

**East Providence Waterfront Special Development District Commission  
Design Review Guidelines – Dexter Road Special Development Sub-District  
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**Introduction**

The East Providence Waterfront Special Development District Commission (“Waterfront Commission”) hereby adopts these Design Review Guidelines for Dexter Road Special Development Sub-District with the illustrative sketches in order to assure high quality design in all major developments. The Waterfront Commission requires that all developments within the East Providence Special Waterfront Development District (“Waterfront District”) undergo design review by the Commission and its Design Review Committee (DRC) subject to these design and performance standards. These guidelines shall apply to all new construction, expansions and/or additions of 50% of the gross floor area of existing buildings, or changes to exterior building façades, and to proposed demolition of existing buildings.

These Design Review Guidelines for the Waterfront District will help the City accomplish several important goals related to urban planning and project design review that would:

- Enable innovative and creative site planning, building design and development.
- Ensure that similar projects within the Waterfront District are judged according to the same standards.
- Help expedite design review by focusing on adherence to standards.

- Contribute to a more efficient design review and entitlement process.

The diverse nature of the City requires that design standards apply the aforementioned principles in a number of different contexts in order to weave good design into the accomplishment of the City’s goals for the waterfront district, including:

- Revitalization of the waterfront.
- Creation of additional housing units at all levels of affordability.
- Attraction of businesses to the City.
- Retention and expansion of existing businesses in the Waterfront District.
- Creation of additional open space and park areas in the Waterfront District.
- Growth in the City’s tax base with property tax and sales tax.

In order to ensure a balanced and principled approach to meeting the Waterfront District Commission’s goals, these Design Review Guidelines are intended to:

- Have a long-term perspective.
- Require quality design, materials and construction.

- Encourage ‘green’ construction practices as well as ‘green’ construction materials.
- Consider all stakeholder impacts.
- Be guided by the vision and strategy for the waterfront district and economic development.
- Be influenced by the historical, social, natural and economic drivers in the districts and neighborhoods.
- Be balanced by local and regional trends and goals.

### **Dexter Road Special Development Sub-District**

The Dexter Road Special Development Sub-District generally extends from the Henderson Bridge northerly to Omega Pond. This sub-district includes all those properties fronting on, or gaining access from, Dexter Road. This District is bordered on the east in part by Massasoit Avenue and by a Providence and Worcester rail corridor. The western boundary of the sub-district extends to the Seekonk River.

A variety of land uses are currently located within the Dexter Road corridor including: light manufacturing, a mini-storage operation, a recycling operation, oil and petroleum storage and distribution, and warehousing. Some parcels are vacant.

Properties on the east side of Dexter Road are bound on the east by a rail line of the Providence & Worcester Railroad. Those properties fronting on the west side of Dexter Road extend to, and are bound on the west by, a Providence and Worcester Railroad rail corridor. This rail corridor is the planned route for northerly segment of Waterfront Drive. A right-of-way connects Dexter Road to King Phillip Road. A single-family residential neighborhood is located off King Phillip Road.

### **Major Properties in the Dexter Road Special Development Sub-District**

*9 Dunellen Road* – This property consists of 2.28 acres. This property is associated with the Capital Terminal Properties. The owner’s plans for this property includes the installation of petroleum storage tanks on the property.

*90 - 94 Dexter Road* – This property consists of 4.32 acres. An adjoining parcel of 3.0 acres is also associated with this use. These properties are associated with the Capital Terminal Properties. The property contains several petroleum storage tanks and buildings.

*7 Dexter Road* – This property consists of 2.447 acres. The property contains a 17,000 square foot industrial building, with 15,000 square feet of warehouse space and 2,000 square feet of office space. The current user on the site is Sani-Kan Co. Inc., a portable toilet rental firm.

*105 Dexter Road* – This property consists of 2.559 acres. The property is associated with the Sani-Kan Co., Inc. and is used for the outside storage of portable toilets currently occurring on the property.

*9 Dexter Road* – This property consists of 7.15 acres. The property contains numerous petroleum storage tanks and associated buildings associated with Getty’s petroleum storage and distribution operations in East Providence.

*65 Dexter Road* – This property consists of 39,981 square feet of land. The property contains two warehouse buildings - Building 1 contains 4,200 square feet of warehouse space and 800 square feet of office, while Building 2 contains 5,000 square feet of warehouse space and 2,500 square feet of office space.

*100 Dexter Road* – This property consists of 3.91 acres. The property contains numerous manufacturing and warehouse buildings. Several companies operate under different addresses on this property.

*97 Dexter Road* – This property consists of 1.74 acres. The manufacturer “Gripnail Corporation” currently occupies the building on this property.

*101 Dexter Road* – This property consists of 2.157 acres of land. A 32,000 square foot warehouse/manufacturing building is located on the property, currently used by Rustic Natural Cedar Furniture.

*Dexter Road (no address) Assessor’s Map 204, Block 1, Parcel 17* – This property consists of 4.435 acres. The property is currently vacant.

*111 Dexter Road* – This property consists of 4.13 acres. The property currently contains a building associated with the Space Station Self Storage Company.

*Dexter Road (no address) Assessor’s Map 304, Block 1, Parcel 5.1* – This property consists of 5.73 acres and is zoned Industrial 3. The property is currently vacant, but a rail spur crosses the property for access to the #1 Dexter Road property.

*51 Dexter Road* – This property consists of 41,306 square feet of land. The property contains a dilapidated 7,800 square foot warehouse building. The United States Environmental Protection Agency (EPA) conducted an emergency clean-up of the building in 2002.

*115 Dexter Road* – This property consists of 1.14 acres. The property contains a dilapidated 8,700 square foot warehouse building.

*10 Dexter Road* – This property consists of 1.51 acres. The property contains a two-story office building with a garage.

*1 Dexter Road* – This property consists of 15.61 acres. The property contains several buildings including a 67,000 square foot warehouse building. The property is currently occupied by Pond View Recycling

*3 Dexter Road* – This property consists of 10.57 acres. The property contains a 142,000 square foot warehouse and manufacturing building that is currently vacant.

*8 Dexter Road* – This property consists of 1.53 acres. The property contains a 21,000 square foot warehouse building.

*Dunellen Road (no address) Assessor’s Map 204, Block 1, Parcel 8 and Map 204, Block 1, Parcel 12* – This property consists of 3.9 acres. Parcel 12 contains 1.04 acres. Both properties are currently vacant.

*Dunellen Road (no address) Assessor’s Map 204, Block 1, Parcel 10* – This property consists of 1.47 acres. The property contains a 4,700 square foot warehouse building.

*55 Dexter Road* – This property consists of 21,960 square feet. This small property currently contains an ammonia storage tank and a railroad spur for access.

*Seekonk River Frontage Assessors Map 204, Block 1, Parcel 1 (4.33 A.)* – This property consists of 4.33 acres and is vacant.

*Assessors Map 204, Block 1, Parcel 3* – This property consists of 2.60 acres and is currently vacant.

*Providence & Worcester Railroad Assessors Map 204, Block 1, Parcel 4* – This property consists of 4.8 acres (3.8 acres water) and is currently vacant.

*Assessors Map 204, Block 1, Parcel 5* – This property consists of .98 acres.

## Land Use

The Dexter Road Special Development sub-district is intended to foster development as a technology-oriented light manufacturing district, including offices, research and development, commercial education institutions and supportive commercial retail uses. Heavy commercial, mini-storage or industrial land uses are not permitted.

Studies completed for the City by North American Realty Advisory Services (NARAS), in cooperation with the Central Rhode Island Development Corporation (CRIDCO), identified the Dexter Road area as providing the opportunity for development as a high-tech light industrial manufacturing business park. Utility infrastructure upgrades were identified as necessary to support this concept, and the City has completed the installation of a sanitary sewer line in Dexter Road. The Dexter Road area provides quality land/location opportunities for expansion of this high-tech light industrial manufacturing sector in East Providence. This concept is an adjunct to the preferred utilization of the waterfront for uses that will generate day, evening and weekend activities associated with office, residential, hotel, restaurant, retail and recreation uses.

### *Planned Land Use*

- (a) Light industrial, light manufacturing, office uses, research and development
- (b) Commercial education institutions (e.g. technical and trade schools)
- (c) Any outdoor storage shall be of a limited scale and accessory to a principal use, and shall be completely screened from the public view.

### *Issues*

- (a) Discontinue certain heavy industrial and commercial uses

- (b) Algonquin Gas underground transmission line may impact future development options

### *Opportunities*

- (a) There is some frontage on the Seekonk River which could provide public access and recreational opportunities should an access road be constructed in the adjoining rail corridor

The following represents Development Guidelines for the use of the DRC and Waterfront Commission in the approval process of proposed developments within the Dexter Road Special Development Sub-District. Each design element is accompanied by a zoning reference which is Chapter 19, Zoning Ordinance of the City of East Providence, Article IX Waterfront Special Development District. Wherever there is ambiguity between the zoning requirement and a guideline, the zoning shall govern. The Sketch reference includes drawings to illustrate the design requirements. Not all elements require either a zoning reference or a sketch. Although the elements are listed as guidelines, it is the intent of the Waterfront Commission to enforce these provisions as they constitute “area and performance standards” as required by zoning. If any developer cannot meet these guidelines, substantive justification must be presented to

the Commission before any deviations can be approved.

**DESIGN GUIDELINES for Dexter Road Avenue Special Development Sub-District Section 19-472 (6)**

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
<b>Land Use</b>			<p><i>Permitted Land Use</i></p> <p>(a) Light industrial, light manufacturing, office uses, research and development</p> <p>(b) Commercial education institutions (e.g. technical and trade schools)</p> <p>(c) Any outdoor storage shall be of a limited scale and accessory to a principal use, and shall be completely screened from the public view by fencing and 8’ vegetated buffers.</p> <p>(d) Mechanical equipment, service yards, and other outdoor work areas shall be completely screened from the public view by fencing and 8’ vegetated buffers.</p> <p><i>Architectural Guidelines</i></p> <p>(a) Maximum height (set back from the waterfront perimeter) – 4 stories</p> <p>(b) Off-street parking shall be provided through on-grade parking; any on-grade parking shall be set back from the public streets by a minimum 8’-0” planted buffer with shade trees spaced at 50’ maximum (40’ preferred).</p>	
<b>GENERAL SITE CONFIGURATION</b>				
<b>Sidewalks</b>	Sec 19-483 (h)	SK-2 SK-9	Street trees required on all streets. Street tree locations shall provide shade and visual relief. Maximum distance between street trees shall	

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			be 50 feet, with typical or preferred spacing of 40 feet. Tree species selection shall be in scale with the street and surrounding buildings and shall create a shade canopy on the sidewalk.	
<b>PARKING</b>				
<b>Parking and Vehicle Access</b>	Sec 19-483 (e)  And Sec. 19-482		Due to the presence of large trucks, on street parking is not feasible for this area. All required parking shall be provided on site – see land use.	
<b>Parking Lot Light Trespass</b>	Sec 19-483 (e)		Lighting of parking lots shall be designed to prevent light from shining onto the parkway setback and right-of-way (ROW). Lighting shall be directed at ground surfaces with upward light spread kept to a minimum.	

HEIGHT AND BULK	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
<b>Scale</b>	Sec. 19-482	SK-3 SK-5 SK-8 SK-10	<b>Height</b> – Four stories maximum.  <b>Building Massing:</b> Maximum building length 300 feet.	

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
<b>Building Design</b>	Sec 19-483 (a)		Building design elements, details and massing shall create a well-proportioned and unified	Interesting design through articulation can create intervals to reduce per-

<b>BUILDING ELEMENTS</b>	<b>Zoning Ref</b>	<b>Sketch Ref</b>	<b>Guideline</b>	<b>Intent / Commentary</b>
			<p>building form and exhibit an overall architectural continuity within the district.</p> <p>Buildings shall exhibit form and features identifying the functions within the building.</p> <p>Large unarticulated boxes are prohibited.</p> <p>All buildings elevations shall be articulated by window openings.</p> <p>Active uses such as offices shall be sited to face the street.</p>	<p>ceived building mass and promote compatibility with their surroundings:</p> <ul style="list-style-type: none"> <li>○ Modulating the façade by stepping back or extending forward a portion of the façade.</li> <li>○ Repeating the window patterns.</li> <li>○ Providing a porch, patio, deck or covered entry for each interval.</li> <li>○ Providing a balcony or bay window for each interval.</li> <li>○ Changing the roofline by alternating dormers, stepped roofs, gables, terraces, or other elements to reinforce the modulation or articulation interval.</li> <li>○ Changing the materials with a change in the building plane.</li> <li>○ Providing a lighting fixture, trellis, tree or other landscape feature with each interval.</li> </ul>

### Permitted Elements on Primary Building Elevations

Elements	Required	Prohibited	Permitted
Awnings			◆
Dumpsters / Service		◆	
Windows	◆		
Entrance Doors	◆		
Utility Meters			◆ By Deviation only
Bulkheads		◆	
Ventilation Louvers			◆ By Deviation only
Signage			◆ Sec. 19-483(i)
Animated signs or LED signs		◆	
ATM Drive up		◆	
ATM Windows (walk-up only)			◆ By Deviation only
Garage Doors / Loading Dock		◆	◆ By Deviation only

<b>BUILDING ELEMENTS</b>	<b>Zoning Ref</b>	<b>Sketch Ref</b>	<b>Guideline</b>	<b>Intent / Commentary</b>
<b>Exterior Finish Materials</b>	Sec 19-483 (a)		<p>Building exteriors shall be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p>The following materials are prohibited:</p> <ul style="list-style-type: none"> <li>○ Vinyl siding.</li> <li>○ Aluminum siding.</li> <li>○ EIFS.</li> </ul> <p>The following materials are permitted on all structures, although in selecting exterior finish and materials, it is important to consider context of abutting structures and character:</p> <ul style="list-style-type: none"> <li>○ Wood (cedar) shingles.</li> <li>○ Wood clapboard.</li> <li>○ Cement (clapboard) siding,</li> <li>○ Stucco.</li> <li>○ Brick, stone, rubble, pre-cast concrete.</li> <li>○ Standing seam metal.</li> <li>○ FYPON, AZEK or other synthetic trim or cornice material.</li> <li>○ Concrete Masonry Unit (CMU)</li> </ul> <p>Ancillary features such as soffit materials, ridge vents, gutters and downspouts, and storm doors are permitted to be fabricated from aluminum, vinyl, PVC, or Fiberglas pending approval of specified items by the Design Review Committee.</p>	<p>Selection and use of exterior materials is a key element in the breakdown of scale for larger buildings. Incorporation of cornice lines, belt courses, banding or multiple materials is encouraged to produce buildings that will fit into the local character.</p>

<b>BUILDING ELE- MENTS</b>	<b>Zoning Ref</b>	<b>Sketch Ref</b>	<b>Guideline</b>	<b>Intent / Commentary</b>
<b>Appurtenances</b>			<p><b>Trash</b> facilities to be accommodated within buildings or roofed structures. Loading doors are not permitted to face onto the waterfront, or pedestrian/bike path.</p> <p><b>Mechanical systems</b> are to be housed within buildings, or on screened rooftop service areas.</p> <p><b>Site features</b> such as lighting, fencing, trash cans, bike racks shall coordinate with waterfront district standards.</p>	

**DEFINITIONS**

Definitions in Section 19-471 of the East Providence Zoning Ordinance shall govern where such terms are used. The following are common architectural terms that are used in some (not all) of these Guidelines. The intent is to clarify and amplify the terms. These definitions are suggested and are not mandatory. The source is the Glossary of Architectural Terms by *Archiseek*.

1. **Aluminum Siding** - Lightweight material that is often painted rather than left in its natural color.
2. **Asphalt Shingle** - A roofing material made of a brown or black tar like substance mixed with sand or gravel.
3. **Axonometric** - A drawing technique devised to represent three dimensional objects on flat paper. Verticals are drawn to scale, but diagonal dimensions are distorted.
4. **Balcony** - A platform projecting from an upper story and enclosed by a railing.
5. **Baluster** - Any of the small posts that make up a railing as in a staircase; may be plain, turned, or pierced.
6. **Balustrade** - The combination of railing held up by balusters.
7. **Bay** - Buildings are often divided into repetitive elements, or bays, defined by the space between two horizontal beams, or pairs of vertical columns.
8. **Bay Window** - A set of two or more windows that protrude out from the wall. The window is moved away from the wall to provide more light and wider views.
9. **Beam** - A Horizontal load-bearing element that forms a principal part of a structure, usually using timber, steel, or concrete.
10. **Building Code** – Rhode Island State Building Code.
11. **Canopy** - A projection or hood over a door, window, niche, etc.
12. **Cantilever** - A projecting elements, such as a beam or porch, supported at a single point or along a single line by a wall or column, stabilized by a counterbalancing downward force around the point of fulcrum.
13. **Cedar Shingle** - A roofing material made of durable pinewood.
14. **Cement Plaster** - A mixture of sand and cement that is applied to the exterior foundation wall beneath ground level to aid in watering proofing.
15. **Clapboard** - Tapered horizontal boards used as siding, thickest on their bottom edge; each overlaps the one below. Also known as weatherboard or siding.

16. **Colonnade** - A row of columns forming an element of an architectural composition, carrying either a flat-topped entablature or a row of arches.
17. **Column** - A slender, upright structure, usually a supporting member in a building. Freestanding or self-supporting structural element carrying forces mainly in compression; either stone, steel, or brick, or more recently, concrete.
18. **Corbel** - A projecting wall member used as a support for some elements of the superstructure. Also, courses of stone or brick in which each course projects beyond the one beneath it. Two such structures, meeting at the topmost course, creates an arch.
19. **Corbeling** - Stone or wood projecting from a wall or chimney for support or decoration.
20. **Cornice** - Decorative projection along top of wall. The uppermost section of moldings along the top of a wall; any molded projection of similar form.
21. **Cornice Return** - A short continuation of the face board at the gable end of a house.
22. **Course** - A continuous row of building materials, such as shingle brick or stone.
23. **Crown molding** - A molding where the wall and ceiling meet; uppermost molding along furniture or cabinetry.
24. **Cupola** - A small, dome-like structure, on top of a building to provide ventilation and decoration.
25. **Dental** - A molding motif that projects from the edge of a roof line or cornice.
26. **Dormer** - The setting for a vertical window in the roof. Called a gable dormer if it has its own gable or shed dormer if a flat roof. Most often found in upstairs bedrooms.
27. **Eave** - The projecting lower edge of a roof.
28. **Elevation** - An orthographic view of some vertical feature of a building. (Front, rear, side, interior elevation). A primary building elevation is the view of the front of the building.
29. **Entablature** - The area above an entryway in which the transom is contained.
30. **Exterior Wall** - An outside wall.
31. **Façade** - One of the exterior faces (walls) of a building.
32. **Face Brick** - A finished, non-defective brick yielding good appearance and construction quality.
33. **Fascia** - A horizontal band or board, often used to conceal the ends of rafters; the front of an object. Same as a face board.
34. **Fenestration** - The stylistic arrangement of windows in a building.
35. **Fieldstone** - A stone used in its natural shape.

36. **Finial** - A knob-like ornament.
37. **Finish Floor** - A finished walking surface.
38. **Foundation** - The base of a house providing stability and rigidity.
39. **Foundation Wall** - The masonry wall that rests on the footer.
40. **Gable** - A triangular area of an exterior wall formed by two sloping roofs.
41. **Gambrel** - A roof where each side has two slopes; a steeper lower slope and a flatter upper one; a 'barn roof'. Often found in Colonial revival houses in the "Dutch" style.
42. **Hipped roof** - A roof with slopes on all four sides. The "hips" are the lines formed when the slopes meet at the corners.
43. **Mansard** - A roof type with two slopes on each of the four sides, the lower slope being steeper than the other; capped off with a cupola, typically Victorian.
44. **Masonry** - Stonework or brickwork.
45. **Molding** - Shaped decorative outlines on projecting cornices and members in wood and stone.
46. **Mullion** - The vertical member separating adjacent windows.
47. **Muntin** - Wood or metal strips separating light.
48. **Parapet** - That portion of the wall that extends above the roof (wall surrounding a flat roof).
49. **Paved Terrace** – A paved surface adjoining a building to allow outdoor use, as an outdoor seating area of a restaurant. May be paved with concrete, decorative tile, block, brick or other impervious material, but not asphalt.
50. **Pediment** - A low triangular gable above a cornice, topped by raking cornices and ornamented.. Used over doors, windows or porches. A classical style.
51. **Pilaster** - A rectangular vertical member projecting only slightly from a wall, with a base and capital as will a column.
52. **Pitch** - The rate at which a roof or other surface slopes.
53. **Porch** - An open or enclosed gallery or room on the outside of a building.
54. **Portico** - A large porch usually with a pediment roof supported by classical columns or pillars.
55. **Rafter** - A roof beam sloping from the ridge to the wall. In most houses, rafters are visible from the attic. In styles such as craftsman bungalows and some "rustic" contemporaries, they are exposed.

56. **Raking Cornice** - The sloping moldings of a pediment.
57. **Return** - A wooden member nailed between the rafter-end and the stringer for bed board support.
58. **Ridge** - The top-most portion of a roof from which roof sides fall away.
59. **Rise** - The vertical distance from one stair tread to the next.
60. **Riser** - The vertical portion of a step. The board covering the open space between stair treads.
61. **Roof Pitch** - Degree of roof slant stated in inches rise per foot.
62. **Roof Types** - Style and shape of roofs - gable, gambrel, hip, mansard, shed, flat, butterfly, salt-box.
63. **Rough Sill** - The bottom rail of a window rough opening.
64. **Rubble** - Masonry construction using stones of irregular shape and size.
65. **Rusticated Stone** - Stonework, sometimes roughly finished, distinguished by having the joints deeply sunk.
66. **Siding** - The finished covering on the outside of non masonry walls of houses and buildings. Shingles, wood siding, aluminum siding, vinyl siding, stucco, etc.
67. **Sidelights** - Windows on either side of a door.
68. **Sill** - A horizontal piece forming the bottom frame of a window or door opening.
69. **Skylight** - A window in a roof to give light to a loft or room without other lighting.
70. **Slate** - A roof material made from a hard, fine-grained rock that cleaves into thin, smooth layers.
71. **Soffit** - The underside of a member such as a beam or arch, or of an eave, overhang, dropped ceiling, etc.
72. **Terra Cotta** - A mixture of sand and baked clay commonly used to make pipe for sewage disposal systems. A mixture of sand and baked clay used to form a shingle used on certain styles of architecture.
73. **Transom** - A small window just above a door.
74. **Vinyl** - A synthetic type of siding used for its economic value.
75. **Window Types:**
  - a) **Double Hung** - Two sash, vertical sliding
  - b) **Casement** - Side hinged

- c) **Awning** - Top hinged
- d) **Hopper** - Bottom hinged
- e) **Oriel** - Windows that generally project from an upper story, supported by a bracket.
- f) **Picture Window** - Fixed sash
- g) **Jalousie** - Glass slats, Venetian blind principle
- h) **Horizontal sliding** - two or more sash designed to slide over one another
- i) **Bay** - Extends beyond the exterior face of the wall
- j) **Bow** - Projected window with a curved surface often in the glass itself.
- k) **Combination** - The integration of two or more of the above into one unit.