



EAST PROVIDENCE WATERFRONT SPECIAL DEVELOPMENT DISTRICT COMMISSION

Design Review Committee Meeting Minutes: January 19, 2016

Members

present: Luis Torrado, DRC Chairman
Jeanne Boyle, Executive Director
Steve Coutu, Director of Public Works
John Pesce

Staff: Roberta Groch, AICP- Planner

Consultants: Glen Fontecchio, Architectural Consultant

Chairman Torrado called the meeting to order at 4:10PM.

1. VOTE: Design workshop- Kettle Point development project minor modification

Address: Kettle Point Ave. and Veterans Memorial Parkway

Owner: Kettle Point LLC

Applicant: UOI Waterfront Drive LLC (aka University Orthopedics)

Assessor's Map 108, Block 2, Parcels 1 and 2

Assessor's Map 109, Block 1, Parcels 1, 2 and 3

Assessor's Map 209, Block 3, Parcels 1 and 4

Zoning – Kettle Point Waterfront Sub-District

University Orthopedics ("the Applicant") submitted preliminary development plans for a four-story, 82,500 square foot medical office building with ambulatory surgery. The proposed development site is located within the previously-approved Kettle Point mixed-use development project. The medical building will be located where a 140-unit apartment building was previously planned, along the northern edge of the project site. There are approximately four hundred parking spaces associated with the building. The project will attract patients from a large area, due to the services offered.

Mr. Michael Integlia, Jr., project developer, presented an overview of the project, which will cost approximately \$50 million. The planned hours of operation will be Monday through Friday from 6AM-5PM, although weekend hours may be added in the future. It is estimated that there will be approximately one hundred employees and 440 patients on site, although there are plans to add more employees. The services offered will include outpatient orthopedic doctor's appointments, physical therapy, hand therapy, and urgent care only for orthopedic, MRI, and outpatient surgery in twenty thousand square feet of surgery space.

Mr. Brandon Carr of DiPrete Engineering, a consultant for the applicant and for the previously-approved Kettle Point development project, discussed changes to the development project and its impact on the previously-submitted Traffic Impact Study ("TIS"). Mr. Carr stated that Mr. Paul Bannon of RAB Professional Engineers recently completed a review of the proposed medical building as it related to the TIS authored by his firm and concluded that there would not be significant increases in

the amount of traffic generated by the entire project. There will be a twelve-foot high retaining wall along Road "F" that runs along the northern edge of the building's parking lot. There will also be access to the building from the sidewalk that runs along Road "F" to improve pedestrian access.

Mr. Andrew Ellis and Mr. Mehdi Khosrovani of NEMD Architects Inc. explained the architectural details of the proposed building and its relation to the residential development on the rest of the site. The medical building is roughly similar in height to the first phase of the residential buildings: the rooflines of the buildings approximately line up across the site. Most of the parking lot at car or pedestrian height will be screened by hedges.

There was a discussion regarding the location of the building and its orientation: Mr. Integlia explained that the front entrance of the building did not face Kettle Point Ave. and instead was perpendicular to the road so that patients could turn into the parking lot and turn into the porte cochère for ease of drop-off. The building is surrounded with parking for the same reason: ease of access and convenience for patients. There was also a discussion about pulling the building closer to Kettle Point Ave (also known as Road "A"), and views of the building and waterfront from various points on Veterans Memorial Parkway.

Building materials were also discussed and samples displayed: Mr. Torrado requested that a material other than Dryvit be used. Mr. Intaglia stated that Dryvit was chosen because it is lightweight and efficient: it will be used on parts of the building that are not close to the public eye. He said that it could be studied. There was a discussion about possible alternatives.

Mr. John Carter of John C. Carter & Co., Landscape Architects, discussed the landscaping, grading, linkages to the rest of the development, signage and pedestrian paths. Landscaping within the parking lots and street tree placement were also explained. The new building will not significantly change the stormwater runoff. Mr. Carr said that, after his office received detailed plans from AR Builders, developers of the first phase of Kettle Point, the engineering team will go to the Coastal Resources Management Council (CRMC) and the RI Department of Environmental Management to modify the previously-approved stormwater permits: he does not anticipate any significant delay to the project because of this. The final landscape design will be submitted to the Waterfront Commission's consulting landscape architect.

A generator will be placed at the northeast corner of the outside of the building: the generator will be approximately the size of a small school bus and will be screened with plantings. An approximately 4'x4'x4' transformer will be placed on an island somewhere within the parking lot and will also be screened with shrubbery. Mr. Pesce requested that the landscape plans be more fully developed for the Waterfront Commission meeting: Mr. Carter said that he will develop a more detailed design. There was also a discussion of lighting at the proposed building and its integration into a cohesive lighting plan for the entire development project.

This proposed medical office building will be part of Phase 1 construction, along with several of the apartment buildings to be constructed by AR Builders. Almost all of the public improvements will be completed as part of Phase 1. It is expected that Phase 1 will be completed within eighteen months. The building will be on a lot that is separate from the rest of the development and will be owned by a

real estate holding company.

A motion was made to vote to recommend approval of the project: the motion was seconded. There was a discussion about the necessary zoning changes for the project that need to be approved by the City Council: Ms. Boyle stated that one of the conditions of approval for the project should be that the Council approves the zoning changes. Mr. Coutu recommended adding that the approval is preliminary and full plans for the building still need to be submitted. Ms. Boyle stated that it still needs to go before the Waterfront Commission and subject to the review of the full plans being reviewed by the Commission’s consultants and City departments.

The motion, as amended, passed unanimously.

Torrado	AYE
Coutu	AYE
Boyle	AYE
Pesce	AYE

2. VOTE: Adjournment

A motion was made to adjourn the workshop at 5:34PM: the motion was seconded and passed unanimously, without discussion.

Torrado	AYE
Coutu	AYE
Boyle	AYE
Pesce	AYE

Respectfully submitted,

LUIS TORRADO
Chairman

LT/RG

DRAFT