

East Providence Waterfront Special Development District Commission
Design Review Guidelines – Pawtucket Avenue Special Development Sub-Districts
Glen Fontecchio, Architect and Samuel J. Shamoon AICP
September 2008

Introduction

The East Providence Waterfront Special Development District Commission (“Waterfront Commission”) hereby adopts these Design Review Guidelines for Pawtucket Avenue 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 for multifamily and nonresidential development, 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.

Pawtucket Avenue is included primarily to address the former Fram property and adjacent vacant property. The Pawtucket Avenue sub-district is located at 10 New Road and Pawtucket Avenue, and 105 Pawtucket Avenue, the property is the former Fram Automotive property.

A limited number of properties are also located in the Taunton Avenue Special Development Sub-District. Portions of Warren Avenue and properties on Taunton Avenue and Lyon Avenue are included in the northern Waterfront District because certain properties are recognized as gateway locations to the waterfront, or for the purposes of strengthening existing commercial areas and discontinuing nonperforming blighting influences. This area is characterized by large open spaces with buildings set into green, naturalistic park settings.

Pawtucket Avenue (former Fram Property) Special Development Sub-District

10 New Road at Pawtucket Avenue - Harborside Park LLC

This property consists of 38.70 acres and contains a building with a footprint of over 300,000 square feet, of which approximately 42,000 square feet is currently utilized for office uses, and the remainder is used for jewelry manufacturing and

warehousing. It formerly housed the manufacturing operation for Fram Automotive. Green Lane Road runs to the east of the property and property located in the City of Pawtucket borders the property on the north. The property is currently zoned Industrial – 3 and includes approximately 10 acres which could be subdivided with construction of the Newport Avenue Connector piece of Waterfront Drive.

105 Pawtucket Avenue - Harborside Park II LLC

The former administration building for Fram Automotive is located at 105 Pawtucket Avenue. The building has a footprint of approximately 30,000 square feet, and the lot consists of 6.51 acres. This property is zoned Industrial – 1. This property was recently acquired and is being contemplated for conversion to office space.

This special development sub-district includes commercial office, light manufacturing and research and development, with medium density multi family residential in selected areas.

The planned uses are for commercial office and light manufacturing and multi-family residential. Approximately 10 acres could be subdivided with the construction of the Newport Avenue Connector piece of Waterfront Drive.

For existing buildings and sites located within the Project Area, the following building and site maintenance standards apply:

1. All exterior building walls, trim, doors and other architectural features shall be cleaned and painted where necessary to present a uniform building façade and attractive appearance.
2. All broken glass, deteriorated window trim, door frames, eaves, and other exterior architectural features shall be repaired or replaced as necessary.

3. All faulty gutters, downspouts, and leaking roof systems shall be repaired.
4. Non-approved signs or advertisement posters shall be removed.
5. Loading areas, trash storage and collections facilities, and exterior mechanical equipment shall be screened from view of adjacent properties and the public right-of-way.
6. Yard areas shall be mowed and kept free of trash.
7. All abandoned vehicles, outdoor storage of goods and materials shall be eliminated from the site (except that outdoor storage which has received appropriate permits)
8. No stagnant water shall be allowed to accumulate on the site due to poor drainage.
9. Where appropriate for aesthetic purposes and/or natural hazard mitigation purposes, electrical services to buildings will be converted from overhead to underground.

DESIGN GUIDELINES for Pawtucket Avenue Special Development Sub-District Section 19-472 (6)

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Land Use			<p><i>Permitted Land Use</i></p> <p>Commercial office, light manufacturing and research and development, with medium density multi-family residential in selected areas</p> <p><i>Architectural Guidelines</i></p> <p>(a) Minimum 2 stories required; Maximum 4 stories</p> <p>(b) Off-street parking shall be provided through on-grade parking; any on-grade parking shall be located away from the waterfront and buffered from adjacent residential areas by planted setbacks 20' minimum. Lots shall be provided with shade trees where they do not already exist, minimum 1 (one) tree per 3600 SF of parking area to be planted along / within the lot. This area is characterized by a mature tree canopy and ample shading of streets and yards. Existing trees over 18" diameter measured 1'-0" above grade may not be cut down without approval of the waterfront district. Trees approved for removal shall be replaced by additional trees. Replacement trees shall be a minimum 6" diameter trunk size and in addition to any trees required as buffers or parking shade trees.</p>	

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
GENERAL SITE CONFIGURATION				
Sidewalks	Sec 19-483 (h)	SK-2 SK-9	Street trees required on all streets. Street tree locations shall enhance view corridors, without creating view barriers. Maximum distance between street trees shall 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.	The sidewalk is a critical element that ties the pieces of a neighborhood together. Sidewalks provide safety from moving vehicles. Sidewalks are an extension of the activity that takes place in the building – they should be lively, inviting and kept free of debris.
Open Space	Sec 19-483 (c) And Sec. 19-482		Projects shall be sited to maximize opportunities for creating usable, attractive, well-integrated open space. A 50’ vegetated buffer is to be provided along Greenwood Avenue to protect the existing residential character of this street.	Residential buildings are encouraged to consider: <ul style="list-style-type: none"> ○ Courtyards which organize architectural elements, while providing a common garden or other uses. ○ Entry enhancement such as landscaping along a common pathway. ○ Public art is encouraged.
LOT CONFIGURATION				
Front Yard Treatment and Setbacks	Sec 19-483 (b)	SK-4 SK-6 SK-11	<ul style="list-style-type: none"> ○ Commercial minimum 40’ setback – minimum 10’ wide green buffer with trees behind sidewalks on all street frontages ○ Residential – minimum 20’ front yard setback. The first floor shall have a minimum elevation of 3 feet above finished grade in front of the building. ○ No parking of vehicle in front yard of any building. 	To create a sense of community and street life, commercial and multi-family should have prominent street frontages. Single family homes should have a modest front setback consistent with adjacent properties.

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			<ul style="list-style-type: none"> ○ No overhead garage or service doors facing primary streets or town square. 	
Side Yard Treatment and Setbacks	Sec 19-483 (b)	SK-9	<ul style="list-style-type: none"> ○ Commercial – No Requirement. ○ Residential – No Requirement. 	
Corner Lots			Building on corner lots shall be oriented to have two (2) front yard setbacks. Parking and automobile access shall be located at least 30 feet from corners.	Corner lots offer unique opportunities because of their visibility and access from two streets.
Entrances		SK-3 SK-5 SK-8 SK-10	Entries shall be clearly identifiable and visible from the street.	Entries that are visible from the street make a project more approachable and create a sense of association among neighbors.
Topography			The siting of buildings shall respond to local site conditions and opportunities such as irregularly shaped lots, location at prominent intersections, unusual topography, view corridors, existing vegetation and/or other natural features.	Site characteristics must be considered in project design. Designing the building in relation to topography may help to reduce the visibility of parking garages.
PARKING				
Parking and Vehicle Access	Sec 19-483 (e) And Sec. 19-482		Siting shall minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety. <ul style="list-style-type: none"> ○ Parking lots are permitted along Pawtucket Avenue provided that planted buffers with street trees are provided. Buffers shall be a minimum of 10 feet. ○ Impact of parking lots to be minimized by 	Techniques used to minimize the impacts of driveways and parking lots include breaking large parking lots into smaller ones, minimizing the number and width of driveways and curb cuts, sharing driveways with adjacent property owners, locating parking in lower level or less visible portions of site, and locating driveways to minimize visual impact.

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			buffer planting and shade trees to reduce the heating effects of large areas of “asphalt deserts.” Planting schemes to utilize sustainable “zeriscape” material and not require irrigation. <ul style="list-style-type: none"> ○ Require on-street parking on both sides of all streets. ○ Required parking calculation shall include on-street parking. ○ Locate small surface parking at rear of lots. ○ Require 25 square feet of planted island per 1,000 square feet of pavement and 1 (one) shade tree (2 inch minimum caliper) per 3600 SF of pavement. 	
Parking Lot Light Trespass	Sec 19-483 (e)		Lighting of parking lots shall be designed to prevent light from shining onto adjacent properties. Lighting shall be directed at ground surfaces with upward light spread kept to a minimum.	
HEIGHT AND BULK				
Scale	Sec. 19-482	SK-3 SK-5 SK-8 SK-10	Height – Minimum two stories above grade. Maximum height of three stories. Four stories may be considered on a case-by-case basis.	
BUILDING ELEMENTS				
Building Design	Sec 19-483 (a)		Building design elements, details and massing shall create a well-proportioned and unified building form and exhibit an overall	Interesting design through articulation can create intervals to reduce perceived building mass and promote

Design Element	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
			<p>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>compatibility with their surroundings:</p> <ul style="list-style-type: none"> ○ Modulating the façade by stepping back or extending forward a portion of the façade. ○ Repeating the window patterns. ○ Providing a porch, patio, deck or covered entry for each interval. ○ Providing a balcony or bay window for each interval. ○ Changing the roofline by alternating dormers, stepped roofs, gables, terraces, or other elements to reinforce the modulation or articulation interval. ○ Changing the materials with a change in the building plane. ○ Providing a lighting fixture, trellis, tree or other landscape feature with each interval.

Permitted Elements facing or abutting Residential

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

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Exterior Finish Materials	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"> ○ Vinyl siding. ○ Aluminum siding. ○ EIFS. <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"> ○ Wood (cedar) shingles. ○ Wood clapboard. ○ Cement (clapboard) siding, ○ Stucco. ○ Brick, stone, rubble, pre-cast concrete. ○ Standing seam metal. ○ FYPON, AZEK or other synthetic trim or cornice material. ○ Concrete Masonry Unit (CMU). <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>

BUILDING ELEMENTS	Zoning Ref	Sketch Ref	Guideline	Intent / Commentary
Building Design Commercial	Sec 19-483 (a)		<p>Commercial</p> <p>Building shall be set back from the sidewalk per lot configuration. This area is more suburban in character. Buildings should set within a planted, park-like site.</p>	
Building Design Residential	Sec 19-483 (a)		<p>Residential</p> <ul style="list-style-type: none"> ○ All street façades are required to have windows. ○ Front doors/entrances shall face the street. ○ Garage doors are prohibited from the primary building elevation. 	
Appurtenances			<p>Trash facilities to be accommodated within buildings or roofed structures. Loading doors are not permitted to face onto Pawtucket Avenue.</p> <p>Mechanical systems are to be housed within buildings, or on screened rooftop service areas.</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.