



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

MEMORANDUM

Date: October 15, 2020
To: Design Review Committee
From: Chris Martin, Executive Director

RE: Advisory Recommendation to the Waterfront Commission
Owner/Applicant: Long Rock Cove, LLC
Locations/ Map: Kettle Point Ave, Map 209, Block 3, Lot 1.5
Zoning: Kettle Point Sub-district

Introduction

Long Rock Cove, LLC is proposing to modify previously approved plans (Notice of Decision Recorded 5/6/15, East Providence Land Development and Subdivision Index Book 7, Pages 219 - 229) for Kettle Point Condo Buildings 1 – 6 , located at the northern end of the condo development on the east side of Kettle Point Ave. This modification will keep the same number of condo buildings at six and the total units at 12, but changes the unit type for the six buildings. This is the final phase of construction of 6 townhomes at Kettle Point, as approved by the East Providence Waterfront Commission in 2015. The changes are proposed by the owner to adjust to the climate and what is being requested by customers and include elevator-accessible one level “Flats” with garages.

Background

Pre-application meetings were held September 1, 2020 and October 19, 2020 attended by Waterfront Commission staff, Glen Fontecchio—WC architectural consultant, Staff from East Providence Dept of Public Works, Fire Dept, and Planning Dept. Application for the modification of Condos 1-6 was received October 9, 2020 and certified complete that day (East Providence Land Development and Decision Index: book 10, Page 234). Certified mailing was sent to abutters in the 200-foot notice area on October 15, 2020 and a legal notice was published in the October 15, 2020 East Providence Post, both indicating that a Design Review Committee hearing is scheduled for October 29, 2020 and full Waterfront Commission hearing is scheduled for November 19, 2020. Legal notice including the certified mailing was conducted in accordance with Sec 19-477 of the East Providence Zoning Ordinance.

The previously approved plans consisted of six, side-loaded duplex type buildings. Since that design was approved, the owner has needed to adjust to the real estate climate and what is being requested from customers. 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 a two-car garage for one unit located in the rear of the building with the other two-car garage accessed from the front. The interior of these units has been reconfigured to utilize “Flat” style units where each of the upper floors is one unit.
- Buildings 4 & 5 will have a lower profile with 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 along 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. Per the previous 2015 Waterfront Commission waiver approval, no sidewalk is provided on this side of the street.

The new proposed site design does result in a minor increase in impervious for this area of the development, 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.

I have administratively approved the waiver requested for the loss of 13 on-street parking spaces. See my memo dated October 14, 2020, "RE: Waiver Request for Parking Spaces."

History

In 2013, the Waterfront Commission approved the original plans for the Kettle Point Development Project (recorded in the East Providence Land Development and Decision Index, Book 6, Pg 325+).

In 2015, the Kettle Point Development Project modifications were approved (recorded in the East Providence Land Development and Decision Index, Book 7, Pg 219+). Modifications included:

- A deviation was granted from East Providence Zoning Ordinance provision (Section 19-482) that sidewalks are required on both sides of the street. The Applicant proposed to build a sidewalk on one side of Road A through the area within the condominium portion of the development
- A deviation was granted from East Providence Zoning Ordinance provision 19-483 that requires a 100' minimum distance is required between curb cuts. Under the approved design, the driveways are accessed along Road A in intervals of approximately 50'.

In 2018, the Waterfront Commission approved a proposal to amend the previously-approved plan for Building 1 from a two-unit condo to a one-unit 1 ½ story building to be developed as a five bedroom post-operative facility for use by University Orthopedics, with a deed restriction prohibiting use as a nursing, congregate care, assisted living or convalescence home and that upon resale, would be residential (recorded in the East Providence Land Development and Decision Index, Book 9, Pg 29+). The Kettle Point Owners Association did not approve this proposal and the applicant dropped it from further consideration.

Votes

The following draft recommendation is based on staff, architectural and landscape consultant review and is subject to amendment based on testimony received at the October 29, 2020 hearing.

Draft Motion: The Design Review Committee votes to send a positive advisory opinion to the Waterfront Commission to approve the Kettle Point Condos 1 – 6 project modification based on findings in the applicant's application and architectural plan set dated October 9, 2020, applicant's testimony, the executive director's October 21, 2020 memo, Glen Fontecchio, Architect's October 5, 2020 memo,

Sara Bradford, Landscape Architect's October 6, 2020 memo and public comment and the finding that the project is in conformance with the reviewing criteria set forth in Section 19-477 of the East Providence Zoning Ordinance and the purposes of Article IX, "Waterfront Special Development Districts" regulations of the East Providence Zoning Ordinance.



Chris Martin, Executive Director

cc: Waterfront Commission

Applicant:

- Richard Baccari, Long Rock Cove, LLC.
- Brandon Carr, P.E. LEED AP, Senior Project Manager, DiPrete Engineering

Attachments:

Project Narrative, October 9, 2020

Kettle Point Condos 1 – 6 Architectural Plans, September 18, 2020

Kettle Point Condos 1 – 6 Modification Site & Landscape Plan, October 9, 2020

WC Executive Director "Waiver Request for Parking Spaces," memo, October 14, 2020

Glen Fontecchio October 5, 2020 memo

Sara Bradford October 6, 2020 memo

