



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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## Waterfront Commission Meeting Minutes July 18, 2019

*Attendees:* William Fazioli, Chair  
Tim Conley  
Peter Willey  
Rick Lawson  
Jennifer Griffith  
David Sluter  
Domenic Pontarelli

*Absent:* Steven Hardcastle  
Luis Torrado  
Paul Moura

*Ex-officio:* Diane Feather, Acting Planning Director

*Staff:* Pamela M. Sherrill, AICP, Executive Director

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**1. CHAIRMAN'S OPENING REMARKS** The chair called the meeting to order at 7:09 PM and indicated that a press release was issued today by RI Waterfront Enterprises LLC announcing their purchase of the South Quay from the Genesee & Wyoming RR.

**2. OLD BUSINESS**

**A. VOTE:** On a motion by Mr. Sluter, seconded by Mr. Lawson, June 20, 2019 meeting minutes were voted unanimously.

**3. NEW BUSINESS**

**A. VOTE:** Public hearing to consider advisory opinion of the Design Review Committee regarding design of the University Orthopedics Post Operation Facility.

Project: University Orthopedics Post Operation Facility  
Location: Kettle Point Avenue  
Assessor's Map: 109, Block 01, Lots 2 and 2.3  
Applicant/Owner: Kettle Point, LLC  
Zoning: Kettle Point Sub-district

Audie Osgood, DiPrete Engineers, and Ronald Stevenson, ZDS Architects, provided an overview of presentations to the Design Review Committee.

In response to commissioners' questions, the team indicated that the facility will not be staffed if patient overnight stays are not required, confirmed that the fire chief has approved access around the access road and entrance, and that the building will be sprinklered, with exterior lights at entries, and video cameras. Commissioners were concerned that the building be not only attractive but be well landscaped to reflect the view from the East Bay bike path.

Glen Fontecchio summarized his comments/concerns: 1) enclosure be provided under the porch, 2) the perception of presence at the bike path parking area is a positive, 3) landscaping be provided above revetment, 4) landscaping plan to include shade trees to compensate for the increase in hardscape, and 5) exposed foundation be fieldstone clad.

There were no public comments.

On a motion by Mr. Conley and seconded by Mr. Pontarelli, the Commissioners voted to close the hearing.

On a motion by Mr. Conley and seconded by Mr. Lawson, the Commissioners voted 7-0 to accept the advisory opinion of the Design Review Committee regarding the University Orthopedics Post Operation Facility.

- B. Vote:** approval of the Kettle Point Apartments Building 5, 34-36-38 Capt. John Jacobs Road, AP 209/Block 3/Lot 1.0 project modification to reduce the number of units from 45 units with 67 bedrooms and 67 baths to 41 units with 73 beds and 65 baths.

Ms. Sherrill provided an overview of the application history presented in her Planner's memo and indicated that although the application is limited to a reduction in the overall number of units in Bldg 5, that the applicant will later be requesting an increase in the number of townhome units (not the subject to the current application).

Jason Kambitsis, AR Building, indicated that the proposed project modification provides both 3-bedroom and studio units in response to market demand. To date, Bldgs 1, 2 and 3 are 100% leased. Pre-leasing has begun for Bldg 4 with occupancy anticipated in December. With approvals, he anticipates that Bldg 5 will be completed Summer 2020. He indicated that Kettle Point Apartment's success is attributable to its great location and his quality product. There has been minimal impact on schools. Target market is across the board and includes those downsizing as well as younger tenants not interested in home ownership, in accordance with national trends. The complex is dog-friendly.

On a motion by Mr. Conley, seconded by Mr. Sluter, commissioners voted 7-0 to approve project modification to Kettle Point Apartments Building 5 to reduce the number of units from 45 units with 67 bedrooms and 67 baths to 41 units with 73 beds and 65 baths.

- C. Vote:** approval of Kettle Point Apartments signage., 12 Capt. John Jacob Road (sign at clubhouse), AP 209/Block 3/Lot 1.3

Geoff Campbell, Rothschild Doyno Architects, described signage proposed at the corner of Kettle Point Avenue and Capt. John Jacobs Road, in front of the clubhouse, as indicated in the plan submitted to the Waterfront Commission July 18, 2019. Sign measurers 12'0" by 2'8" and is non-illuminated.

On a motion by Mr. Lawson, seconded by Mr. Pontarelli, commissioners voted 7-0 to approve non-illuminated signage as presented to the Waterfront Commission July 18, 2019, subject to removal of the temporary yellow LEASING banner.

**D. Workshop:** UNOCAL Tax Increment Financing overview

Monte McKillup, representing Chevron, presented a high-level overview, for illustrative purposes only, of development potential of UNOCAL parcels Map 6/Block 1/Parcel 1 and Map 7/Block 1/Parcel 1. Chevron anticipates submission of a TIF application to fund public access including open space, amphitheater, bike paths, walkways, public plaza and waterfront terraced gardens to the shore. Chevron anticipates sale of the property to a developer who would be responsible for submitting plans for Waterfront Commission approval.

The Chair indicated that the Waterfront Commission's role is to provide an advisory opinion to City Council for their action. Discussion included the need to consider what parcels benefit from Waterfront Drive extension and to potentially consider a more expansive TIF district. The Chair introduced Craig Seymour, RKG Associates, who will provide peer review of the TIF application for the Waterfront Commission. He will be looking at the numbers and projected assessed value based on Chevron's market study to determine if the TIF is feasible and would be resilient in an economic downturn.

**E. VOTE:** FY19 Q4 Update

Ms. Sherrill indicated that the FY19 deficit was smaller than anticipated, due in part to stronger than projected application fee revenue. She indicated that salary and taxes were over-budgeted in FY18 and under-budgeted in FY19 and that an additional \$2,000 was the result of the chair's approval of up to 24 hours/week, as necessary.

The Chair announced that the Waterfront Commission has received confirmation of a \$50,000 designated grant in the state's FY2020 budget and that he is reviewing a draft job posting. Discussion followed regarding lowering legal fees by sending out a request for qualifications.

On a motion by Mr. Lawson, seconded by Mr. Pontarelli, commissioners voted 7-0 to accept the FY19 Q4 update.

**4. Staff Report**

Ms. Sherrill announced that RIDOT has included the I-195 westbound off-ramp to Waterfront Drive as part of a BUILD grant application for Phase II of the Washington Bridge project. She will be meeting with Kent Lorenz to review plan revisions to the Residences at Bold Point to assure that project intent is maintained. A meeting was held today with Demeter to discuss options for undertaking the Ivy Place low income housing development in one phase, as requested at the commission's last meeting. State funding approval must be received by end of year or in-lieu funding will revert to the Waterfront Commission dedicated account.

**5. VOTE:** A motion was made by Mr. Lawson, seconded by Mr. Willey, and voted unanimously to adjourn the meeting. Meeting adjourned at 8:41 PM.

Respectfully submitted,

PAMELA M. SHERRILL, AICP, *Executive Director*