



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Discussion Notes January 17, 2019

Attendees: William Fazioli, Chair
Tim Conley
Peter Willey
Paul Moura

Absent: Luis Torrado
Steven Hardcastle
David Sluter
Roy Coulombe
Jay Kern

Ex-officio: Mike Walker, Commerce RI

Staff: Pamela M. Sherrill, AICP, Executive Director
Glen Fontecchio, Architectural Consultant

The chair called the meeting to order at 6:36 PM and determined that quorum was not met. The chair indicated that both he and Mr. Moura served on Mayor DaSilva's transition team and that two very productive meetings were held today with the mayor at RIDOT and with the Chevron team. He will be working with the General Assembly and the mayor to seek additional funds for Waterfront Commission operations.

1. NEW BUSINESS

- A. Workshop:** 30 Veterans Memorial Parkway concept for redevelopment of the former "Hot Rides" as 22 residential units utilizing the existing footprint with the addition of a second floor.

PKL Ventures team, led by Ken Lorenz, presented conceptual plans for the 12,000 sf footprint with four 2-bedroom units and 18 1-bedroom units ranging from 600 sf to 900 sf. Rob Stolzman, APS attorney, Rich Lipsitz, Waterman Engineers, and Dan Kwasniewski, ZDS Architects described the site, neighborhood context, and proposed development. The market is an eclectic mix of couples and single professionals who cannot afford a new product in Providence. The team anticipates submission of its application in the coming weeks and would like to be heard at Hearing Panel/Design Review Committee/Waterfront Commission hearings on February 21, 2019. At the current time they anticipate requesting fee in-lieu of two units of affordable housing.

- 2. Staff report.** Ms. Sherrill indicated that the agenda for February 21 will be very full and urged all to attend. Anticipated agenda items in addition to votes not taken January 17 include PKL Ventures 22-unit residential development at 30 Veterans Parkway, University Orthopedic rehab condos at Kettle Point, a wine import/distribution business requesting a conditional

use permit for FlexTech at 89 Valley Street, and a hearing for fee schedule amendments.
Members will be polled to consider a 6 pm meeting start time.

Respectfully submitted,
PAMELA M. SHERRILL, AICP, *Executive Director*