

East Providence Waterfront District



2020 UPDATE

Executive Summary

While 2020 was a challenging year as a result of the global Coronavirus Pandemic, the Waterfront Commission conducted meetings and operations virtually for most of the year. By quickly adapting to the “new normal,” the Commission moved projects forward to continue improving vacant land formerly used for industrial or heavy commercial purposes, such as petroleum and chemical storage, into a mixture of land uses including residential, entertainment, civic, and recreational uses.

The Commission’s primary goals are to expand the tax base, promote employment and housing opportunities, and enhance public access to the waterfront.

Executive Director Pam Sherrill retired from her position, effective July 1, 2020. Her leadership and service to the City and Commission is greatly appreciated. Chris Martin was hired as Waterfront Planner in January 2020 and promoted to the Executive Director position in July.

Increasing Public Access and Transportation

A two-acre waterfront parcel was transferred from Kettle Point to the city as a public park along with the renovated 600-foot boardwalk and pier. The site can be accessed by the bike path and has dedicated parking below University Orthopedics.

A plan to pilot the 1st Street Bike Lane was established through community meetings and consultation with BETA Group, a Rhode Island engineering and planning firm. The bike lane and one-way traffic pattern will be piloted in the Spring of 2021.

Projects Moving Forward

The Residences at Bold Point began construction of 22 one and two-bedroom apartments units with plans to construct 12 more in 2021.

The Ivy Place project was approved in November which will result in 13 affordable housing units at the corner of Ivy Street and Taunton Avenue. Included in the development are four live/work units providing commercial space facing Taunton Avenue.

105 Pawtucket Ave was demolished to create an opportunity for new development.

Successful Operations

The annual audit was successfully completed in December.

The Commission received a FY21 Commerce RI Legislative grant in the amount of \$50,000, continuing what was approved in the previous Fiscal Year.

Membership

Voting Members:

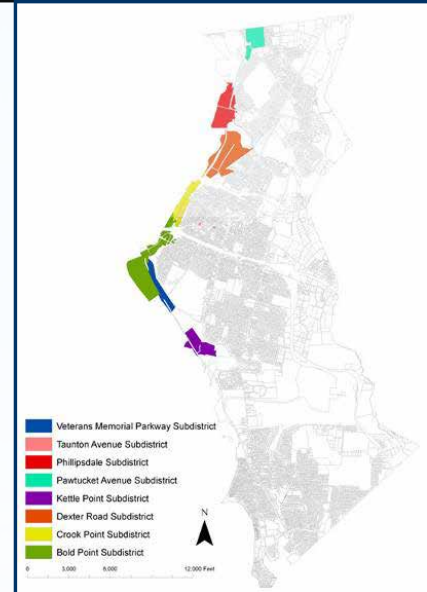
William J. Fazioli, Chairman*
Timothy Conley, Vice Chair *
Steven Hardcastle, Treasurer*
Paul Moura, Secretary*
Domenic Pontarelli*
Jennifer Griffith*
Rick Lawson*
David O'Connell*
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Peter Willey*

*East Providence Resident

Ex-Officio Members:

Mayor Roberto DaSilva
James Moran, East Providence Planning and Economic Development
Daniel Borges, Director of East Providence Public Works
Nicole Pope, RI DOT
Mike Walker, RI Commerce
Terry Gray, RI DEM

Staff – Chris Martin, Executive Director



Kettle Point

Kettle Point Subdistrict



Townhomes at Kettle Point

The Kettle Point Townhomes, by AR Builders, were approved by the Commission in April of 2019. In February of 2020, approval was given to the final phase of apartments during the Commission's first virtual meeting. It enabled progress to proceed without delay.

Construction advanced on condos: To date, 50 of 62 Certificates of Occupancy have been issued.

A modification for Condos 1 – 6 was approved in November and building permits have already been pulled. This is the final phase of construction for Kettle Point.

Actual tax revenues generated by the development continue to exceed the annual payments on the TIF bond. This favorable trend has directly benefited the city's general fund.

Public Pier

Kettle Point Subdistrict

Nearly 3 acres were donated by the developers of Kettle Point to the City of East Providence. The parcel includes public access to a 600 foot board walk and fishing pier. The pier is accessible by the Urban Coastal Greenway within Kettle Point.



Fishing Pier at Kettle Point

South Quay Marine Terminal

Bold Point Subdistrict



A WORKING WATERFRONT

RI Waterfront Enterprises LLC will be redeveloping the South Quay Marine Terminal for offshore wind, extending the dock to be used for ferry, fire and harbormasters, and building a concrete platform to be accessible for heavy cargo.

The project is expected to cost \$103 million and will provide 650 construction jobs.

\$15 million in Rebuild Rhode Island tax credits will be utilized as a part of Rhode Island's initiative to restore industrial properties for offshore wind development.

Residences at Bold Point

Bold Point Subdistrict



Construction at 30 Veterans Memorial Parkway

REPURPOSE VACANT BUILDINGS

A two story, 22-unit building consisting of 1 and 2-bedroom apartments ranging from 768 to 981 square feet is scheduled to open in early 2021.

In lieu of two units of on-site affordable housing, the applicant purchased a 2-family house at 59 Purchase Street that will be deed restricted for 30 years, monitored by the Community Development Office and RI Housing, and has utilized \$116,600 of in-lieu fees as a municipal subsidy.

Solar at 7 Dexter Road

Dexter Road Subdistrict

Before (2019)



After (2020)



RENEWABLE ENERGY

Kearsarge Solar LLC is completing the implementation of a 2,807 kilowatt solar array system on a 9.3 acre site undergoing environmental remediation.

The project application went from submission in January 2020, to Waterfront Commission approval in February, to construction in August, and completed December 21, 2021.

Chevron and UNICOAL Properties

Veterans Memorial Parkway Subdistrict



Movement towards a sale of these parcels is progressing in a positive direction.



The site was a Gulf Oil storage tank farm facility through 1985. Since then, twenty-four waterfront acres underwent remediation and preparation for development.

1985

Gulf Oil ceases operation of over 20 oil tanks used to store fuel since 1909.

1986

Chevron purchases site from Gulf. The property is listed as a brownfield by the US Environmental Protection Agency.

1999

Product piping and above-ground-structures were removed. RIDEM approved a Remedial Measures Work Plan to remediate the site designated as a brownfield.

2009

"Village on the Waterfront" plan by Chevron was approved to develop a mixture of uses including residential uses, office/commercial/retail space, restaurant, kayak rental, open space, and direct waterfront access.

2016

Following the economic downturn and millions of dollars in environmental remediation, Chevron ceased plans to develop the parcel.

2021

Chevron intends to sell the property.

View of Chevron Parcel from Providence

East Point in Rumford

Phillipsdale Subdistrict



RESIDENTIAL DEVELOPMENT IN RUMFORD

An anticipated application for the former geonova site in Phillipsdale is expected in early 2021.

The 29-acre parcel is adjacent to the Seekonk River and Omega Pond.

The site is available for mixed use residential development.

Phillipsdale Landing

Phillipsdale Subdistrict



INDUSTRY REVITALIZED

The former mill complex became vacant and was acquired by new owners at tax sale in 2015. The zoning ordinance was revised to allow for more permitted uses by prospective tenants. As a result, occupancy increased from zero percent to over 75% in five years. Owners were able to stabilize the property and make necessary upgrades to make the site more amenable for development.

Today, new tenants include an impressive array of businesses such as Amaral Fabrications, We Share Hope, Dunn Studio, Ark Wood Restoration, EnoTap/Anchor & Hope, and CrossFit Phillipsdale.