



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes May 16, 2019

Attendees: William Fazioli, Chair
Steven Hardcastle
Peter Willey
Rick Lawson
Paul Moura
David Sluter

Absent: Tim Conley
Luis Torrado
Jennifer Griffith

Ex-officio: Mayor DaSilva
Diane Feather, Acting Planning Director

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

1. CHAIRMAN'S OPENING REMARKS The chair called the meeting to order at 6:33 PM and welcomed the mayor and Councilman Cahoon before providing an overview of the update provided to City Council on May 7 on the request of Vice President Rodericks. He indicated that he is working with the legislative delegation and has requested a resolution from City Council in support of legislative funding for the Waterfront Commission. The resolution as well as the hearing for Article IX zoning amendments will be on the May 21, 2019 City Council docket.

2. OLD BUSINESS

A. VOTE: On a motion by Mr. Hardcastle, seconded by Mr. Sluter, April 18, 2019 meeting minutes were voted unanimously.

3. NEW BUSINESS

A. Workshop: University Orthopedics Rehab Condo update, Road F, Kettle Point

4. Brandon Carr, DiPrete Engineering, described the proposed 2,700 sf 5-bedroom rehabilitation condo and indicated that it would be occupied Monday through Thursday nights with patients discharged by 9 AM. He reported that CRMC appears satisfied with stormwater management and restrictions posted on six parking spaces for rehab condo use with construction of three additional spaces in the Road F circle and nine spaces along Road F. Ron Stevens, ZDS Architects, indicated that the building has been designed to keep a residential and coastal feel. The 500 sf second floor include CNA quarters. No generator or dumpster are proposed. Building will be lit Monday to Thursday nights. Activity at the

proposed building will provide “eyes on the bike trail and the parking area.” Full review and approval will be required at hearings to be conducted by the Design Review Committee and the Waterfront Commission. An administrative subdivision will be required through the Planning Department to extend the University Orthopedics lot line to include the condo.

B. Workshop: AR Builders’ requested that they not appear on the agenda to allow time to reconsider plans for townhomes.

C. VOTE: Demeter LLC, in its May 13, 2019 letter to the Waterfront Commission, requested allocation of \$743,500 from the East Providence Waterfront Commission In-lieu Affordable Housing Fund for gap financing for Ivy Place, 15 Ivy Street and 164 Taunton Avenue, Map 106/Block 7/Lot 12, located in the Taunton Avenue Sub-district.

Ms. Sherrill indicated that the In-lieu Affordable Housing Fund balance is \$743,750 with anticipation of an additional payment of \$191,250 from AR Builders for Kettle Point Apartments. She indicated that the commission’s conditional approval of \$488,000 in-lieu funding for the Ivy Place project on April 17, 2017 and June 15, 2017 has expired since RI Housing funding was not received within six months of Waterfront Commission approval.

Cynthia Langlykke, Demeter LLC, presented a PowerPoint update of the project including Phase I construction of six for sale affordable townhouses on Ivy Street and Phase II construction of 1500 sf of retail with eight additional affordable condos above on Taunton Ave. Estimated \$2 million Phase I construction cost includes much of the site work for Phase II. RI Housing has requested confirmation of Waterfront Commission funding to support a Phase I grant request currently under consideration. Joe Garlick, Neighborworks Blackstone Valley, is now part of the development team, lending support and capacity in all aspects of affordable housing including commercial components. The Demeter team will proceed with several applications for Phase II funding in June and July.

Commissioners discussed support for construction of the full project in one phase to assure completion of the more challenging to finance commercial use on Taunton Ave. There was also the concern that the project might never proceed to Phase II and that a highly visible vacant lot would remain on Taunton Ave. Commissioners expressed support for construction of 14 affordable for sale units in the Taunton Avenue corridor served by RIPTA, with easy access to the library, city hall, goods and services as a good alternative to affordable housing units at Kettle Point. David Sluter requested to review the proforma for commercial as well as residential components. The mayor and commissioners expressed support for submission of a complete project application in July.

VOTE: On a motion by Mr. Moura, seconded by Mr. Hardcastle, commissioners voted unanimously to award \$743,500 from the East Providence Waterfront Commission In-lieu Affordable Housing Fund to Demeter LLC for the Ivy Place project subject to the following:

1. Commitment of RI Housing or other funding by December 31, 2019.
2. Approval of the Ivy Place project by the Waterfront Commission.
3. Allocation of \$488,000 for Phase I and allocation of \$255,500 for Phase II.

Mr. Lawson – Aye Mr. Moura – Aye Mr. Sluter – Aye Mr. Willey – Aye Mr. Hardcastle – Aye
Chair votes – Aye

- D. Discussion:** Draft FY2020 Budget. Two budget scenarios were presented: status quo, and one with \$50,000 government funding to enable hiring additional staff. Budget to be voted at the June meeting will be dependent on success of procuring additional funds.
- 5. STAFF REPORT:** Ms. Sherrill introduced Kathryn Miller, Waterfront Commission intern from Villanova University. She indicated that the UNOCAL TIF kickoff meeting was held May 9, 2019. Henderson Bridge meetings continue May 20, 2019. It is anticipated that the Fee Schedule will be finalized with the Secretary of State’s office shortly.
- 6. VOTE:** A motion was made by Mr. Harcastle, seconded by Mr. Moura, and voted unanimously to adjourn the meeting. Meeting adjourned at 8:12 PM.

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