



EAST PROVIDENCE WATERFRONT
SPECIAL DEVELOPMENT DISTRICT COMMISSION

MEMORANDUM

To: Waterfront Commission
From: Design Review Committee
Date: November 4, 2020

RE: Advisory Recommendation to the Waterfront Commission, Kettle Point Condo
Buildings 1 – 6 Modification
Owner/Applicant: Long Rock Cove, LLC
Locations/ Map: Kettle Point Ave, Map 209, Block 3, Lot 1.5
Zoning: Kettle Point Sub-district

2020 NOV -4 PM 3:05
RECEIVED
EAST PROVIDENCE RI
DESIGN REVIEW COMMITTEE

Introduction

On October 29, 2020, the DRC reviewed the application of Long Rock Cove, LLC 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. A hearing of the full Commission will be held on November 19, 2020 to consider and vote on the advisory recommendation of the DRC.

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.

Filed in the East Providence Land Development and Decision Index
Book 10 Page 239

- 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.

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.

In 2020, the loss of on-street parking was approved by the Executive Director in memo dated October 14, 2020 due to the following reasons:

- The original Kettle Point project area as approved in 2013 included far more parking spaces than required under Article IX, Waterfront Special Development District zoning
- Each unit accommodates required parking in individual garages or driveway approaches.

- The area originally approved as on-street parking will be landscaped, thereby increasing stormwater permeability and improving the visual image of the development.
- The proposed will reduce the paved roadway width, thereby reducing stormwater runoff and roadway maintenance requirements.
- On street parking is available on the opposite side of Kettle Point Ave immediately opposite Buildings 1-6.
- Nine additional spaces have been approved on Road F in the vicinity of University Orthopedics.

Consistency with the purposes, intent and performance standards of the Waterfront District Zoning District Regulations. The proposal is consistent with the East Providence Zoning Ordinance Article IX. Waterfront Special Development District Sec 19-470 Purpose: "The purpose of this article is to provide for appropriate mixed use development within the context of protecting the important scenic and recreational resources along the East Providence Waterfront...The intent of the waterfront development district is to provide for a diverse mix of compatible land uses and densities that promote high quality development in a manner consistent with the intent of the 2003 East Providence Waterfront Special Development District Plan. The requested modification meets the medium density residential performance standards of Sec. 19-482 of the zoning ordinance for townhome setbacks, frontage and parking.

Consistency with the Goals and Policies of the 2003 East Providence Waterfront Special Development District Plan. The proposed modification is consistent with the original approvals that deemed the application consistent with the 2003 East Providence Waterfront Special Development District Plan.

DRC Advisory Recommendation

At its hearing of October 29, 2020, the DRC voted 6-0

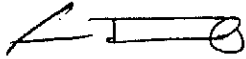
to send a positive advisory opinion to the Waterfront Commission to approve the Kettle Point Condos 1 – 6 project modification based on findings in the applicant's application and architectural plan set dated October 9, 2020, applicant's testimony, the executive director's October 21, 2020 memo, Glen 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 subject to the following conditions.

1. All Conditions of Approval that were previously approved by the Design Review Committee and the Waterfront Commission and that are not in conflict with the following conditions for the modified development plans, shall remain in full force and effect.
2. Applicant shall emphasize the dormers on Buildings 1, 2, 3 and 6 more, either by changing the materials used or pushing the space out under the dormers.
3. Applicant shall modify the cantilevered decks on Buildings 1, 2 & 3 to have a more traditional feel and to use larger brackets.

Motion was moved by Mr. Sluter, seconded by Mr. Moran and voted 6-0 on a roll call vote:

Mr. O'Connell – Aye	Mr. Sluter – Aye	Mr. Moran – Aye
Mr. Conley -- Aye	Mr. Coutu – Aye	Chair - Aye

Respectfully Submitted,



Luis Torrado, Chairman
Design Review Committee

cc: Waterfront Commission
Glen Fontecchio, Architect
Richard Baccari, Long Rock Cove, LLC.
Brandon Carr, P.E. LEED AP, Senior Project Manager, DiPrete Engineering

Attachments:

Kettle Point Condos 1 – 6 Architectural Plans, September 18, 2020, as presented at the October 29, 2020 DRC Hearing
Kettle Point Condos 1 – 6 Modification Site & Landscape Plan, October 9, 2020, as presented at the October 29, 2020 DRC Hearing
Glen Fontecchio October 5, 2020 memo