



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Meeting/Public Hearing Minutes October 27, 2016

Attendees: William Fazioli, Vice Chairman
Roy Coulombe
Jay Kern
Paul Moura, Secretary
John Pesce
Luis Torrado
Peter Willey

Members absent: Steven Hardcastle, Treasurer

Staff: Jeanne B. Boyle, Executive Director
Roberta Groch, AICP- Planner

The meeting was called to order at 7:01PM.

- 1. Vice Chairman's opening remarks-** Mr. Fazioli stated that development at Kettle Point, University Orthopedics and Village on the Waterfront projects is on-going.
- 2. VOTE: Approval of Meeting Minutes-** A motion was made to approve the minutes from the July 27, 2016 Waterfront Commission hearing: the motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Coulombe AYE
Pesce AYE
Willey AYE
Kern AYE
Torrado AYE

3. New Business

- A. VOTE: Public hearing-** Application for a seasonal performance/event venue
Location: Bold Point Park
Address: 0 Bold Point Park
Owner: City of East Providence
Applicant: Waterfront Productions, LLC
Assessor's Map 6, Block 1, Parcel 3

Ms. Michelle Maker Palmieri, the President of Newport Waterfront Productions, LLC, gave a brief overview of her company, which held music events at the Newport Yachting Center until the property was sold in 2014. The company moved the events up to Providence's India Point Park

and Alex & Ani Skating Center. She introduced Bob Duteau, the Vice President of booking for Live Nation in New England, who talked about their proposal for Bold Point Park.

Live Nation wants to hold approximately twenty to thirty concerts per year at a temporary concert venue that will be erected in the spring and removed in the fall. The sound will be aimed across the Bay towards the Port of Providence and I-95. The facility will have approximately 3,500 seats, although Mr. Duteau said that not every concert sells out: most shows sell between 2,000-2,500 tickets. The tent covering the stage will be approximately 132' x 180'. There will be approximately 100-180 seasonal employees whom they will try to hire locally.

The boat launch at Bold Point Park will remain open and accessible to users except during limited times during concerts, when it will be closed from ½ -1 hour. There will be parking provided for fifteen boat trailers. Mr. Duteau said that they might need to do some site work at Bold Point Park before they can start holding concerts there.

A parking study paid for by Live Nation estimated that the facility will require parking for approximately one thousand cars. The study assumed that many patrons would be arriving via Uber. The study also assumed that each car arriving at the venue would hold three people: the Commission's traffic engineering consultant, Mr. Bradley Leach, questioned that assumption. He also said that the Warren Ave. exit from I-195E backs up quickly but could be diverted to Veterans Memorial Parkway (VMP)/Mauran Ave.

Chief Christopher Parella of the East Providence Police Department stated that the traffic situation will change from what is in the study. He said that the biggest concern is parking and the potential for overflow into the neighborhoods. Ms. Palmieri said that Waterfront Productions is in discussion with the new owners of the South Quay property as parking for the proposed venue. Chief Oscar Elmasian of the East Providence Fire Department agreed that dispersed parking is his main concern. The Fire Department needs full access to the venue but he stated that he felt he can work with Live Nation on this issue. Several Commissioners stated that parking was a main concern for them. Ms. Boyle said that parking is the purview of the Commission and that they could add a condition of approval for a parking study.

Acting City Manager Timothy Chapman stated that the proposed venue would be an economic asset to East Providence. Mr. Moura said that he has worked with the team from Waterfront Productions and their agent, Melissa Martin, when they were initially planning events at India Point Park.

Mr. Fazioli invited comments from the public. Ms. Gina McKenzie, an East Providence homeowner, stated that she supports the project. She said that she has seen what the concerts and other events held in Bristol as part of the Fourth of July celebration have done for the town and for property values. Ms. Heather Manning, an event planner for the City of Providence, also voiced her support for the project.

Ms. Eileen Smith of East Providence spoke against the proposed project. She said that there will be too much traffic on the residential streets on concert nights and that people would park on

both sides of VMP and in the parking lot of the bike path overlooks. She said that this is the situation when the Braga Club has its annual festival. Ms. Smith was also concerned about the noise from the concerts: she stated that she works at the Dunkin' Donuts Center in Providence and that there have been complaints from the Biltmore Hotel about the Waterfront Productions concerts held at the adjacent Alex and Ani skating center. She also said that Waterfront Productions will not use union labor on the project, an assertion that Ms. Manning stated was incorrect. Ms. Smith said that she wants to be proud of the project.

Chief Parella added that, during the Braga Club festival, the Police Department has officers posted on VMP to assist with pedestrian crossings. They work with the Highway Department to use large lights for the area, in addition to using crossing guards and "no parking" signs. He stated that the Police Department will adapt to the needs of the proposed project.

Ms. Boyle stated that the section of Waterfront Drive where the proposed project is located was envisioned as an arts and entertainment district: the project is consistent with the *Waterfront Plan* and its vision.

VOTE: A motion was made to close the public hearing: the motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Coulombe AYE
Pesce AYE
Willey AYE
Kern AYE
Torrado AYE

The public hearing was closed at 8:45PM.

VOTE: The following motion was made:

"Based upon the testimony and supporting materials presented to the Waterfront Commission by the applicant and the public on October 27, 2016 and the record before us, I move to approve the application of Waterfront Productions, LLC as presented to the Commission and subject to the satisfaction of all of the following conditions:

1. The Proposal meets the purposes and objectives of Section 19-470 of the *Revised Ordinances of the City of East Providence* and is consistent with the goals and objectives of the *East Providence Special Waterfront Development District Plan*.
2. The Proposal is in conformance with the Performance Standards and Site Development Criteria established in Article IX, "Waterfront Special Development Districts"

3. In reviewing this application, the Commission considered, among other factors, the following:

- A. Protection of adjoining properties and other parcels in the waterfront district from any detrimental use on the site;
- B. Convenience and safety of vehicular and pedestrian movement within the site in relation to adjacent streets, properties, improvements and in conformance with the express design intent;
- C. Adequacy of the methods of disposal for sewage, refuse and other wastes.
- D. Provisions of off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the site;
- E. Adequacy of all other municipal facilities and services to meet the needs of the site; and
- F. Achievement of overall design objectives of the development plan.

The Commission's approval is subject to the applicant's satisfaction of the following conditions:

- A. The Applicant shall meet all conditions imposed by this Commission at this hearing.
- B. The Applicant shall find suitable off-street parking.
- C. The Proposal shall meet all requirements imposed by the Rhode Island Department of Environmental Management and the National Park Service.
- D. All concerns of the Director of Public Works shall be addressed to his satisfaction.
- E. All comments received from the Fire Chief and Police Chief shall be addressed to their satisfaction.
- F. The East Providence City Council shall approve a lease agreement with the Applicant.
- G. The Proposal shall meet all applicable federal, State and local regulatory requirements.
- H. The Applicant shall obtain all applicable federal, State and municipal permits and approvals for the proposed development."

The motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Coulombe AYE
Pesce AYE
Willey AYE
Kern AYE
Torrado AYE

B. Discussion of a possible wayfinding/welcome sign on Waterfront Drive-

Ms. Boyle stated that, as a way to publicize the businesses located in the Waterfront District, wayfinding signs could be constructed and placed at strategic points throughout the district: she

gave as an example the intersection of Waterfront Drive and Warren Ave. The head of the East Providence Arts Council has said that a local artist might be able to do the design.

4. Staff Reports

- A. Executive Director's Report – Ms. Boyle discussed the statuses of: the South Quay since the sale of P&W to Genesee & Wyoming, Inc.; the Kettle Point TIF bonds; and the East Pointe/GeoNova land.

- B. Financial update- Ms. Groch discussed: the current FY17 budget vs. actual expenses; the beginning of the FY16 audit; and a SBA Loan Program update.

5. Adjournment

A motion was made to adjourn the meeting: the motion was seconded and passed, without discussion.

Fazioli AYE
Moura AYE
Coulombe AYE
Pesce AYE
Willey AYE
Kern AYE
Torrado AYE

The meeting was adjourned at 9:08PM.

Respectfully submitted,

JEANNE BOYLE
Executive Director

JB/RG