

City of East Providence
Waterfront District Commission

The City of East Providence Waterfront District Commission hereby resolves that:

Section I. Appendix B of the 2003 East Providence Waterfront Special Development District Plan is hereby amended to include that certain real property known as 500 Veterans Memorial Parkway (Map 107, Block 15, Lot 1), containing approximately 131.036 acres of land (and expressly excluding the approximately 9.602 acres of land shown as Proposed Lot B on that certain subdivision plan approved by the City of East Providence Planning Board on June 13, 2022).

Section II. The Southern Waterfront Special Development District, as described in Chapter 4 of the 2003 East Providence Waterfront Special Development District Plan is hereby amended to include the Metacomet Sub-District. A description of the Metacomet Sub-District is hereby inserted into Chapter 4 of the 2003 East Providence Waterfront Special Development District Plan as follows:

Metacomet Sub-District

This special development sub-district contains approximately 131.036 acres of land and is generally located at 500 Veterans Memorial Parkway. The property contains a significant amount of frontage along Veterans Memorial Parkway, with access to the property along the Parkway as well as along Lyons avenue. This property was previously used a private golf course. The City of East Providence City Council imposed a number of conditions on this property at the time this sub-district was created, including restrictions that preserve a substantial portion of the property for use as a 9-hole golf course and public green open space. Approximately 9.6 acres of the parcel is required to be subdivided and conveyed to the City of East Providence, and that approximately 9.6 acre parcel will not be included in the Waterfront District.

Section III. Chapter 6 of the 2003 East Providence Waterfront Special Development District Plan is hereby amended to include the following section:

Metacomet Sub-district (Map 6-7)



Planned Land Use

- (a) Mixed-density residential (single family, townhouses and multifamily condominiums)
- (b) Commercial uses including office, retail, continuing care, fast food, conference centers, [hotel](#), pharmacies, recreation and outdoor uses

Open Space

- (a) A material portion of the Sub-district is to be developed into a public 9-hole golf course
- (b) That area will be restricted for use as either a golf course or public green space

Architectural guidelines

- (a) Lower heights (not to exceed 4 stories) will be required along the portion of the property closest to Fort Street
- (b) The remaining portion of the developable property will be subject to a five (5) story height limitation

Issues

- (a) Detailed limitations and specific requirements have been imposed on this property by the City of East Providence City Council in connection with its approval of a zone change creating the Metacomet Sub-district. See Zone Change Amendment, attached as **Exhibit 1**.

- (b) The scale of development shall be limited to the traffic capacity of the Veterans Memorial Parkway to service such development without the addition of traffic lights, as is called for in the language for the Veterans Memorial Parkway Sub-District.

“The access road from the Veterans Memorial Parkway must be carefully designed to be safe and efficient; the scale of development shall be limited by the traffic capacity of the Veterans Memorial Parkway, as is called for in the language of the Kettle Point Sub-District.

“The Waterfront District Commission shall contract for a peer review of the traffic study to be provided by the developer. The developer shall provide funds to the Waterfront District Commission for the peer review study.”