



Presentation to the
City of East Providence City Council
June 2011

Chevron Land and Development Company
Village on the Waterfront LLC

Aerial View



Land Use – Future

Waterfront Development Plan Guidelines

431 Veterans Memorial Veterans Memorial Parkway District

- Mixed Use
 - ❖Multi-family Residential
 - ❖Commercial Retail
 - ❖Marina



Village on the Waterfront

Concept Plan



- 600 + Townhomes/Condos
- 40,000 Square Feet
Town Square - Retail / Office
- Public Access Marina
- Public Access Park
- Bike Trail Extended
- Waterfront Drive Extended
- Improved Veterans
Memorial Parkway Access



431 Veterans Memorial Parkway

Site History

- 1909 thru 1983 Gulf Marine Light Products Terminal
- 1984 Gulf began investigations
- 1986 Sold to Cumberland Farms (CF)
- 1990 CF demos tanks
- 1996 Chevron reacquires thru CF settlement
- 2003 City adopts Waterfront Development Plan changing zoning,
- 2004 Development partners sought
- 2005 Chevron management approves redevelopment
- 2006 Development partner –Village on the Waterfront LLC identified
- 2007 Integration of Remediation and Development Plan underway
- 2008 SSIR and Interim Remediation Plans to RIDEM
- 2009 City approved redevelopment plan
- 2010 Tax Increment Financing approved
(City reimbursement of public infrastructure paid for by Chevron)
- 2011 RAWP submittal, Remedial Agreement approval,
RIDOT land swap, CRMC remediation/redevelopment approval,
ACOE approval, Active clean up work.

River View



Waterfront Rendering



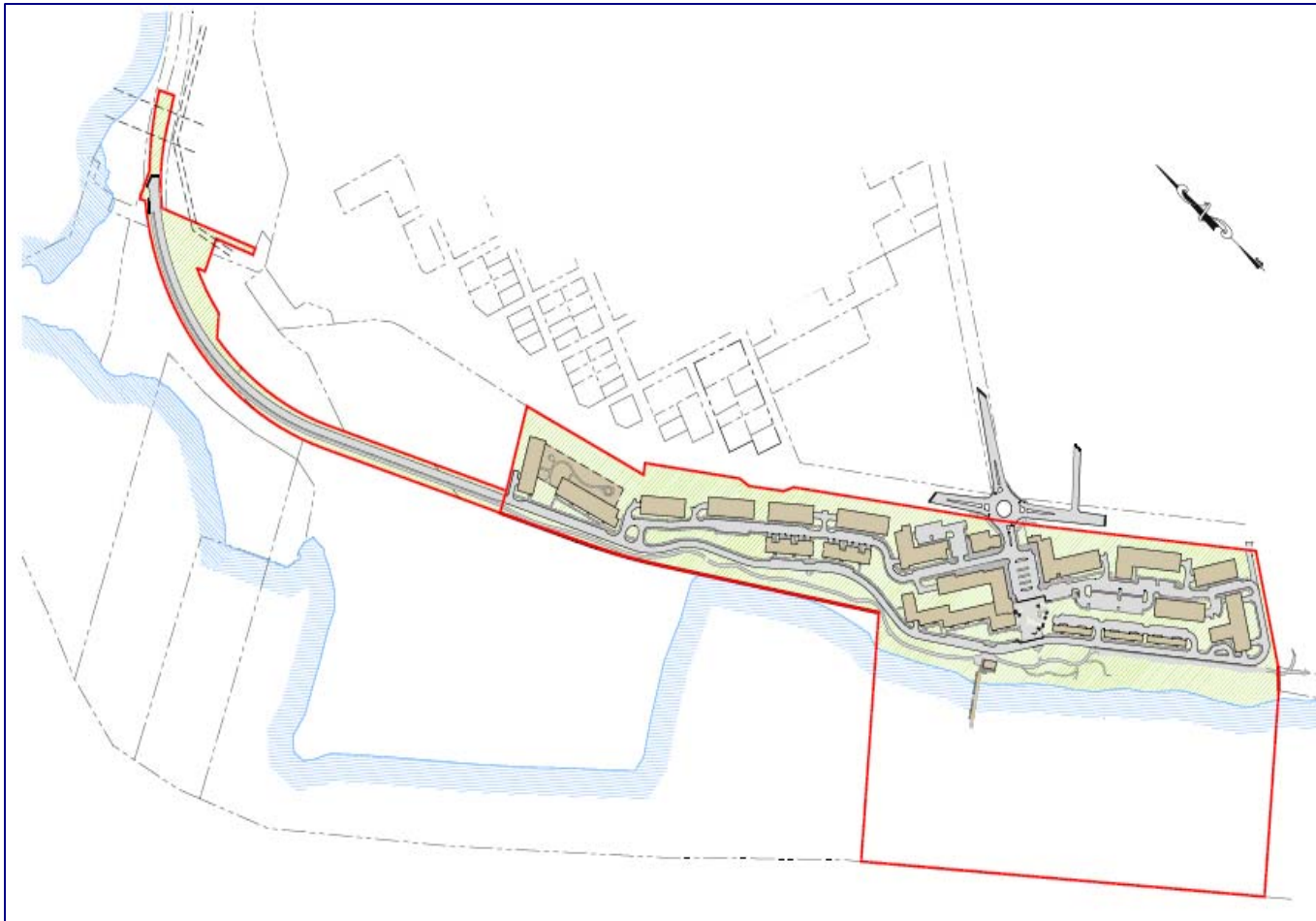
Aerial Site Plan



Phase One Area



Public Improvement Map



Public Benefits

- Provides a public park
- Provides a public fishing pier
- Provides a public mooring dock
- Provides a kayak rental shop
- Provides public and residential parking
- Provides a retail center
- Following LEED certification guidelines for energy efficiency and green building
- Provides view corridors throughout the site from Veterans Memorial Drive
- Provides 10% of the units as affordable units

Public Benefits

- Redevelops waterfront property that has been closed to the public for decades
- Remediates a brownfield site
- Upgrades and preserves habitat areas along the waterfront
- Constructs Waterfront Drive
 - Over 1.75 miles of roadway that runs parallel to Veterans Memorial Parkway
- Constructs a round-about at Lyon Avenue and Veterans Memorial Parkway
- Upgrades and extends City sewer line
- Extends City water line
- Extends existing bike path along Waterfront Drive



Questions and Answers