

STATE OF RHODE ISLAND

CITY OF EAST PROVIDENCE

CHAPTER 810

AN ORDINANCE IN AMENDMENT OF CHAPTER 19 OF THE  
REVISED ORDINANCES OF THE CITY OF EAST PROVIDENCE,  
RHODE ISLAND, 1998, AS AMENDED, ENTITLED "ZONING"

THE COUNCIL OF THE CITY OF EAST PROVIDENCE HEREBY ORDAINS:

SECTION I. Section 19-472 entitled "Sub-districts defined" of Article IX entitled "Waterfront Special Development Districts" of Chapter 19 entitled "Zoning" is hereby amended to read as follows:

Sec. 19-472. Sub-districts defined.

The waterfront development district consists of a series of sub-districts that due to geographical or surrounding physical context have been identified by the city in the comprehensive plan and the East Providence Waterfront special development district plan as being suitable for various land uses and densities. Notwithstanding to other provisions of this article, the following sub-districts are herein defined:

- (1) *Kettle Point*. The Kettle Point sub-district generally extends from the Watchemoket Cove southerly to the Squantum Woods Reservation, which, along with a portion of Veterans Memorial Parkway, also borders this district to the east. The district extends down to the Providence River as the western boundary.
- (2) *Veterans Memorial Parkway*. The Veterans Memorial Parkway sub-district generally extends from Teofila Braga Way to Watchemoket Cove. Properties on the westerly side of the Veteran's Memorial Parkway are included in this sub-district from the beginning of the Parkway to Watchemoket Cove.
- (3) *Bold Point Harbor*. The Bold Point Harbor sub-district generally extends from the Washington Bridge (I-195) southerly to the Providence and Worcester South Quay, and extends from the waterfront inland easterly to include portions of Warren Avenue (the historic area of the former Watchemoket Square), and First Street (from Warren Avenue to Mauran Avenue).
- (4) *Crook Point*. The Crook Point sub-district generally extends along the Seekonk River from the Washington Bridge (Interstate 195) northerly to the Henderson Bridge, bordered on the east by Valley Street, North Brow Street, and a small portion of South Brow Street.
- (5) *Dexter Road*. The Dexter Road sub-district generally extends from the Henderson Bridge northerly to Omega Pond. This sub-district includes all those properties fronting on, or gaining access from, Dexter Road. This sub-district is bordered on the east in part by Massasoit Avenue and by a Providence and Worcester rail corridor. The western boundary of the sub-district extends to the Seekonk River.

(6) *Phillipsdale*. The Phillipsdale sub-district extends from Roger Williams Avenue northerly to the Narragansett Bay Commission Bucklin Point Water Pollution Control facility, including properties located off Bourne Avenue (west of Roger Williams Avenue) and Noyes Avenue. The westerly boundary of this sub-district extends to the Seekonk River. The Roger Williams Avenue corridor (including properties on both sides of the street) from Magnolia Avenue northerly to approximately Ruth Avenue is included within this sub-district.

(7) *Pawtucket Avenue*. The Pawtucket Avenue sub-district is located at 10 New Road and Pawtucket Avenue, and 105 Pawtucket Avenue, the property is the former Fram Automotive property.

(8) *Taunton Avenue*. The Taunton Avenue sub-district consists of properties which are impacted by the proposed transportation improvements for the Interstate 195 highway ramping changes, and three vacant and deteriorating properties along Taunton Avenue.

(9) *Metacomet*. The Metacomet sub-district is located at 500 Veterans Memorial Parkway.

**SECTION II.** Section 19-480 entitled "Uses permitted" of Article IX entitled "Waterfront Special Development Districts" of Chapter 19 entitled "Zoning" is hereby amended to read as follows:

Sec. 19-480. Uses permitted.

(a) The following table lists the sub-districts within the waterfront district, and the uses permitted within each sub-district. The purpose of these regulations is to ensure compatibility and efficient, economical use of land within the waterfront district. These regulations are also intended to encourage development projects and use of land which is functional, and to protect the city's residences, businesses, and infrastructure in a manner that is consistent with the comprehensive plan.

This article is intended to enable the development of the waterfront district in keeping with the scale and character set forth in the East Providence Waterfront Special Development District Plan. It provides a framework to allow higher land use densities in a context that promotes mixing land uses and building types, provides larger common open space areas and contiguous public access to and along the waterfront, lowers street and utility costs because of reduced frontage, and promotes a concentration of uses within a pedestrian friendly environment. Waterfront development is guided by a development plan review process in which the East Providence Waterfront special development district commission has significant involvement in determining the scale of the development and the character of the uses.

(1) Permitted uses are any use allowed in the waterfront district by this article IX, subject to the provisions applicable to that sub-district contained within this article.

(2) Accessory uses are uses which are considered to be subordinate to, and serve the main building or principal use; contribute to the comfort, convenience or necessity of the occupants of the main building or principal use served; are subordinate in area, extent and purpose to the main building or principal use served; are located within or external to the main building or principal use, but on the same lot.

(3) Conditional uses are a discretionary entitlement which may be granted under the provisions of this article, and which, when granted, authorize a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement by the East Providence Waterfront special development district commission.

(b) Any change in the principal use of a property, or within the buildings or structures located on a property, shall be required to be reviewed by the executive director for compliance with the district regulations set forth for the zoning of said property, prior to the occurrence of the proposed change in use.

(c) Unnamed uses, or uses not specifically defined in this article, are not allowed except as follows:

(1) Upon application therefore, the executive director may determine whether a proposed use which is not specifically named within any zone district created by this article, and is not an accessory use, is similar to and compatible with uses otherwise allowed within a specific zone district and may, upon making a determination of similar and compatible uses, allow the proposed use within that district.

(2) In making the determination of similarity and compatibility, the executive director shall consider, among other relevant matters, traffic generation, density of population, and hours of operation of the proposed use in comparison to specifically named uses within the district in question, and with named uses permitted in other zone districts.

(d) The waterfront district encourages mixed land uses which may include, but are not limited to, any combination of housing, offices, retail and service businesses, and public and civic uses. Land uses may be mixed by floor (vertically within a building) or horizontally on a parcel of land. Office and residential uses are encouraged above ground level retail spaces. The scale of mixed use may range from a single stand-alone retail use with residential uses on upper stories, to a major development that integrates housing, offices, shops, streets and public spaces.

The intent of the waterfront district is to provide uses in conformance with the East Providence Waterfront Special Development District Plan. The plan identifies a range of general land uses within each of the waterfront sub-districts, as described in the following subsections:

(1) *Kettle Point*: Medium density residential, with ancillary commercial uses including restaurants, clubhouses, marinas and limited retail geared toward residents.

(2) *Veterans Memorial Parkway*: Medium density multi-family residential along the Veterans Memorial Parkway frontage, with commercial and retail uses at the lower levels of the site, and marina uses at the waterfront.

(3) *Bold Point Harbor*: A mixed-use high density area of commercial, office, retail and high density multi-family residential uses. Hospitality uses, including hotels and lodging, cafes, restaurants, bars and entertainment venues are also encouraged. Marinas, with limited support services, and water-transit related services are also permitted. Heavy commercial or industrial land uses are not permitted.

(4) *Crook Point*: Retail and hospitality uses are encouraged closer to the Washington Bridge, with commercial office, retail and high density residential uses transitioning north toward the Henderson Bridge.

(5) *Dexter Road*: Technology-oriented light manufacturing, including offices, research and development, commercial education institutions and supportive commercial retail uses. Heavy commercial, mini-storage or industrial land uses are not permitted.

(6) *Phillipsdale*: A mix of commercial office, retail, mixed-density residential (single-family, townhouses and multifamily condominiums), light manufacturing (in selected areas) and artisan live/work studio space.

(7) *Pawtucket Avenue*: Commercial office, light manufacturing and research and development, with medium density multifamily residential in selected areas.

(8) *Metacomet*: A mix of commercial office, retail, mixed-density residential (single-family, townhouses and multifamily condominiums), continuing care, fast food, conference centers, hotel, pharmacies, recreation and outdoor uses.

**SECTION III.** Section 19-481 entitled "Schedule of use regulations" of Article IX entitled "Waterfront Special Development Districts" of Chapter 19 entitled "Zoning" is hereby amended by adding thereto the following:

Sec. 19-481. Schedule of use regulations.

The following is a schedule of use regulations:

Y = Yes, permitted use

N = No, prohibited use

C = Conditional use

Use	Northern Waterfront Districts			Southern Waterfront Districts			Metacomet Sub-district
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	
<b>RESIDENTIAL RELATED USES</b>							
One-family	C	N	N	N	C	C	C
Two-family	Y	N	N	N	Y	Y	Y
Three-family	Y	N	C	N	Y	Y	Y
Apartment/condominium	Y	C	Y	Y	Y	Y	Y
Community residences	Y	N	Y	Y	Y	Y	Y
Artisan live/work	Y	Y	Y	Y	Y	Y	Y
Continuing care	N	N	C	C	C	N	Y
<b>RETAIL BUSINESS</b>							
Apparel and accessory stores	Y	Y	Y	Y	Y	C	Y

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	Metacomet Sub-district
Art galleries	Y	Y	Y	Y	Y	Y	Y
Café	Y	Y	Y	Y	Y	Y	Y
Cigar Lounge	Y	Y	Y	Y	Y	Y	Y
Funeral home, mortuary	C	Y	C	C	N	N	N
Furniture, home furnishings and appliances	Y	Y	Y	Y	N	N	C
Gasoline dispensing facilities	C	C	N	C	N	N	N
General merchandise	Y	Y	Y	Y	N	C	Y
Grocery stores	Y	Y	Y	Y	C	C	Y
Microbrewery/distillery	Y	Y	Y	Y	Y	C	Y
Office supplies and equipment	Y	Y	Y	Y	N	N	C
Printing or publishing	Y	Y	Y	Y	N	N	C
Package liquor stores	Y	Y	Y	Y	Y	Y	Y
Specialty stores	Y	Y	Y	Y	Y	Y	Y

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	Metacomet Sub-district
Drive-through facilities	N	N	N	N	N	N	C
<b>EATING AND DRINKING ESTABLISHMENTS</b>							
Restaurants, coffee shops, delicatessens, and ice cream parlors, with indoor and/or outdoor seating	Y	Y	Y	Y	C	C	Y
Fast food restaurants	N	C	C	C	N	N	C
Taverns, bars, lounges, pubs and similar establishments	Y	Y	Y	Y	C	C	C
Entertainment/clubs	Y	Y	Y	Y	C	C	N
<b>LODGING</b>							
Bed and breakfast	C	N	C	C	C	C	C
Conference center	C	N	Y	Y	C	N	Y
Hotel	C	N	C	C	C	N	N
Motel	N	N	C	C	N	N	N
<b>OFFICE USES</b>							
Banks	Y	Y	Y	Y	Y	Y	Y

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	Metacomet Sub-district
Business offices	Y	Y	Y	Y	C	C	Y
Corporate headquarters	Y	Y	Y	Y	C	C	Y
Call-in center	Y	Y	C	N	N	N	N
Government offices	Y	Y	C	Y	N	N	Y
Post offices	Y	Y	Y	Y	C	C	Y
<b>HEALTH SERVICES</b>							
Medical offices, outpatient services	Y	Y	Y	Y	Y	Y	Y
Medical research, engineering or testing laboratory	Y	Y	C	C	N	N	Y
Nursing, congregate care, assisted living and convalescence homes	C	N	C	C	N	N	Y
Veterinary offices/clinics	C	Y	C	C	N	N	C
<b>PERSONAL SERVICES</b>							



Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	Metacomet Sub-district
Child day care centers, nursery schools	Y	N	Y	Y	Y	Y	Y
Dry cleaners	Y	Y	Y	Y	C	C	Y
Family child care homes	Y	N	N	N	Y	Y	Y
Hair salon/barber shop	Y	Y	Y	Y	Y	Y	Y
Laundromats	Y	Y	Y	Y	C	C	N
Massage therapy and/or massage therapy establishment	C	C	C	C	C	C	C
Personal services	Y	Y	Y	Y	Y	Y	Y
Pharmacies	C	N	C	C	C	C	Y
<b>RECREATION AND CULTURE</b>							
Auditoriums and places of assembly	Y	C	Y	Y	Y	C	Y
Boat and yacht clubs	Y	C	Y	Y	Y	Y	Y
Bowling alley	Y	N	Y	Y	N	N	C

Use	Northern Waterfront Districts			Southern Waterfront Districts			Metacomet Sub-district
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	
Business and trade schools	Y	Y	Y	N	N	N	Y
Dance studio, yoga, martial arts	Y	Y	Y	Y	C	C	Y
Farmers market	C	C	Y	C	N	N	C
Film Studio	Y	Y	Y	Y	C	C	Y
Gallery, art	Y	Y	Y	Y	Y	Y	Y
Health fitness centers	Y	Y	Y	Y	C	C	Y
Libraries	Y	Y	Y	Y	Y	Y	Y
Marinas/boat launching facilities	Y	Y	Y	Y	Y	Y	N
Municipal facility	Y	Y	Y	Y	Y	Y	Y
Museums	Y	Y	Y	Y	C	C	Y
Nonprofit clubs; civic, social or fraternal	Y	N	Y	Y	C	C	C
Park, playground or playfield	Y	N	Y	Y	Y	Y	Y

Use	Northern Waterfront Districts			Southern Waterfront Districts			Metacomet Sub-district
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	
Photography Studio	Y	Y	Y	Y	Y	C	Y
Places of worship	Y	C	C	C	C	N	Y
Public or private elementary, junior high or high school	Y	N	Y	Y	Y	Y	Y
Recreation, indoor	Y	C	Y	Y	N	N	Y
Recreation, outdoor	C	N	C	C	C	C	Y
Theater, indoor	Y	N	C	Y	N	N	Y
Watershed protection or supply	Y	Y	Y	Y	Y	Y	Y
<b>LIGHT INDUSTRIAL/FLEX TECH USES</b>							
Accessory retail industry	C	C	N	N	N	N	C
Agriculture and aquiculture, indoor (excluding plants with THC)	C	N	N	N	N	N	C
Artisan design and fabrication	Y	Y	Y	Y	C	C	Y

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	Metacomet Sub-district
Business accelerator, incubator	Y	Y	Y	Y	N	N	Y
Distribution center	N	Y	C	N	N	N	N
Flex tech, less than 20,000 sf	Y	Y	C	N	N	N	C
Flex tech, 20,000 sf or greater	C	C	N	N	N	N	C
Industrial or manufacturing related office	Y	Y	N	N	N	N	C
Light manufacturing	Y	Y	N	N	N	N	N
Open storage	N	C	N	N	N	N	N
Printing and publishing, bulk	Y	Y	C	C	N	N	N
Research and development	Y	Y	Y	Y	Y	Y	Y
Sale of business and/or industrial equipment and supplies	Y	Y	N	N	N	N	Y

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Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	Metacomet Sub-district
Software design and advanced manufacturing	y	y	y	y	C	N	Y
Storage, interior only (excluding mini/self-storage units with separate exterior accesses)	Y	C	N	N	N	N	N
Warehouse	C	Y	N	N	N	N	N
Wholesale showroom with storage and repair facilities	C	C	N	N	N	N	N
<b>OTHER USES</b>							
Parking structure	Y	Y	Y	Y	C	C	Y
Marine transport	C	C	C	C	C	C	N
Transit shelters, ferry/water taxi docks	Y	Y	Y	Y	Y	Y	Y
<b>UTILITIES</b>							
Communication services and broadcasting offices	C	C	N	N	N	N	C

Use	Northern Waterfront Districts			Southern Waterfront Districts			
	Phillipsdale Sub-district	Dexter Rd. and Pawtucket Ave. Sub-districts	Crook Pt. and Taunton Ave. Sub-districts	Bold Pt. Sub-district	Veterans Sub-district	Kettle Pt. Sub-district	Metacomet Sub-district
Public utilities not otherwise mentioned	C	C	C	C	C	C	C
Radio, television or wireless telecommunication antennas	C	C	C	C	C	C	C
<b>ACCESSORY USES AND STRUCTURES</b>							
Bank ATM machines	Y	Y	Y	Y	Y	Y	Y
Boat, kayak, canoe rental	C	C	C	C	C	C	C
Commercial satellite dishes	C	C	C	C	C	C	C
Construction trailer	C	C	C	C	C	C	C
Home occupation	C	N	C	C	C	C	C
Fences and walls	Y	Y	Y	Y	Y	Y	Y
Indoor rack boat storage	Y	C	C	C	C	C	Y
Off-street parking areas	Y	Y	Y	Y	Y	Y	Y

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PROHIBITED USES

The specific prohibited uses enumerated herein and in section 19-96 are in addition to any and all other uses which are prohibited in accordance with sections 19-4 and 19-98.

Adult oriented businesses

Automobile rental agencies

Billboards

Bulk storage of chemicals as a principal use

Car wash

Cemetery

Dumps and sanitary fills

Farming, except for indoor agriculture and aquiculture

Indoor agriculture with plants with THC (Tetrahydrocannabinol)

Heavy industry

Hospitals

Junk and salvage yards

Mini/self-storage with separate exterior accesses

Mobile homes

Motor vehicle sales

Motor vehicle supply stores

Motor vehicle repair

Radio, television or wireless communication towers

**SECTION IV.** These amendments to Chapter 19 of the Revised Ordinances of the City of East Providence, Rhode Island, 1998, As Amended, Entitled "Zoning" are subject to the following conditions:

1. Only the area marked "A" on the map attached hereto as Addendum 1 will have the right to be used for any of the uses permitted in the Metacomet Sub-District as set forth in the Ordinance.
2. The area marked "B" on the map attached hereto as Addendum 1 shall be subdivided and conveyed to the City of East Providence as a condition to approval of any development plans for the Property, and shall retain its current "O1" "Open Space 1 Open space" zoning designation.
3. The area marked "C" on the map attached hereto as Addendum 1 shall be developed by the Property owner into a public 9-hole golf course (the "Public Golf Course"). Work on the Public Golf Course will commence during the initial phase of the development of the remainder of the Property.
4. A Class 1 site plan survey that precisely identifies Areas A, B, & C of Addendum 1 and the 50 foot building setback/height restriction of four (4) stories and the height restriction of five (5) stories as shown in the Supplemental Conditions Plan as prepared by Bohler Engineering shall be recorded in the East Providence Land Evidence Records after review and acceptance by the East Providence Planning Department by and through its Director or his/her designee.
5. The Property owner shall provide community benefits to the residents of East Providence in connection with the Public Golf Course, including reduced greens fees for municipal residents and complimentary reserved utilization of the course by the student athletes on the East Providence High School Golf Team.
6. The area marked "C" on the map attached hereto as Addendum 1 shall only be used for the public golf course or for public green space. No building (as defined in the Ordinance) shall be located on said area C other than buildings supporting the golf or green space use, such as a club house, maintenance building, or restroom facilities. The foregoing perpetual restriction shall be evidenced by an instrument recorded in the East Providence Land Evidence Records.
7. The Property owner will integrate paths throughout the development, constructed and maintained at their own expense, providing for connectivity between the Property and the abutting neighborhood. These paths include pedestrian paths to both the Parkway, for access to the Bike Path, as well as to Piece Field. The paths will be shown on the plans as approved by the City.
8. The Property owner shall use commercially reasonable efforts to preserve mature trees on the Property along the border of the Property to be conveyed to the City and the development.
9. No new curb cuts shall be permitted along Fort Street west of Bentley Street except as may be required by City or State officials for emergency access.
10. The developer of the Property shall not be permitted to pay a fee in lieu of complying with the provisions set forth in Chapter 19, Article IX, Section 19-485, and shall restrict 10% of the residential units to affordable inclusionary housing.
11. Buildings constructed in the area shaded in yellow on the plan attached hereto as Addendum 1 shall be limited to four (4) stories in height, and no buildings shall be



constructed in the cross hatched portion of the aforementioned yellow area labeled "50' Building Setback". The remaining portion of the area marked "A" shall be subject to a five (5) story height limitation.

12. The following uses in the Metacomet Sub-district shall be further limited and/or defined as follows:

- (a) All residential uses must be in association with a mixed use development that includes commercial or retail use.
- (b) Furniture, home furnishings, and appliances are limited to a building footprint of 20,000 square feet or less.
- (c) The general merchandise use is limited to a building footprint of 25,000 square feet or less.
- (d) Within the Metacomet Sub-district, grocery stores shall include a supermarket.
- (e) Printing or publishing shall be limited to consumer retail.
- (f) Package liquor stores shall be limited to a retail sales area of 7,500 square feet.
- (g) Fast food restaurants shall be limited to a building footprint of less than 4,000 square feet.
- (h) A conference center with a footprint greater than 25,000 square feet shall be permitted only as a conditional "C" use.
- (i) Non-veterinary service related kennels are prohibited.
- (j) Limited to drop-off/pick-up for dry cleaning services and non-dry cleaning laundry services. On-site dry cleaning is prohibited.
- (k) Pharmacies shall be limited to a building footprint of 14,600 square feet or less.
- (l) Health fitness centers shall be limited to a building footprint of 15,000 square feet or less; health fitness centers greater than 15,000 square feet shall be permitted as a conditional "C" use.
- (m) Sale of business and/or industrial equipment requiring outdoor storage and staging is prohibited provided, however, that a retail hardware store including ancillary uses, such as a garden center that does not exceed 25,000 square feet shall be permitted.
- (n) The prohibition in the use table for storage shall not be construed to prohibit self-storage in residential buildings utilized by occupants.

SECTION V. This ordinance shall take effect upon passage and all ordinances and parts of ordinances inconsistent herewith are hereby repealed.

Adopted: July 20, 2021

Attest:

Leah Stoddard Deputy City Clerk  
City Clerk of the City of East Providence, Rhode Island

**APPROVED**  
City of East Providence  
Mayor Roberto W. DaSilva  
Roberto W. DaSilva  
Signature 7/30/2021

**IN CITY  
COUNCIL**

**FINAL READING  
READ AND PASSED**

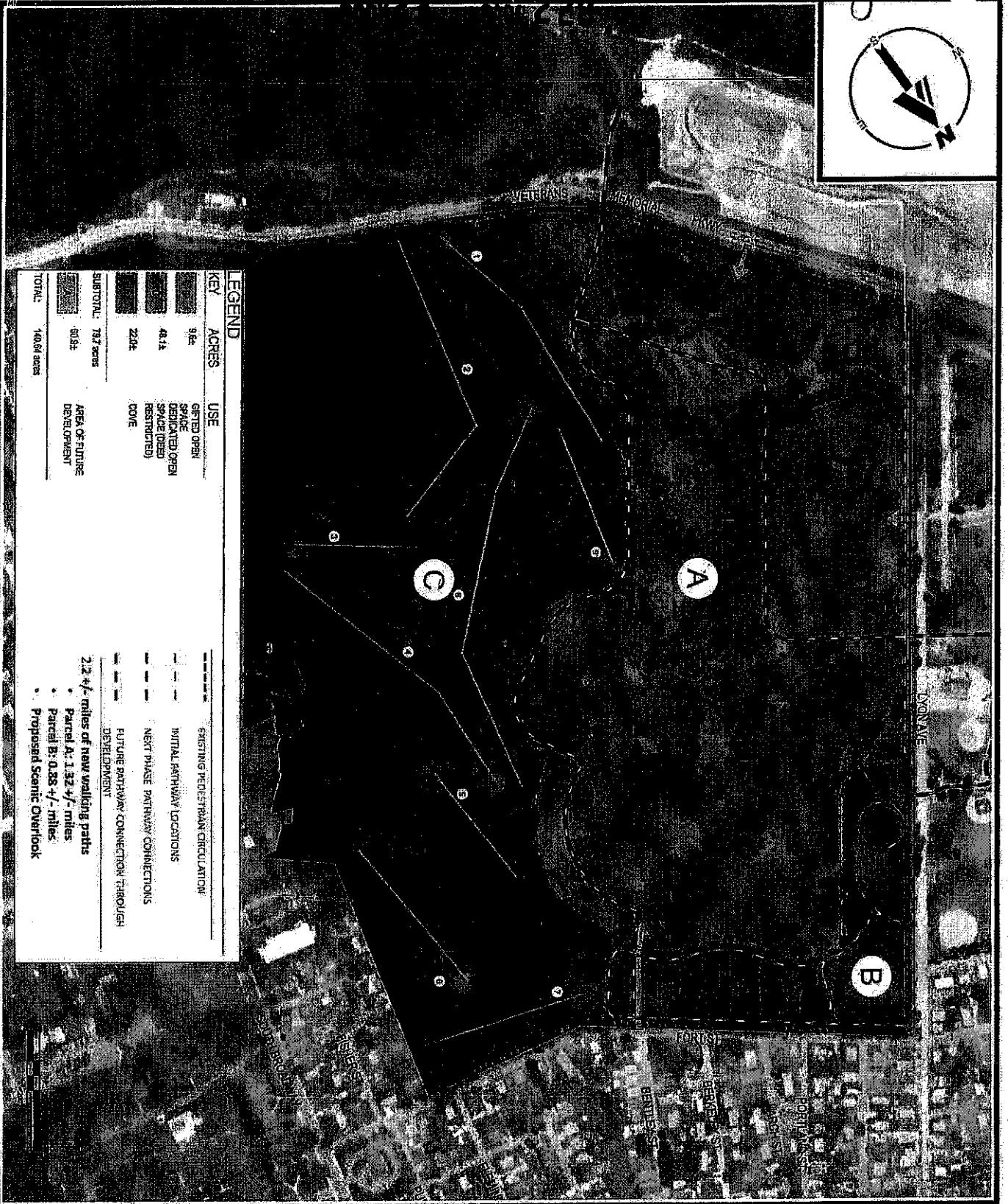
R. Costa 7/23/2021  
**PRESIDENT**

Leah Stoddard Deputy City Clerk 7/27/2021  
**CLERK**

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ADDENDUM 1

LAND USE PLAN



**LEGEND**

KEY	ACRES	USE
[Symbol]	9.8±	GIFTED OPEN SPACE
[Symbol]	48.1±	DEDICATED OPEN SPACE (DEED RESTRICTED)
[Symbol]	22.0±	COVE
SUBTOTAL: 79.7 acres		AREA OF FUTURE DEVELOPMENT
TOTAL: 140.6± acres		

LINE STYLE	DESCRIPTION
[Dashed line]	EXISTING PEDESTRIAN CIRCULATION
[Dotted line]	INITIAL PATHWAY LOCATIONS
[Long dashed line]	NEXT PHASE PATHWAY CONNECTIONS
[Short dashed line]	FUTURE PATHWAY CONNECTION THROUGH DEVELOPMENT

2.2 +/- miles of new walking paths

- Parcel A: 1.32 +/- miles
- Parcel B: 0.38 +/- miles
- Proposed Scenic Overlook

**BOHLER**  
 SITE PLAN AND CONSTRUCTION ENGINEERING  
 LAND PLANNING  
 LANDSCAPE ARCHITECTURE  
 SURVEYING & DESIGN  
 PLANNING SERVICES

**REVISIONS**

REV	DATE	COMMENTS	BY

PROJECT NO.:  
 DRAWING NO.:  
 DATE: 10/15/2021  
 PROJECT NAME: METACOMET PROPERTY, LLC

**PETITION FOR ZONE CHANGE**  
 FOR:  
**METACOMET PROPERTY, LLC**

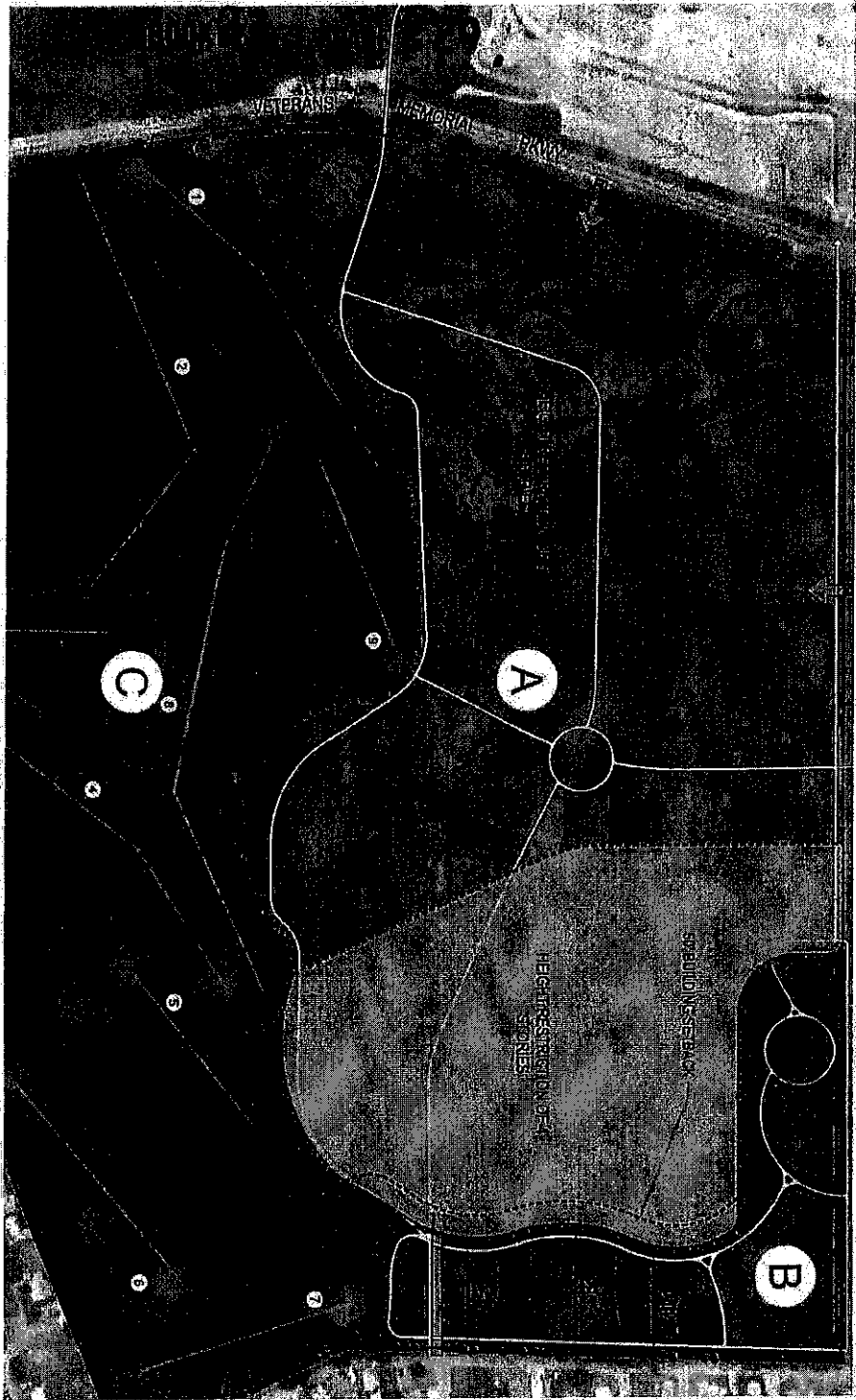
501 VETERANS MEMORIAL PARKWAY  
 PROVIDENCE, RHODE ISLAND  
 MAP OF BLOCK 46 LOT 1  
 EAST PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND

**BOHLER**  
 267 THURSTONE ROAD  
 SOUTH PROVIDENCE, RI 02907  
 PHONE: (401) 450-5800  
 WWW.BOHLERENGINEERING.COM

**J.A. KUCICH**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 4159  
 REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF RHODE ISLAND

**LAND USE PLAN - COLOR DIAGRAM**

SHEET NUMBER: **6**  
 OF 8  
 ORIG. DATE: 10/08/2021



SUPPLEMENTAL CONDITIONS PLAN

500 VETERANS MEMORIAL PARKWAY

BOHLER //