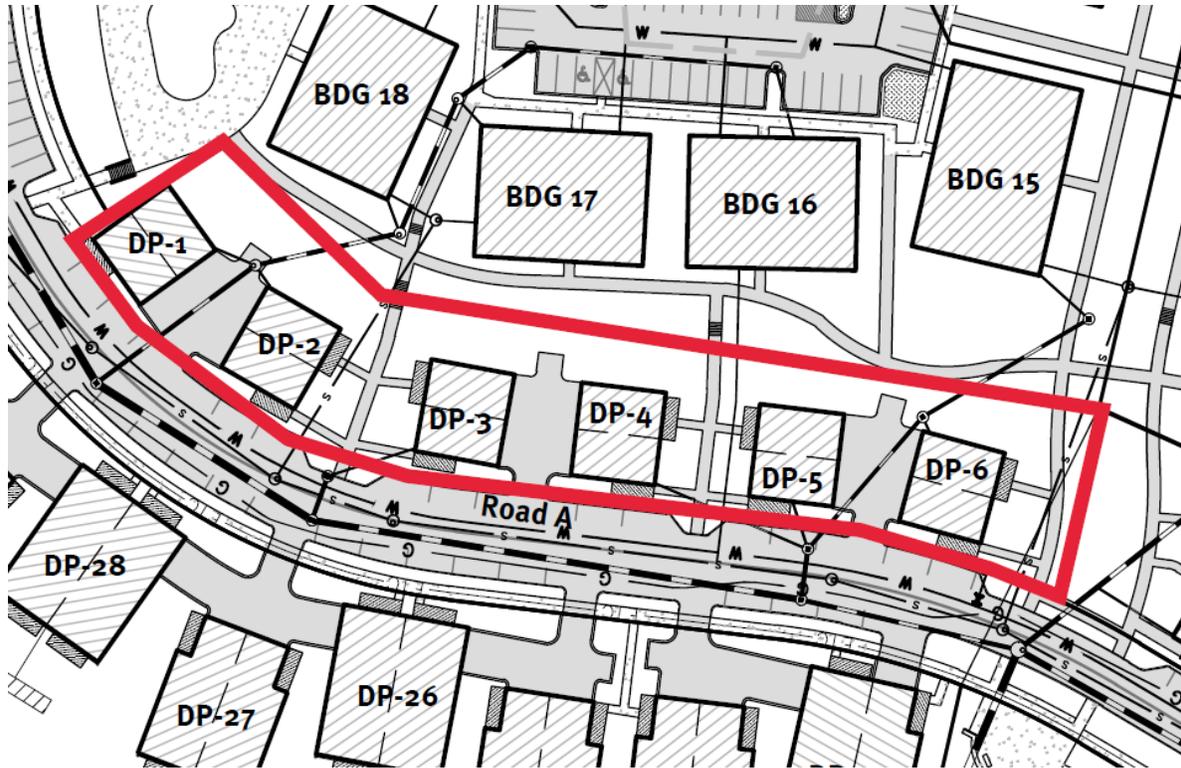
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This memo is to describe the proposed modifications to be made to Condo Buildings 1-6 (Units 1-12) located at the northern end of the condominium development portion of the overall Kettle Point Development (AP 209 Block 3 Lot 1.5). The changes primarily revolve around a change in unit type for these six buildings. As shown below, this area previously consisted of six, side-loaded duplex type buildings.

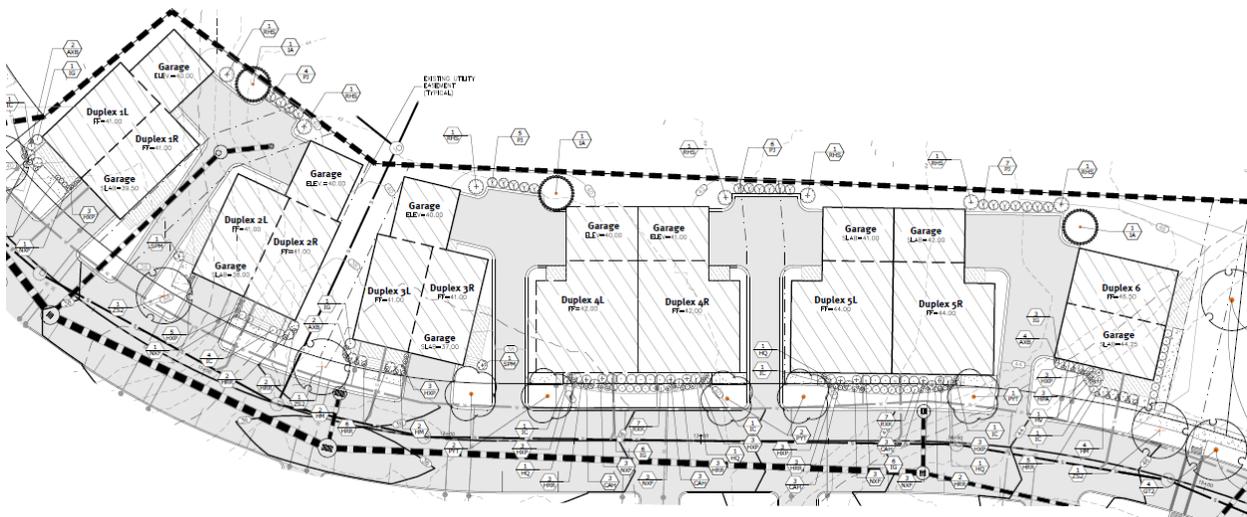
Since that design was approved, the owner has needed to adjust to the climate and what is being requested from consumers. Under the new design, these buildings are proposed to consist of the following unit types:

- Buildings 1-3 will be side by side duplex units with 1 garage for each building located in the rear of the building with the other garage accessed from the front. The interior of these units has been reconfigured to utilize “Flat” style units where each of the upper floors are one unit.
- Buildings 4 & 5 will be side by side duplex units with all garages in the rear of the buildings accessed by shared driveways.
- Building 6 is very similar to the buildings planned originally. The main difference being that inside they are “Flats” vs “Side by Side”. Meaning that on the garage level the tenant separation is side by side. But above, Tenant “A” owns the entire second floor and Tenant “B” the entire third floor.

The total number of units (12) remains the same under the proposed modification. The front of the buildings remain approximately the same distance from the street and the landscape proposed along the frontage of these buildings is consistent in design with the previously approved landscaping.



Previously Approved Design



Proposed Modified Design

The units will utilize the existing water and sewer stubs to this area of the site to the maximum extent possible with some minor reconfigurations required by the new building layout. The new proposed site design does result in a minor increase in impervious for this area of the development (24,000 +/- sf under existing conditions to 33,000 sf under proposed conditions), but is minimal with regard to the overall development and its stormwater system. When originally designing the stormwater system for the site, the stormwater treatment conveyance system and treatment BMPs were oversized slightly in anticipation of potential small increases in impervious such as this and are adequate to handle the slight increase in stormwater. Additionally, the site discharges directly to the Providence River, a tidal water body, so stormwater detention is not required under RIDEM and CRMC regulations. Therefore, there will be no impact to the receiving water body due to this small increase in impervious area.