

GLEN S FONTECCHIO



ARCHITECT

Christopher Martin
East Providence City Hall, Planning Department
145 Taunton Avenue
East Providence, Rhode Island 02914

June 30, 2021

RE: East Point Project,

Dear Mr. Martin,

I have reviewed the submitted material for the East Point Development. I commend the applicant for a largely thorough and thoughtful presentation.

The applicant has been very responsive, incorporating previous suggestions made by myself and other reviewers.

In this most recent submittal, I would note that the applicant has incorporated an additional pedestrian access point to the coastal green way adjacent to the large apartment complex, as requested.

As previously stated, I would encourage entrances and porches facing onto the main roads of the development to enhance the pedestrian friendly character of the area.

In my most recent review, I observed that the open parking lot at the corner across from the large apartment complex and the single family homes created a gap in the streetscape and eroded the corner. I shared an alternate layout of the area with Chris and the applicants architects. Coincidentally the design team had developed an alternate plan layout that among other things addressed this condition. While this new sketch has not yet been formally submitted, I would encourage the applicant and the commission to adopt this revision.

Lastly, I am still very concerned about the street and waterfront elevations of the large apartment complex. While the general design of the proposed building is similar to that approved for Kettle Point, this is a significantly larger structure and its site context is completely different. Those structures do not face onto main roads, rather they sit amongst parking lots.

No attempt has been made thus far to relate this building to the street, pedestrian sidewalk and waters edge as has been requested.

I encourage the applicant to develop full elevations and sections of this structure depicting how it relates to the sidewalk and street edge.

I would be happy to meet with the apartment building design team for a work session to help address these concerns prior to the full commission meeting later in July.

I would be happy to discuss these items further if there are any questions.

Sincerely,

Glen S Fontecchio, Architect