



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission 2021 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, 2021

- Waterfront Commission: 2/25/21, 3/18/21, 4/14/21, 6/3/21, 6/17/21, 7/15/21, 9/23/21, 11/18/21, 12/16/21
- Design Review Committee: 7/7/21
- Hearing Panel: 6/3/21, 7/7/21, 11/18/21

Commission appointments and staffing

- There was one new appointment in 2021. Paul Moura stepped down and Manny Barrows joined the Commission via an appointment from Councilmember Britto/ Ward 1. The Waterfront Commission now includes eleven voting members with no vacancies on either the city or governor side. Senate and House appointments remain unfilled.

2021 Legislative Grant received - \$50,000. This grant was a continuation from the previous fiscal year's grant amount.

Project Updates

Waterfront Productions/Live Nation

Due to the COVID-19 pandemic, all events were cancelled for 2020. 2021 saw a few concerts and 2022 is expected to see a mostly full schedule for the final year of Live Nation's concerts at Bold Point before moving to their permanent location on the former Chevron property.

East Point

The development proposal for the former Washburn Wire/ Geonova site was certified complete in June 2021 and was approved in July 2021. The proposal is for approximately 382 residential units, consisting of apartments, condos and single-family homes. The proposal will create new public access to the waterfront and will provide 10% affordable housing on-site.

Getty Terminal

The former Getty Terminal property on Massasoit and Dexter Road was sold in early 2021 and is expected to have a development proposal in late 2021, early 2022.

South Quay

The future off-shore wind port at the South Quay was awarded \$15 million in Rebuild Rhode Island tax credits toward construction and is expected to receive funding in the FY23 RI State Budget. There is also \$200k available from Commerce RI for the project.

Residences at Bold Point

Phase 1 was completed in early 2021 and has been fully leased out. Phase 2 began in 2021 and will add an additional 12 units once complete.



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Ivy Place

The application for this development at 15 Ivy Street/ 164 Taunton Ave was approved in November 2020. The project will include thirteen townhomes, nine residential townhomes on Ivy Street and four live/ work units along Taunton Ave. The development is designed to be mixed income with a range of household incomes from 50% to 100% AMI. Nine of the units will be deeded for purchase with incomes at or below 80% AMI. This project has been approved for \$745,500 of in-lieu funding. Construction is expected to begin in spring 2022.

Kettle Point

Construction advanced on condos and townhomes: To-date, 51 of 62 certificates of occupancy have been issued.

Kettle Point Townhomes, approved in April 2019, have commenced construction and are expected to be complete in 2022.

The last condos in Kettle Point (units 1-6) had modifications that were approved in November 2020 and construction began in January 2021. Once these and the townhomes are complete, Kettle Point construction will be done.

Kettle Point Park was turned over to the City's control and the Kettle Point pier was dedicated on May 27th, 2021.

Actual tax revenues generated by the development continue to exceed the annual payments on the TIF bond. This favorable trend has directly benefitted the city's general fund.

Sutton Place In-Lieu Funds

One Neighborhood Builders was awarded \$200,000 in in-lieu funds to redevelop 36 affordable units and maintain them as affordable at or below 80% AMI through deed restriction.

Phillipsdale

Phillipsdale Tenancy is approaching 100% leased. New tenants include: Brands of Portugal (Portuguese wine distributor), Lidon Group (industrial equipment and construction supplies) and Enotap/ Anchor & Hope moving to a new location within Phillipsdale where they will have a wine tasting room on the river.

COVID Remote Meetings

Due to the COVID-19 Pandemic, the Waterfront Commission staff worked remotely beginning in Mid-March, 2020. They were able to conduct Waterfront Commission meetings and hearings via zoom because of public meetings and public records request executive orders issued and extended by Governor Raimondo. In-person meetings began again in August 2021.

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 and is planned for future proposed development at East Point.*



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- Economic Development: waterfront development should stimulate both short – and – long term economic development opportunities in East Providence and Rhode Island. *Phillipsdale landing is now almost at 100% occupancy after a 0% occupancy in 2016.*
- Fiscal Impact: waterfront development should have a positive fiscal impact on local and state government. *Kettle Point assessed valuation continues to 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 and Residences at Bold Point is exceptional.*
- Community Sensitivity: waterfront projects should be sensitive to historical and community concerns.

Proposed activities for 2022

- Redevelopment of the Chevron & UNOCAL parcels and creation of an offshore wind port on the South Quay.
- 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.
- New Watchemoket Square public art selected to be installed in Spring 2022
- TIF approvals for East Point development. An advisory opinion was sent to the East Providence City Council to approve the \$22M TIF request in December 2021.
- Redevelopment at the former Getty Terminal site in the Dexter Road sub-district
- Metacomet property is anticipated to be re-zoned to the Waterfront Commission and development plans will be submitted once this is done.

Account Balances 12/31/21

Unrestricted Account

General Operating Account \$150,487

Restricted Accounts

SBA Loan Account \$ 65,698

SBA Grant Administration \$ 1,188

EDA 10 New Road Grant \$ 3,000.00

Affordable Housing Fund \$ 639,375