



City of East Providence Planning Department

ROBERTO L. DASILVA
MAYOR

WILLIAM J. FAZIOLI
DIRECTOR

MEMORANDUM

June 9, 2021

To: Planning Board

From: Planning Department

Re: Comprehensive plan consistency for East Point

Location: Map 203, Block 01, Parcel 4

Map 203, Block 13, Parcels 4 & 5

Applicant: Noble Development LLC

Zoning: Phillipsdale sub-district

Introduction

The applicant is proposing 392 residential units on 3 parcels that combined have a total area of 27.73 acres. The subject properties were formerly owned and operated by Ocean State Steel. The site has been remediated in accordance to RIDEM requirements with 3 Environmental Land Use Restrictions (ELUR) present on the site at specific locations. Approximately .94 acres will be maintained as open space with an additional .71 acres along the Seekonk River and .20 acres along Omega Pond that will allow public access, walking trails, bike lanes, seating areas and fishing areas. The development will be served by public water and sewer, and all stormwater is proposed to be contained on site in accordance with the Coastal Resource Management Council (CRMC) requirements. A range of residential units are being proposed that include 1, 2, and 3 bedroom rental apartments, single-family dwellings, single level condominiums and three level townhouses.

A total of 392 residential units are proposed with 136 rental units and 112 condominiums on the parcel that is shown on the site plan as Coastal Side (along the Seekonk River), and 134 rental units and 10 condominiums on the parcel shown as Pond Side with frontage along Bourne Avenue and Roger Williams Avenue. Ten percent of the housing units are proposed to be affordable deed restricted units for a total of 40 units.

Zoning

The proposed use is consistent with section 19-481 "Schedule of use regulations" of the Waterfront Special Development District since residential and multi-residential is an allowed use in the Phillipsdale sub-district. Two-family, three-family, apartments and condominiums are permitted uses with single-family dwellings being a conditional use.

Comprehensive Plan Consistency

The redevelopment of the former Ocean State Steel property for the construction of 350 residential units is consistent with the following policy statements and goals of the East Providence 2010-2015 Comprehensive Plan:

Land Use Element

Goal 1.0: Ensure that remaining vacant land or redeveloped parcels in the City are used for their maximum benefit to the community, and are of high-quality design and in character with the adjoining parcels and neighborhood.

Objective 2.9: Continue to implement the East Providence Waterfront Special Development District Plan (adopted by the East Providence City Council on December 2, 2003) requiring mixed use redevelopment with various residential, commercial, office, retail, hospitality, and light manufacturing uses in the northern and southern districts.

Objective 3.6: Continue to implement the East Providence Waterfront Special Development District Plan.

Economic Development Element

Goal 2.0: Facilitate economic development of appropriate vacant or underutilized parcels of land within the City to broaden the tax base and create local and regional job opportunities.

Housing Element

Goal 1.0: Ensure that a diversity of housing exists in the city providing residents with a range of decent, safe, and affordable choices.

Goal 5.0 Increase the level of homeownership in the City.

Recommendation

The Planning Department recommends that the Planning Board provides a positive recommendation to the Waterfront Commission that the East Point development is consistent with the City's 2010-2015 Comprehensive Plan.

Enclosures: Project Narrative
Site plan