



Oliver Stedman Government Center
4808 Tower Hill Road; Suite 116
Wakefield, RI 02879
401-783-3370

PUBLIC NOTICE

File Number: 2019-07-002

Date: November 12, 2019

This office has under consideration the application of:

I-195 Redevelopment District
315 Iron Horse Way
Providence, RI 02903

Riverview Holdings and Gallery, LLC
c/o GNF Associates
350 Main Street
Cambridge, MA 02142

for a State of Rhode Island Assent to construct and maintain: *A six story 52 room Boutique Hotel with a restaurant and gallery space on 0.28 acres of land located on the east side of the Providence River referred to as "Parcel 1A" in the I-195 Redevelopment District. Eight (8) parking spaces will be provided in the first floor level of the building. The project is subject to the requirements of the Red Book (650-RICR-20-00-1) and the Metro Bay Special Area Management Plan ("MB SAMP") (650-RICR-20-00-5) and will include a 20' wide public greenway in addition to the timber boardwalk present at the site. Stormwater runoff will be treated by two proposed bioretention basins. The project requires a 25 foot setback variance from the 25' wide setback required by the MB SAMP (See § 5.1(A)(3)(d) of this subchapter).*

Project Location:	South Water Street
City/Town:	Providence
Plat/Lot:	16/658
Waterway:	Providence River

Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before December 12, 2019.

/lat

THE RIVERVIEW HOTEL

PLAT 16 LOT 658 · SOUTH WATER STREET · PROVIDENCE · RHODE ISLAND
PERMITTING DOCUMENTS

JUNE 27, 2019

REVISED OCTOBER 4, 2019

PREPARED FOR
**RIVERVIEW HOLDINGS &
GALLERY, LLC**
C/O GNF ASSOCIATES
350 MAIN STREET
CAMBRIDGE, MASSACHUSETTS 02142



PREPARED BY

FUSS & O'NEILL

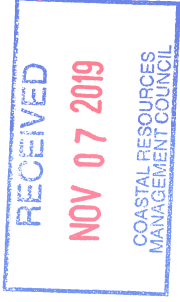
317 IRON HORSE WAY, SUITE 204
PROVIDENCE, RI 02908
401.861.3770
www.fuss-on.com

SHEET INDEX

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
CN-001	GENERAL NOTES & LEGEND
CP-101	SITE PREPARATION PLAN
CS-101	SITE PLAN
CG-101	GRADING & DRAINAGE PLAN
CU-101	UTILITY PLAN
LP-101	LANDSCAPING PLAN
CT-101	PUBLIC ACCESS PLAN
CD-501 - CD-506	DETAILS



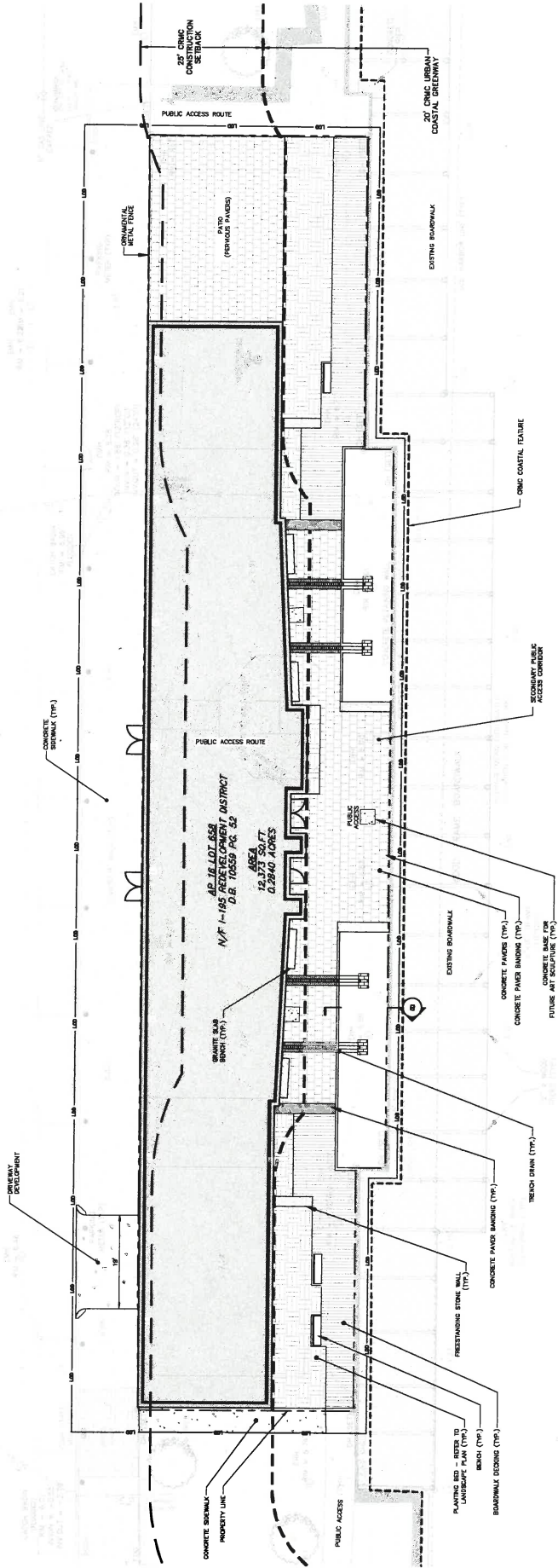
LOCATION MAP
SCALE 1"=500'



PLAN No. 2008044-550
DATE: JUNE 2019

GI-001

ZONING TABLE				
ZONE: --				
USE: --				
	PLOT	REQUIRED	EXISTING CONDITIONS	PROPOSED CONDITIONS
	MINIMUM LOT FRONTAGE	--	--	--
	FRONT SETBACK	--	--	--
	SIDE SETBACK	--	--	--
	REAR SETBACK	--	--	--
	MAX. BUILDING HEIGHT	--	--	--
	BUILDING LOT COVERAGE	--	--	--



SCALE	
HORIZ. 1" = 10'	
VERT.	
DATUM	
HORIZ. NAVD83	
VERT. NAVD88	
10	0
10	0
GRAPHIC SCALE	

RIVERVIEW HOLDINGS & GALLERY, LLC
SITE PLAN
I-195 PARCEL 1A
SOUTH WATER STREET
PROFESSIONAL
AND ASSOCIATES, INC.

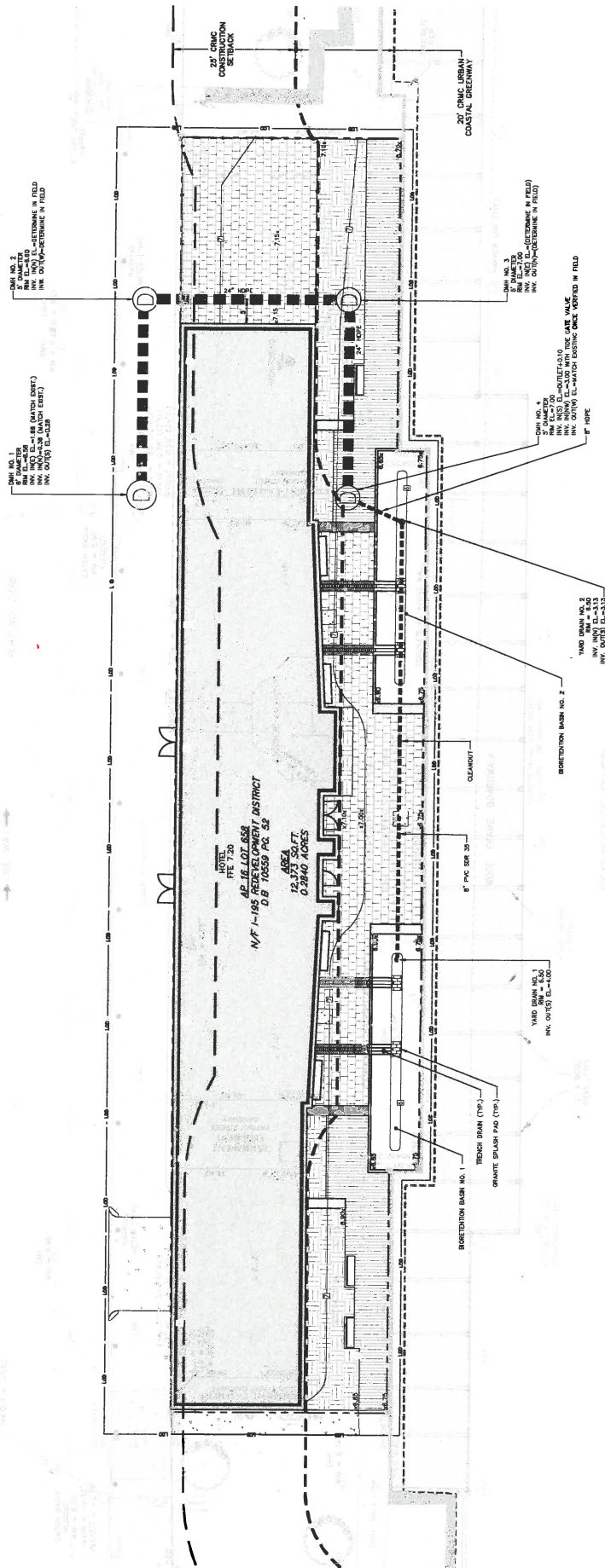
SCALE:
HORIZ.: 1"= 10'
VERT.:
DATUM:
HORIZ.: NAD83
VERT.: NAVD88



GRAPHIC SCALE

SHAWN M. MARTIN
No. 7487
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
3.	10/4/2018	RESPONSE TO COMMENTS	K/A/A/G	S/H
2.	6/27/2018	ISSUED TO CMAC	C/B/A/A	ACZ/S/H
1.	6/1/2018	ISSUED TO CDT FOR CMAC BUILDING OFFICIAL FORM	C/B/A/A	A/G



3.	10/4/2010	RESPONSE TO COMMENTS
2.	6/27/2010	ISSUED TO CRMC
1.	6/16/2010	ISSUED TO CITY FOR CRMC BUILDING OFFICIAL FORM

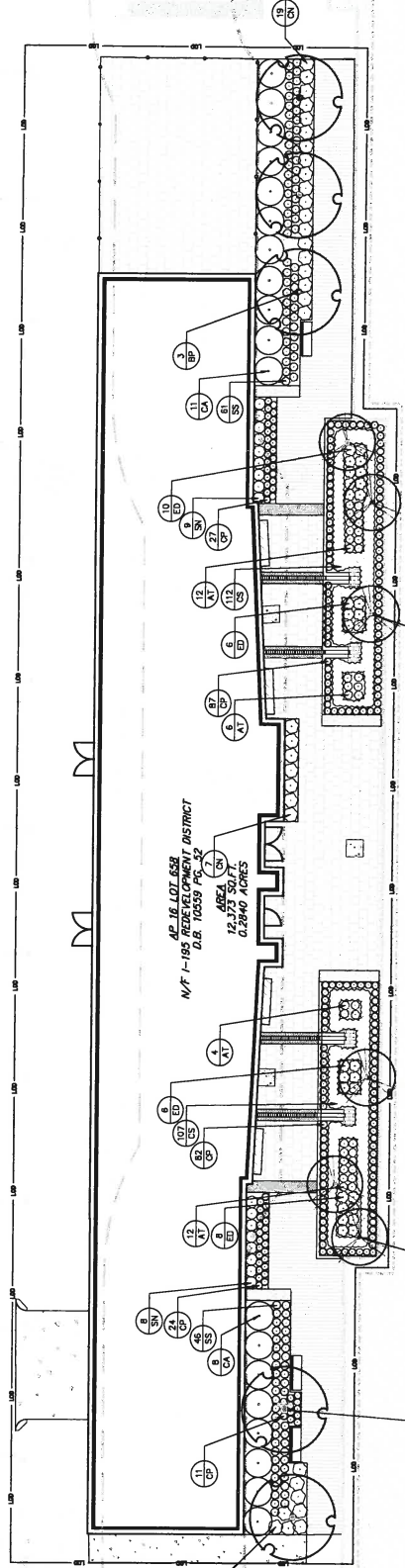
COASTAL RESOURCES
MANAGEMENT COUNCIL

PLANTING NOTES:

1. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
2. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
3. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
4. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
5. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
6. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
7. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
8. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
9. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
10. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
11. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
12. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
13. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
14. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
15. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
16. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
17. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
18. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
19. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.
20. ALL PLANTING MATERIAL TO BE NURSERY GROWN STOCK SUBJECT TO AASL STANDARDS.

PLANT SCHEDULE

PLANT SCHEDULE	QTY
DECIDUOUS TREES	
BETULA POPULIFOLIA / GRAY BIRCH	5
CLONING TREES	
SHRUBS	
AMELANCHIER ALBIDA / SPANGLED BERRY	9
CA	14
OSANTHUS AMERICANS / NEW JERSEY TEA	14
OLETHRA ALNIFOLIA / SUMMERSWEET CLETHRA	18
PERENNIALS/ORNAMENTAL GRASSES	
AT	14
CP	231
CS	219
SC	30
SCHIZANTHUS SCOPARIUM / LITTLE BLUESTEM	107
SN	17



- LEGEND
- PROPOSED TREES
 - PROPOSED SHRUBS
 - PROPOSED PERENNIALS
 - PROPOSED ORNAMENTAL GRASSES
 - LANDSCAPE LIGHTING
 - PLANT SPECIES & QUANTITY

FUSS & O'NEILL
 1000 HANOVERWAY, SUITE 204
 PROVIDENCE, RHODE ISLAND 02908
 401.881.3070
 www.fussandoneill.com

SCALE
 HORIZ. 1" = 10'
 VERT. 1" = 4'
 DATUM: NAVD83
 VERT. NAVD83
 GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100

SEAL
 SEAL
 SEAL

RESPONSE TO COMMENTS
 1/1/2019
 2/1/2019
 3/1/2019
 4/1/2019
 5/1/2019
 6/1/2019
 7/1/2019
 8/1/2019
 9/1/2019
 10/1/2019
 11/1/2019
 12/1/2019

REVISIONS
 NO. DATE DESCRIPTION

DESIGNER REVIEWER

DATE

DATE

PROJ. NO. 2000044520
 DATE: JUNE 2019

LP-101

RIVERVIEW HOLDINGS & GALLERY, LLC
 LANDSCAPING PLAN
 1-195 PARCEL 1A
 SOUTH WATER STREET
 PROVIDENCE, RHODE ISLAND

NOV 07 2019

COASTAL RESOURCES
 MANAGEMENT COUNCIL

RECEIVED

RECEIVED

RECEIVED

RECEIVED

RECEIVED

