

# 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

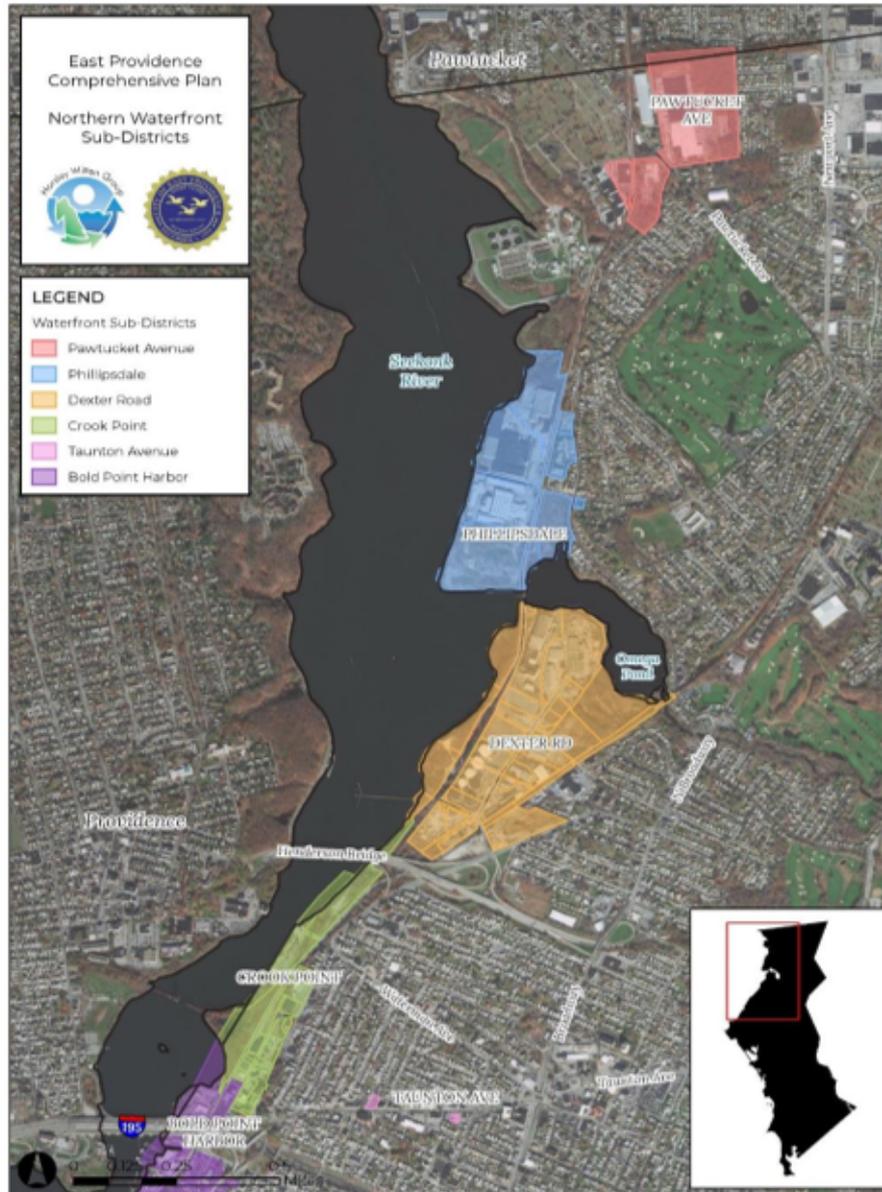


# The Waterfront District:

- 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:



Source: RCIS, MassGIS, Date: 03/1/2022. This map is for informational purposes and is not suitable for legal, engineering, or surveying purposes.



# 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

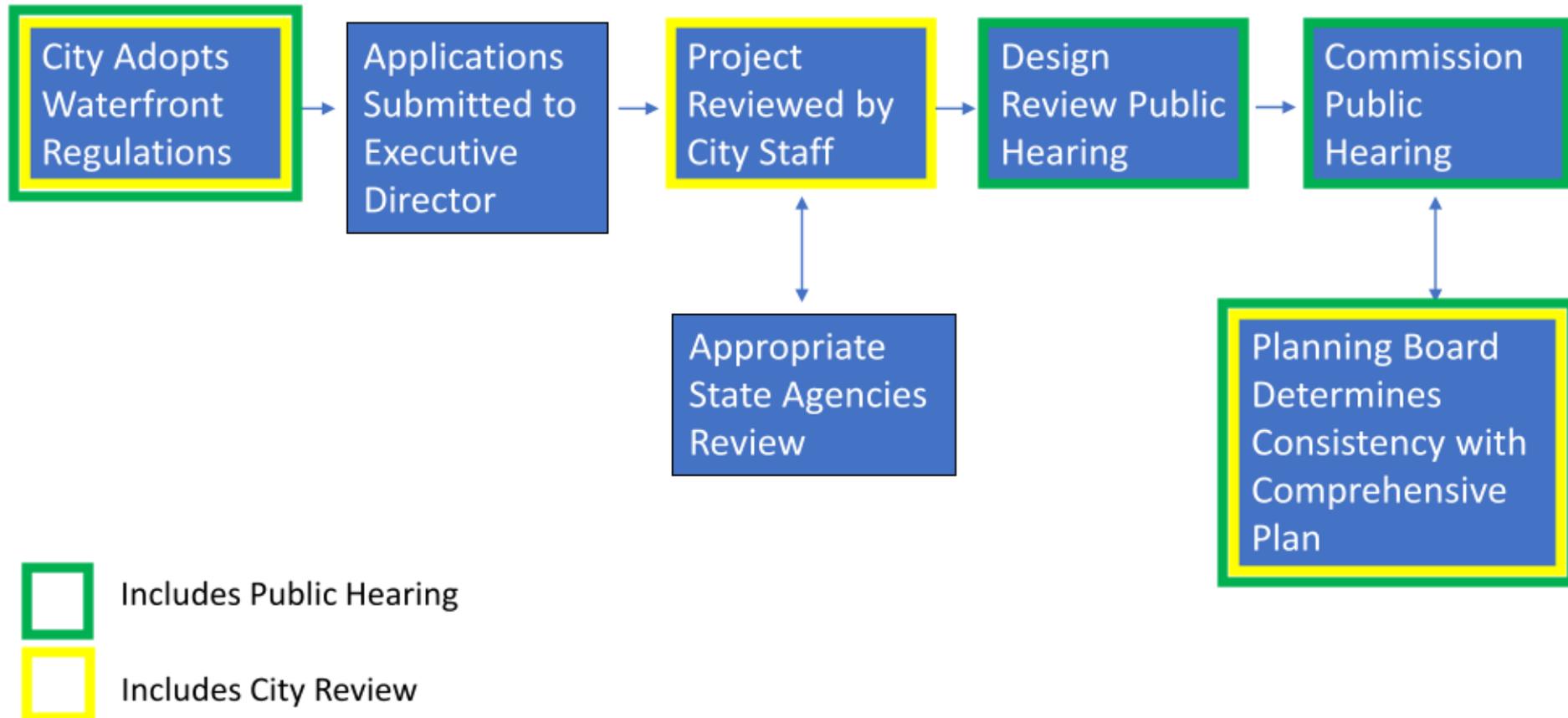
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# Commission Members & Staff

- 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*





**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



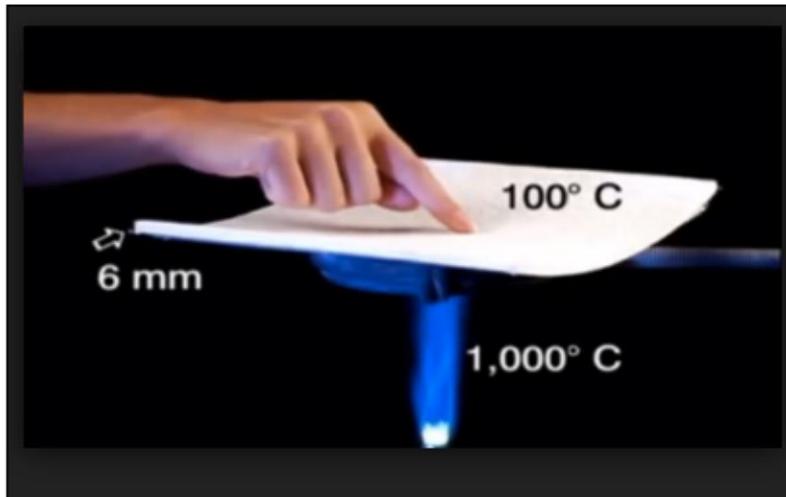
# Tockwotton on the Waterfront

- 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.





# 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



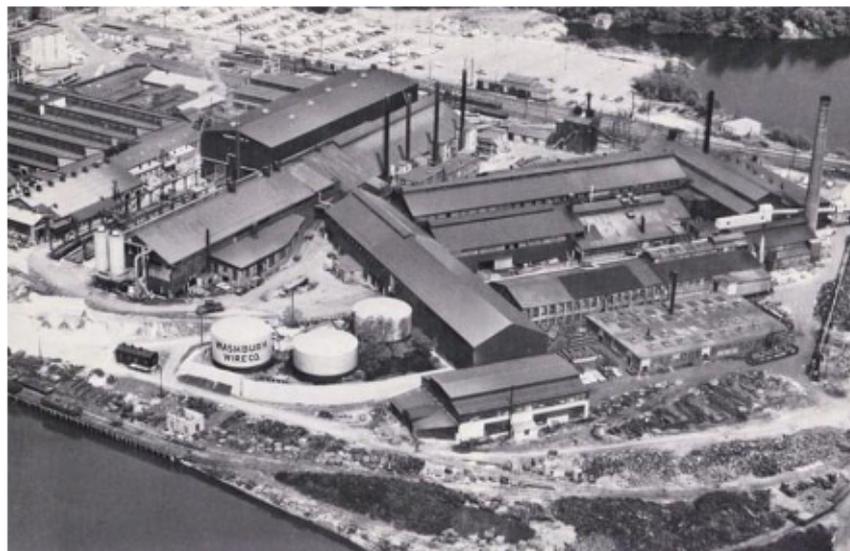
## Ivy Place

- 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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