



## EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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### Waterfront Commission 2018 Annual Report

Copies of this report shall be submitted to the Governor, the Speaker of the House, the President of the Senate, the Mayor as president of the City Council, and the City Manager (per 2003-S1187 Act relating to Special Development Districts – East Providence, Section 9).

#### Waterfront Commission Meetings

- Waterfront Commission meeting and hearings: 1/18/18, 3/15/18, 4/12/18, 5/17/18, 6/21/18, 7/12/18, 8/27/18, 9/13/18, 10/30/18, 11/15/18 and 12/13/18
- Design Review Committee: 7/12/18
- Hearing Panel: 7/12/18, 9/13/18, and 11/15/18

#### Commission appointments

- William Fazioli was jointly appointed chair by City Council and the Governor in June.
- The death of John Pesce in February and the joint appointment of the chair created vacancies in Wards 2 and 3.
- Timothy Conley was appointed by the Governor in June.

#### Project approvals issued

- Approvals following 40-days: signage for Wickford Electric on Valley Street and University Orthopedics east and south facades; cell tower modifications, 8 Dexter Road.
- Ivy Place 6 month extension for use of \$488,000 from the Affordable Housing fund expired in June (approved at January meeting).
- Enotap wine distributor, 310 Bourne Ave parking deviation granted in September.
- Colonial Mills, 105-R Pawtucket Ave parking and landscaping deviation granted in October.
- University Orthopedics west façade signage approved in November.
- At the December 13, 2018 meeting the commission voted to write off \$61,002.09 in bad loans associated with the US Small Business Association Green Business Initiative.

#### Additional Updates

- **Chevron**
  - Worked with Chevron through re-envisioning the southern waterfront, a collaborative effort of major property owners including P&W RR, Tockwotton, and Waterfront Productions. Project website, [East Providence Harborfront at Bold Point](#).
  - Commission issued a positive advisory opinion to the City Council for amendment of the 2010 Tax Increment Financing agreement (approved by City Council 12/4/18). This will increase developer interest and will benefit developability of adjacent P&W, UNOCAL and Tockwotton parcels.
- **Kettle Point**
  - Construction advanced on condos – to date 20 certificates of occupancy have been issued including 14 in 2018.
  - Kettle Point Apartments (Phase I, 3 buildings with 130 units) advanced with occupancy beginning in June.
  - University Orthopedics ribbon cutting was May 23. Discussion regarding a rehab condo have proceeded.



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- **Waterfront Productions/Live Nation** - RI Waterfront Events at Bold Point Park continued with year 2 of a 3-year City lease. Attendance tripled with 13 events scheduled. An average of 3,000 attended each event, a significant increase from the first year.

### **Continued progress made in achieving the Vision for the Waterfront**

- **Environmental Improvements:** waterfront development should improve current site conditions while protecting and enhancing the natural environment.
- **Public Access:** waterfront development should provide the public with improved access to the East Providence coastline.
- **Economic Development:** waterfront development should stimulate both short – and – long term economic development opportunities in East Providence and Rhode Island.
- **Fiscal Impact:** waterfront development should have a positive fiscal impact on local and state government.
- **Mixed-Use:** waterfront development should, in the aggregate, provide a self-sustaining mix of commercial, residential, institutional, light industrial, civic and recreational uses.
- **Quality Product:** waterfront development projects should be of high quality – in terms of purpose, planning, architecture and materials.
- **Community Sensitivity:** waterfront projects should be sensitive to historical and community concerns.

### **Proposed activities for 2019**

- Redevelopment of the Chevron parcel (*East Providence Harborfront at Bold Point*), P&W South Quay, and 30 Veterans Memorial Parkway
- Public access to the Kettle Point fishing pier (transfer of land from the developer to City)
- Continued collaboration with the Planning Department on the RIDOT ramp project and Warren Ave/Watchemoket Square streetscape projects (EDA Technical Assistance grant and CommerceRI Main Street grant)

### **Account Balances 12/31/2018**

#### **Unrestricted Account**

General Operating Account                      \$ 74,884.85

#### **Restricted Accounts**

SBA Loan Account                                      \$ 65,697.95  
SBA Grant Administration                          \$ 1,188.00  
EDA 10 New Road Grant                            \$ 3,000.00  
Affordable Housing Fund                          \$ 552,500.00