



## EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

---

### Waterfront Commission 2019 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). Copies sent to both Mayor and City Council president. Copy of the report shall also be provided to Commerce RI, as the parent corporation of the East Providence Waterfront Special Development District Commission.

#### Waterfront Commission Meetings

- Waterfront Commission meeting: 1/17/19 (no quorum), 2/21/19, 4/18/19, 5/16/19, 6/20/19, 7/18/19, 9/19/19, 10/17/19, 12/12/19
- Design Review Committee: 2/21/19
- Hearing Panel: 7/18/19

#### Commission appointments

- Timothy Conley was appointed vice chair by the chair at the September 19, 2019 meeting.
  - Appointments in 2019:
    - Council appointments included Rick Lawson on March 18; Jenifer Griffith on April 2; and David O’Connell on October 29. Jay Kern’s Ward 4 appointment expired April 7.
    - Domenic Pontarelli was appointed by the governor June 13.
- The Waterfront Commission now includes eleven voting members with no vacancies on either the city or governor side. Senate and House appointments remain unfilled.

#### 2019 Legislative Grant received - \$50,000

#### Project approvals

##### Residences at Bold Point

- Approved construction of a second level at 30 Veterans Memorial Parkway (vacant automotive) for 18 one-bdrm and four 2-bdrm units ranging from 678 to 981 sf. Building permit had been requested end of 2019.
- In lieu of two units of on-site affordable housing at 30 Veterans Memorial Parkway, the applicant purchased a 2-family at 59 Purchase Street that will be deed restricted for 30-years, monitored by the Community Development office, and will utilize \$116,600 in-lieu fee as a municipal subsidy.

##### Chevron/UNOCAL

- Voted to send a positive recommendation to City Council on \$9.73 million Tax Increment Financing and TIF Project Plan amendments for the UNOCAL parcels. City Council ordinance Chapter 750 received final passage November 19.

##### South Quay

- RI Waterfront Enterprises purchased P&W/G&W parcels at the South Quay and Waterfront Drive south of the Henderson Bridge in late June.
- City Council voted to extend the lease for Live Nation events at Bold Point Park for one final year for 2020.

##### Kettle Point

- Construction advanced on condos – to date 42 of 62 certificates of occupancy have been issued including 22 in 2019.



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

- Kettle Point Apartments began Phase II with building permit issued for Bldg. 4, 45 units. Building permit requested for Bldg 5, 41 units. Continued review of townhome configuration.
- City continues to work with Long Rock Cove’s attorney on the transfer to the City of the Kettle Point waterfront parcel with the rehabbed fishing pier. Parcel was opened to the public in fall.
- University Orthopedics Post Op facility was approved by the EPWC in July.

## Waterfront Productions/Live Nation

- RI Waterfront Events at Bold Point Park continued with year 3 of a 3-year City lease. 17 events were scheduled with an average of 3,000 attendees for each event.

## 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. *Remediation efforts of parcels with industrial legacy continuing.*
- Public Access: waterfront development should provide the public with improved access to the East Providence coastline. *Urban Coastal Greenway access at Kettle Point now operational.*
- Economic Development: waterfront development should stimulate both short – and – long term economic development opportunities in East Providence and Rhode Island. *100 jobs were created at Colonial Mills (most employees transferred from Pawtucket location).*
- Fiscal Impact: waterfront development should have a positive fiscal impact on local and state government. *Kettle Point assessed valuation has exceeded TIF estimates, indicating direct benefit to the City.*
- Mixed-Use: waterfront development should, in the aggregate, provide a self-sustaining mix of commercial, residential, institutional, light industrial, civic and recreational uses. *Mix is continuing.*
- Quality Product: waterfront development projects should be of high quality – in terms of purpose, planning, architecture and materials. *Quality of new construction at Kettle Point quality is exceptional.*
- Community Sensitivity: waterfront projects should be sensitive to historical and community concerns.

## Proposed activities for 2020

- Redevelopment of the Chevron, UNOCAL and South Quay parcels, Ivy Place mixed use on Taunton Ave.
- Solar field at 7 Dexter Road
- Continued collaboration with the Planning Department on the RIDOT Henderson Bridge replacement, RIDOT I-195 westbound off-ramp in the Washington Bridge project, and Warren Ave/Watchemoket Square streetscape project.
- Watchemoket Square EDA grant

## Account Balances 1/2/20

### Unrestricted Account

General Operating Account	\$47,564.24
---------------------------	-------------

### 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	\$ 860,350.00

Approved 1/16/20