

East Providence Waterfront Special Development District



**East Providence Waterfront
Commission**

Waterfront District Commission



- Created by Special State Enabling Legislation in 2003 due to statewide regional importance
- Members appointed by Governor and by the City Council
- Chair is appointed by Mayor/Governor
 - Current Chair appointed in 2018 and reappointed in 2022
- Charged with redevelopment of 300 acres of former industrial property with a history of petroleum and heavy metal & chemical uses



Purpose and Role

- To foster an environment that will entice the redevelopment of underutilized and vacant private property within the District
- Expand Tax Base & Increase Housing and Job Opportunities

Former Ocean State Steel property currently being redeveloped



Purpose and Role

- Provide public access/recreational opportunities to Narragansett Bay and Seekonk River
- Create attractive place to live and work = Vibrancy

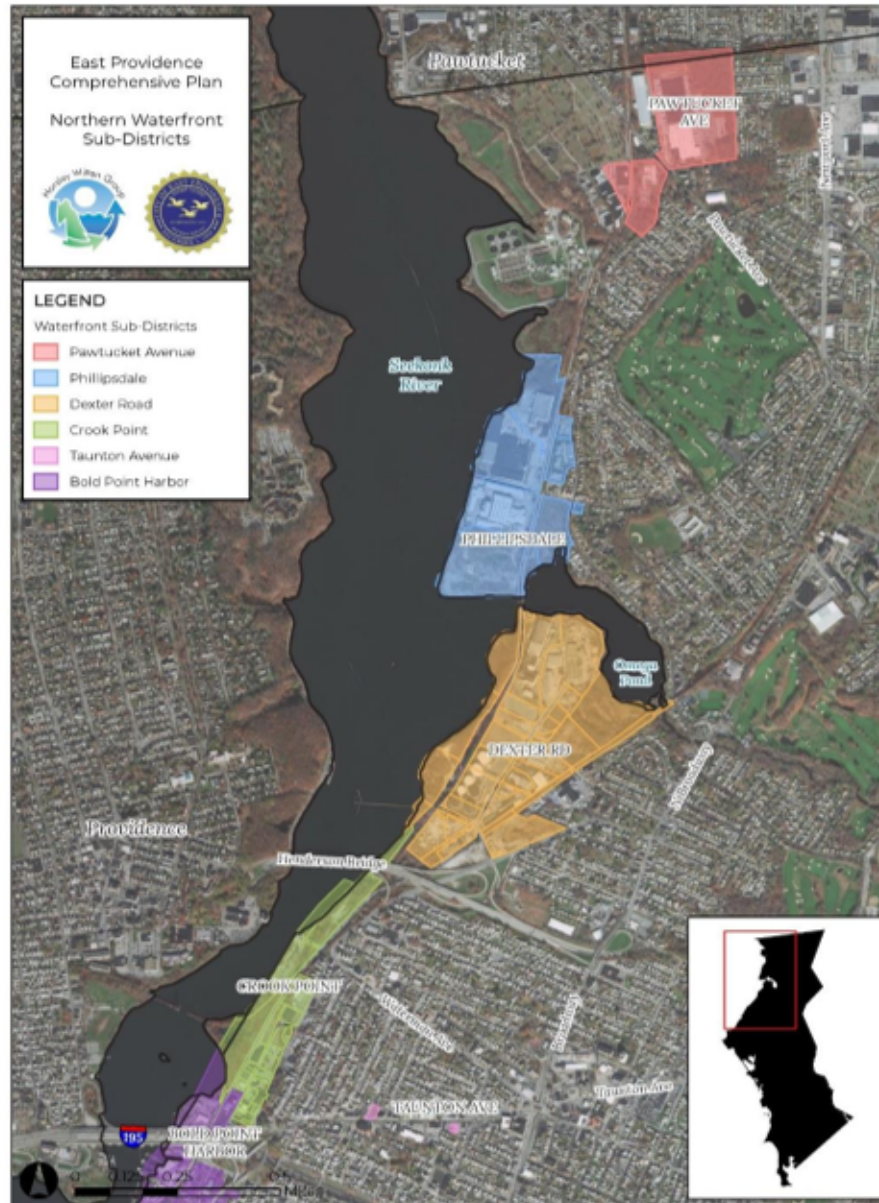


The Waterfront District:

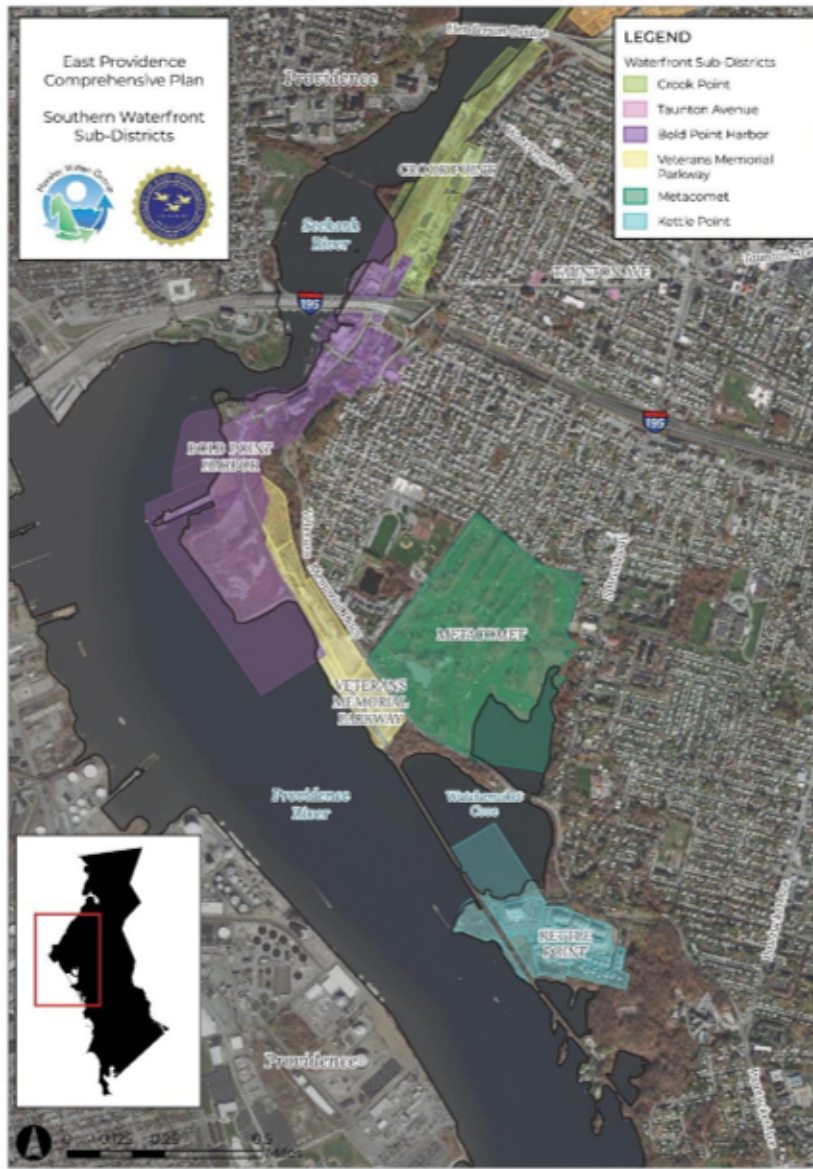
- District is divided into ten sub-districts each with unique development characteristics and potential
- Parcels include many former industrial sites and brownfield areas that are environmental hazards
- Properties require substantial remediation and infrastructure upgrades prior to redevelopment



Northern Waterfront District:



Southern Waterfront District:



Commission Members



Commission includes 11 voting members



Five members appointed by City Council



Five members appointed by Governor



Chair is joint appointment of Mayor and Governor



Ex Officio Non-voting members include the Mayor, officials from RI DOT, RI Commerce, and RI DEM

The Commission
receives no direct
funding from the
City of East
Providence

*East Providence Residents make up 11 of the 11 appointed members

**Members serve until replaced by subsequent appointment

Commission Members & Staff

Commissioner	Role	Appointed By	Year Appointed
William J. Fazioli*	Chairman	City/State	2004/2022
Timothy Conley*	Vice-Chair	Governor	2018
Steve Amoroso*	Design Review Chair	Governor	2022
Steven Hardcastle*	Commissioner	City Council	2006
Jeanne Boyle*	Secretary	City Council	2022
Jennifer Griffith*	Commissioner	City Council	2019
David O'Connell*	Commissioner	City Council	2019
Peter Willey*	Commissioner	Governor	2013
Manny Barrows*	Commissioner	City Council	2021
Domenic Pontarelli*	Commissioner	Governor	2019
David Sluter	Commissioner	Governor	2016
Keith A. Brynes	Planning Representative		
Daniel Borges*	Director of Public Works		

Ex-Officio Non-voting members include the Mayor, and officials from RI DOT, RI Commerce, and RI DEM

Staff – Raymond Lavey, Executive Director (0.5 FTE)

*East Providence Residents make up all appointed members

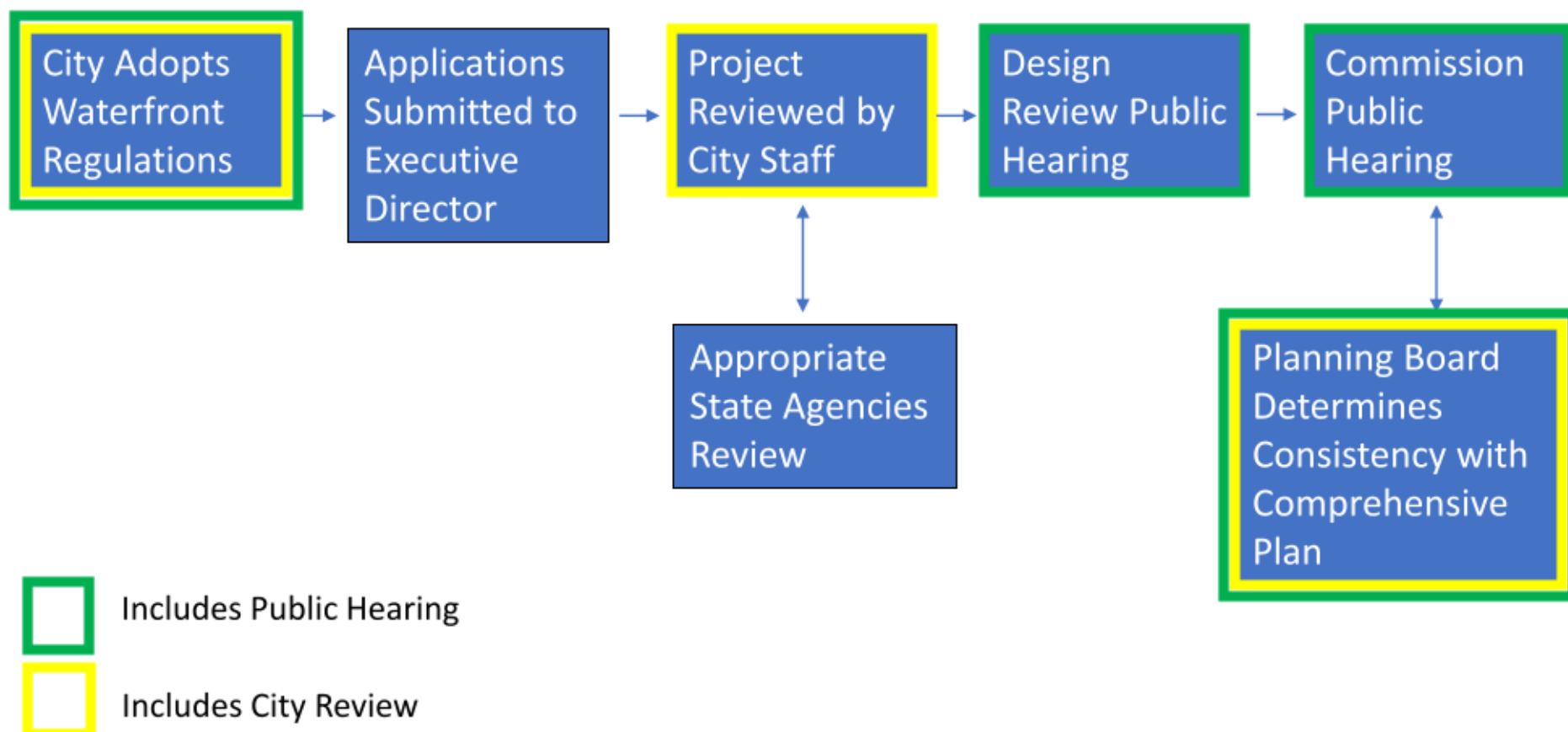
Members serve until replaced by subsequent appointment

Commission Members & Staff

- Staff – Raymond Lavey, Executive Director
- Legal Counsel – Amy Goins, Ursillo, Teitz & Rich, Ltd
- Architecture Consultant – Glenn Fontechio
- Landscape Consultant – Sara Bradford
- TIF Consultant – RKG Associates
- Commission hires transportation and traffic consultants to review developments as needed



Project Review Procedure



What Has Worked

Performance Zoning/Mixed Use

- More responsive to contemporary development needs and enables viable income streams
- Allows for increased density & more flexibility for dimensional requirements

Streamlined Permitting and Unified Plan Review

- Predictable and orderly approval process

Design Standards for architecture and landscaping

Strong working relationship with City staff and officials

- Development review team includes City Engineer, Water, Sewer, Fire & Planning Departments

Development must conform with City Zoning and Comprehensive Plan

TIF funding for necessary public infrastructure improvements

- Limited obligations with appropriate safeguards to protect city

What Has Been Done So Far

- Over \$350M in commercial and industrial investment
- Hundreds of new housing units
- One time revenues to City in excess of \$2M
- Recurring revenues to City in form of taxes
- Millions in State and Federal grants invested to improve infrastructure
 - Waterfront Drive, Henderson Bridge, I-195 off ramp
- New companies are true community partners
 - Support local charities, civic events, provide scholarships



What Has Been Done So Far

- **975** Permanent Jobs Added to the City's Employment Base

Company	# of Jobs
Tockwotton	150
Aspen Aerogels	175
Colonial Mills	100
University Orthopedics	250
Eaton	200
Phillipsdale Landing	100

Aspen Aerogel Insulation



Anchor & Hope in Phillipsdale



An aerial photograph of a city waterfront. In the foreground, a large, rectangular plot of land is mostly bare, with some sparse vegetation and a rocky shoreline. To the right of this plot, a road and a railway line run parallel to the water. The middle ground shows a wide body of water with a few small boats. In the background, a dense urban skyline is visible under a blue sky with scattered clouds.

COMPLTED & PERMITTED PROJECTS

Kettle Point Development



- Former contaminated Brownfield site is now a new neighborhood that generates economic value with public access and walking trails. The Kettle Point development is a residential community consisting of 228 multi-family style units and 62 units of townhouses.

Kettle Point 1930-1985



- 25 Petroleum Storage Tanks
- Contaminated Soil
- No public access to area or shoreline
- Environmental hazard
- Adverse impact on surrounding home values
- Property value was \$2,200,000
- STATUS: **Dormant**

Kettle Point Today



- Over 35,000 cubic yards of contaminated soil treated
- Public Access & public parking to environmentally safe area
- New walking trails with access to East Bay Bike Path
- New City Park featuring 600-foot boardwalk & pier

Kettle Point Today



- New flagship medical office building with 225 employees
- Total property value increased from \$2M in 2015 to over \$70M in 2022
- **2021 Brownfield Project of the Year – Environmental Business Council of New England**



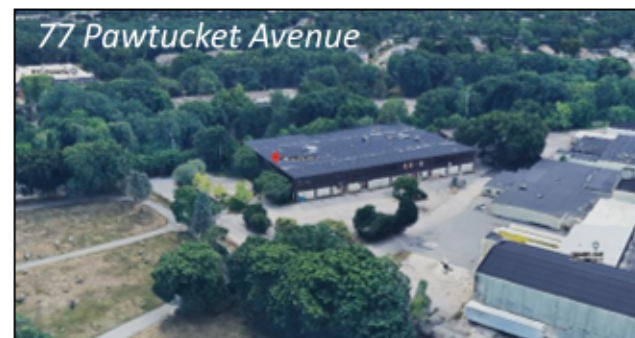
The Residences at Bold Point

- 22 units opened in the Spring of 2021 to replace vacant commercial building
- Consists of 1 and 2-bedroom apartments ranging from 768 sf to 981 square feet.
- All units are fully occupied
- 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 in-lieu fee as a municipal subsidy.



Colonial Mills

- Moved their rug manufacturing business from Pawtucket to Rumford
- Renovated an abandoned industrial building at 77 Pawtucket Avenue into a rug making facility selling products worldwide
- Added 100 jobs to East Providence



 Colonial Mills.


MADE IN
THE USA



Ross Commons Roger Williams Ave.

- \$6 million project on a remediated brownfield
- 54 one- and two-bedroom condominiums and 4,000 sf office use
- Include 4 affordable housing units
- First project completed in District



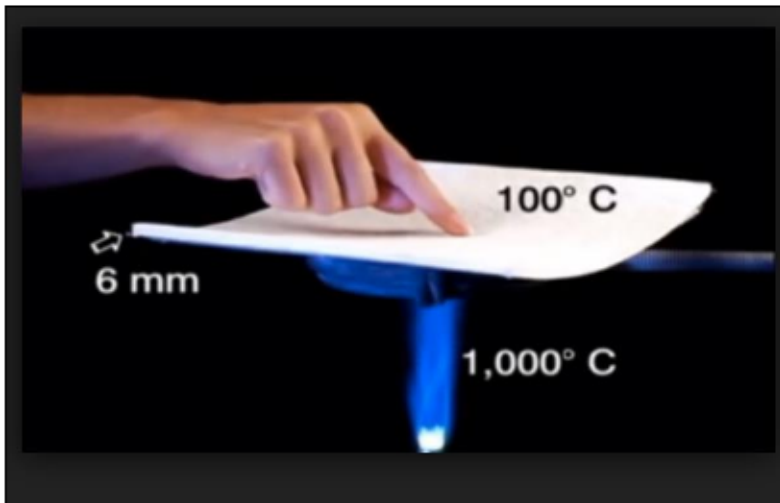
Tockwotton on the Waterfront

- Top rated 148-bed assisted living facility
- Replaced its former 140-year-old building in Fox Point with a new \$53 million nursing and assisted living center in East Providence
- Assisted living, Alzheimer's unit and skilled nursing care for 52 residents
- Employs over 100 people



Aspen Aerogels- Dexter Road

- Manufacturer of high-performance insulating materials for commercial, military and aerospace customers
- Retrofitted a formerly abandoned 140,000 sf industrial plant
- Employs over 200 people



Eaton Corporation Manufacturing

- \$5 million grant from the US EDA to the Waterfront Commission accommodated the relocation of Eaton Corporation, a critical manufacturer of components used in the aerospace industry, defense, and aeronautics companies.
- Relocated to vacant former FRAM Facility in Rumford



Eaton Corporation Manufacturing



- Currently employs 200 people in advanced manufacturing
- Occupies 145,000 square feet of manufacturing space



Phillipsdale Landing

- Former mill complex became vacant and acquired by new owners at tax sale in 2015
- Zoning Code was revised to allow for a wider range of permitted uses by prospective tenants
- Occupancy increased from zero percent to over 90% in five years
- Owners were able to stabilize the property and make necessary upgrades to make site more developable



Phillipsdale Landing

Phillipsdale Landing

- New tenants include an impressive array of businesses;
 - [Amaral Fabrications](#)
 - [We Share Hope](#)
 - [Dunn Studio](#)
 - [Fulcrum Boats](#)
 - [EnoTap/Anchor & Hope](#)
 - [CrossFit Phillipsdale](#)



Amaral Custom Fabrications

Solar at 7 Dexter Road

- Kearsarge Solar LLC implemented 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 completion in the winter of 2021.

Solar Array on Dexter Road



An aerial photograph of a waterfront area. In the foreground, there is a large, flat, grassy plot of land that appears to be a construction or development site. To the left of this plot is a body of water, and to the right is a road and some trees. In the background, a city skyline is visible across the water, with several tall buildings and a bridge. The sky is blue with some clouds.

PENDING PROJECTS

Washington Bridge I-195

- The Washington Bridge Project will provide a new I-195 Westbound off-ramp to Waterfront Drive
- The new off-ramp will support economic development on the Waterfront.
- Expected to be completed in 2026



Henderson Bridge

- The Henderson Bridge is being replaced with a 3-lane bridge with separated Bike/Ped infrastructure
- Creates a more efficient roadway network to support economic development
- Up to 25 Acres of Land Made Available
- Expected to be completed in 2025



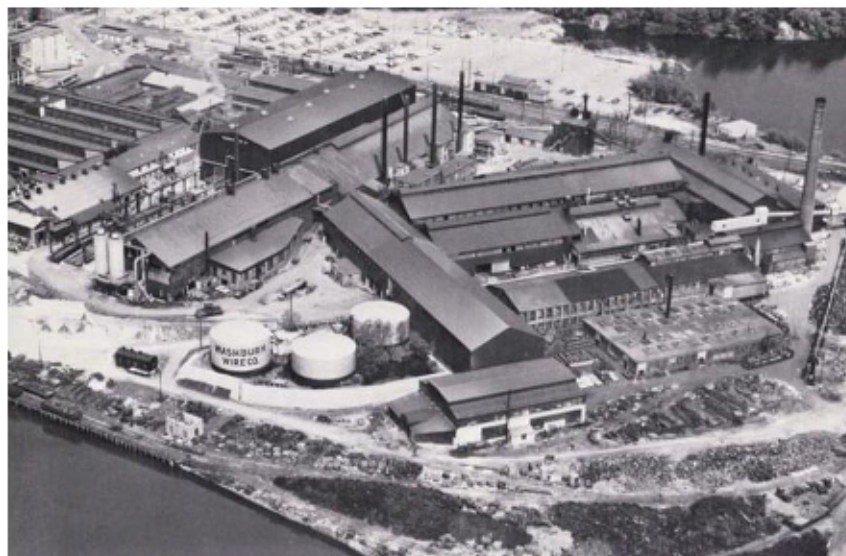
Ivy Place

- Workforce housing and mixed-use building on Taunton Ave
- Infill of vacant site across from East Providence City Hall
- 10 units will be sold to households at or below 80% AMI
- 4 Units will be sold to households at or below 100% AMI



East Point

- Site of former Ocean State Steel that ceased operations in 1994
- \$120 million investment into 27-acre site
- Converting former brownfield into a mixture of housing and public access to the Waterfront.
- 392 single and multi-family residences including 39 age-restricted affordable units.
- Six acres of waterfront will be publicly accessible including access to the Urban Coastal Greenway and kayak launch on Omega Pond.
- TIF funded critical public infrastructure to enable redevelopment



South Quay

- The South Quay is a \$200 Million marine terminal that will support offshore wind projects throughout New England.
- The property is a filled site on the banks of the Providence River that will be utilized as an upland laydown area for offshore wind components.



Offshore Wind

- The South Quay Marine Terminal will provide high paying jobs to East Providence and Rhode Island Residents.
- Supports City and State goals for clean renewable energy
- Wind turbines will come to South Quay by ship, be assembled, and transported by barge for installation in offshore wind turbine projects.



Concert Venue

- Rhode Island Waterfront Enterprises, owned by LiveNation, is investing \$30 Million on a permanent outdoor concert venue adjacent to Bold Point Park.
- Concerts are expected to begin in 2024/2025.



Waterfront Renewed, City Revitalized

Raymond Lavey, Executive Director

East Providence Waterfront Commission

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