



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Meeting Minutes February 10, 2016

Attendees: William Fazioli, Vice Chairman
Paul Moura, Secretary
Steven Hardcastle, Treasurer
John Pesce
Jay Kern
Luis Torrado
Peter Willey

Ex Officio: Michael Walker, RI Commerce Corp.

Members absent: Jacob Harpootian

Staff: Roberta Groch, AICP- Interim Executive Director

The meeting was called to order at 6:33PM.

1. Vice Chairman's opening remarks

2. **VOTE: Approval of Meeting Minutes-** A motion was made to approve the minutes from the December 7, 2015 Waterfront Commission hearing: the motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Kern AYE
Torrado AYE
Willey AYE
Pesce AYE
Hardcastle AYE

3. New Business

VOTE: Application for a proposed 82,500 sq. ft. medical office building at the previously-approved Kettle Point mixed-use development project.

Address: Veterans Memorial Parkway and Kettle Point Ave.

Owner: Kettle Point LLC

Applicant: University Orthopedics

Assessors Map 108, Block 2, Parcels 1 and 2

Assessors Map 109, Block 1, Parcels 1, 2 and 3

Assessors 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 \$45 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 fifty 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. Integlia 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.

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.

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.

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.

A motion was made to approve the project, including the conditions recommended by the Design Review Committee: the motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Kern AYE
Torrado AYE
Willey AYE
Pesce AYE
Hardcastle AYE

4. Staff Reports

A. Executive Director's Report

Ms. Boyle updated on the GeoNova/East Pointe property; the Odd Fellows building; the newly-formed East Providence Arts Council; the I-195 interchange at Waterfront Drive;

B. Planner's Report - To include an update on financial activities

5. Adjournment

VOTE: A motion was made to adjourn the meeting: the motion was seconded and approved unanimously, without discussion.

Fazioli AYE
Moura AYE
Kern AYE
Torrado AYE
Willey AYE
Pesce AYE
Hardcastle AYE

The meeting was adjourned at 7:20PM.

Respectfully submitted,

JEANNE BOYLE
Executive Director

JB/RG