

# East Providence Waterfront Special Development District

The City of East Providence undertook the drafting of this “*East Providence Waterfront Special Development District Plan*” (“Waterfront District Plan”) to articulate and frame a plan, vision and strategies to transform over 300 acres of the City’s currently underutilized waterfront along the Providence and Seekonk Rivers to a mix of land uses, including: commercial; office; medium and high density residential; entertainment and hospitality; restaurants; marinas; civic, and recreational uses, particularly those oriented towards the water.

A fundamental goal of the Plan is to ensure that the currently underutilized properties of the waterfront once again become vital economic resources for the State and City and that these revitalized properties remain sustainable over time. The following vision principles are intended to guide the City’s decisions when considering the appropriate land uses for the waterfront, and in planning for the economic vitality of the City as a whole.



## *Expand the Tax Base*

Waterfront development should provide positive fiscal impacts to the City while expanding the tax base. Waterfront development should either generate substantial revenue and/or reduce the tax burden on residents.

## *Generate New Jobs*

Implementation of the waterfront development as envisioned by this Plan will generate a substantial number of new employment opportunities, potentially adding 3,000 to 4,000 jobs to the State’s economy.

## *Implement a Mixed-Use Vision and Sustainability*

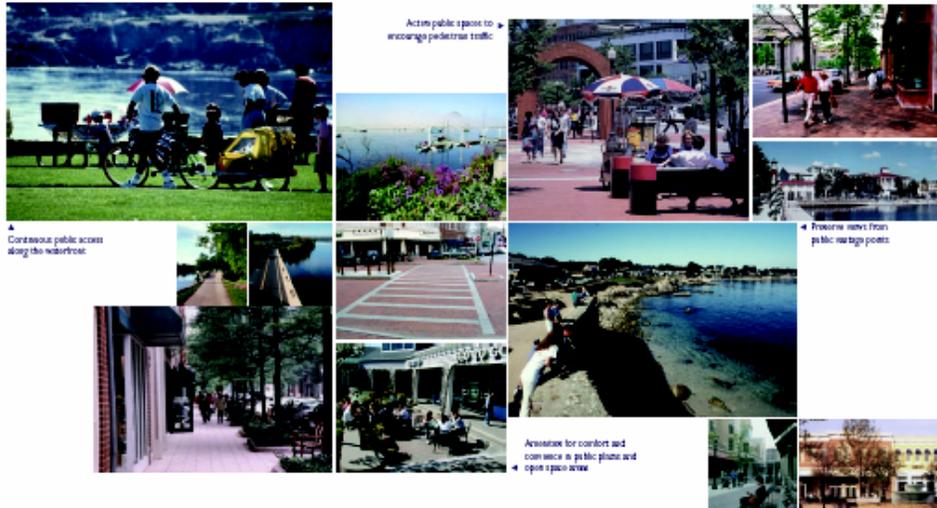
Through land use regulations, promote a *mix* of commercial, office, housing, institutional, civic, and recreational uses that should remain self-sustaining over time.

## *Create a Regional Destination*

Encourage development that will create a “destination” for East Providence residents and that will draw visitors, businesses and investors from beyond East Providence. The waterfront must provide jobs, residences, products and services that command a regional

interest so as to ensure a stable market demand.

### Waterfront Access, Public Places and Open Spaces



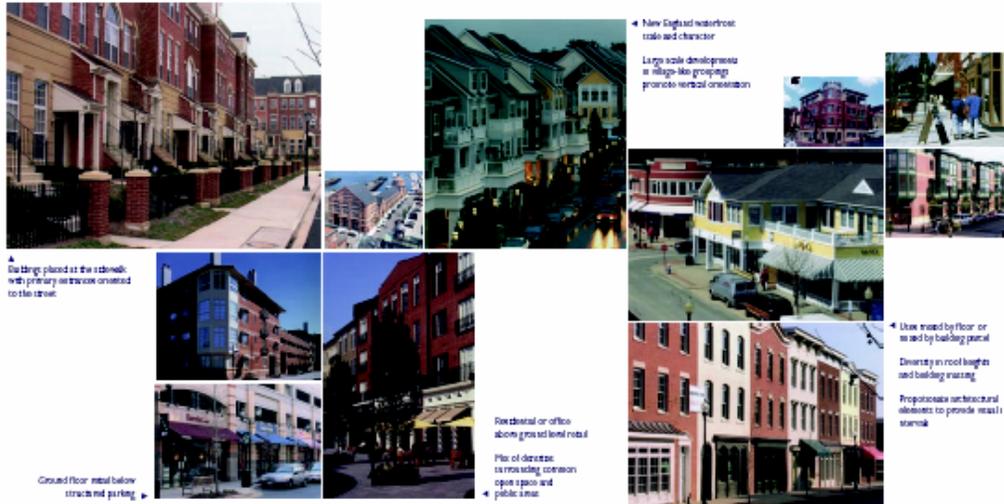
### *Expand Opportunities Equally for all Persons*

Assist in creating an environment of market-driven redevelopment opportunities that will create new opportunities for higher-wage employment, and for housing, recreational, cultural and waterfront public access opportunities for all persons, especially to those with

low to moderate incomes and to minority populations.

City of East Providence Waterfront Development District

### Mixed Use, Mixed Densities and Scale



Winnipeg Planning Services, Inc.

The East Providence Waterfront Special Development District is broken into two primary subdistricts: the northern waterfront which is comprised of properties and subdistricts located north of the Washington Bridge, and the southern waterfront which is comprised of land and subdistricts located south of the Washington Bridge. Figures 1 and 2 illustrate the northern and southern districts along with the land use categories that are assigned to the major properties located within these districts.

Figure 1. Northern Waterfront District

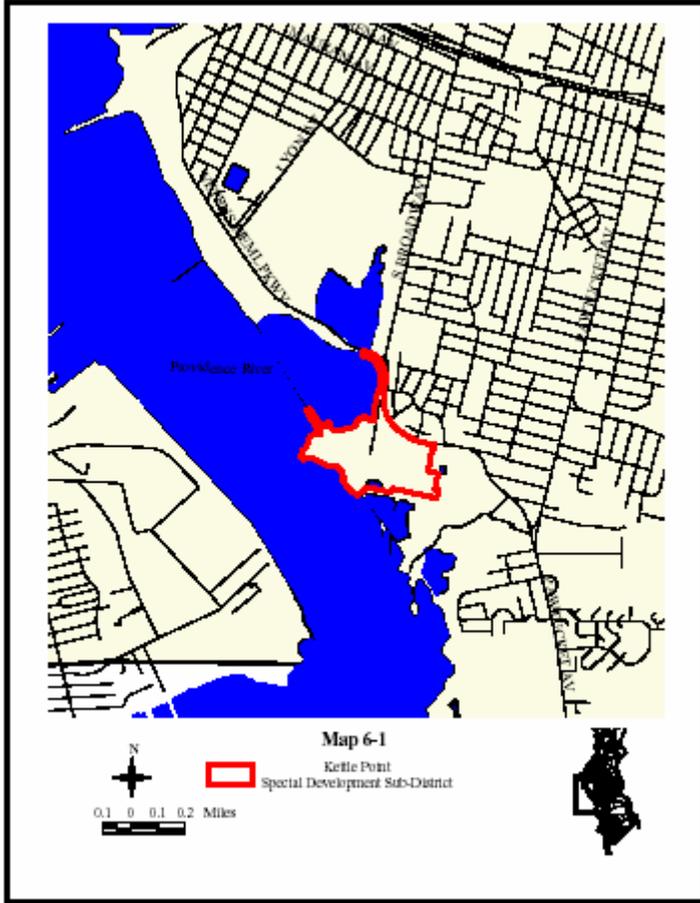


Figure 2.

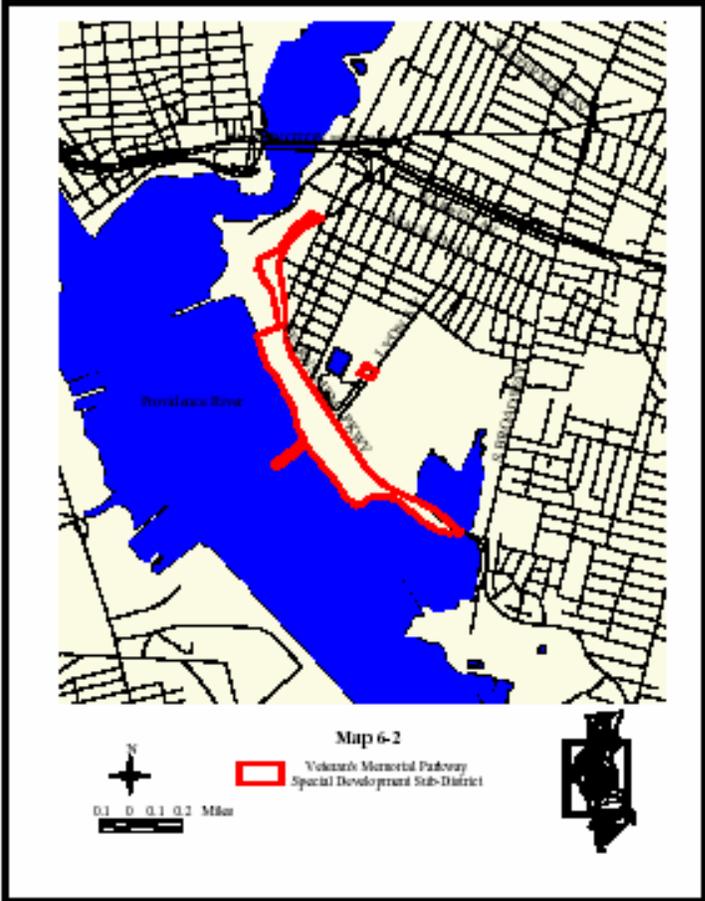


Along with the northern and southern waterfront districts the waterfront district is broken down into smaller sub districts each with their own specific guidelines for land use development as follows:

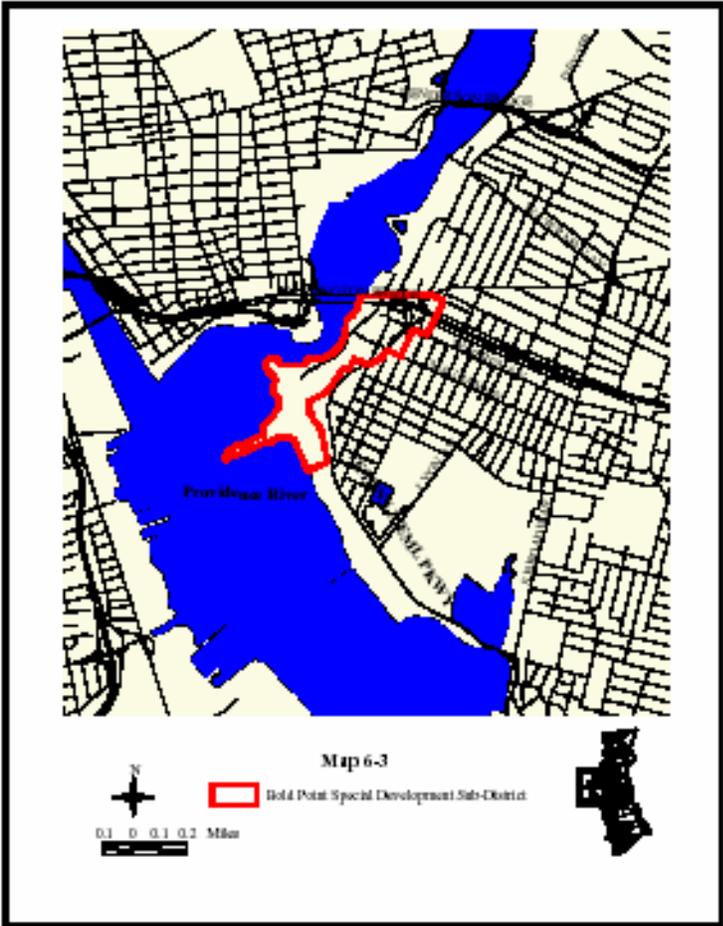
*Kettle Point Special Development Sub-District (Map 1)*



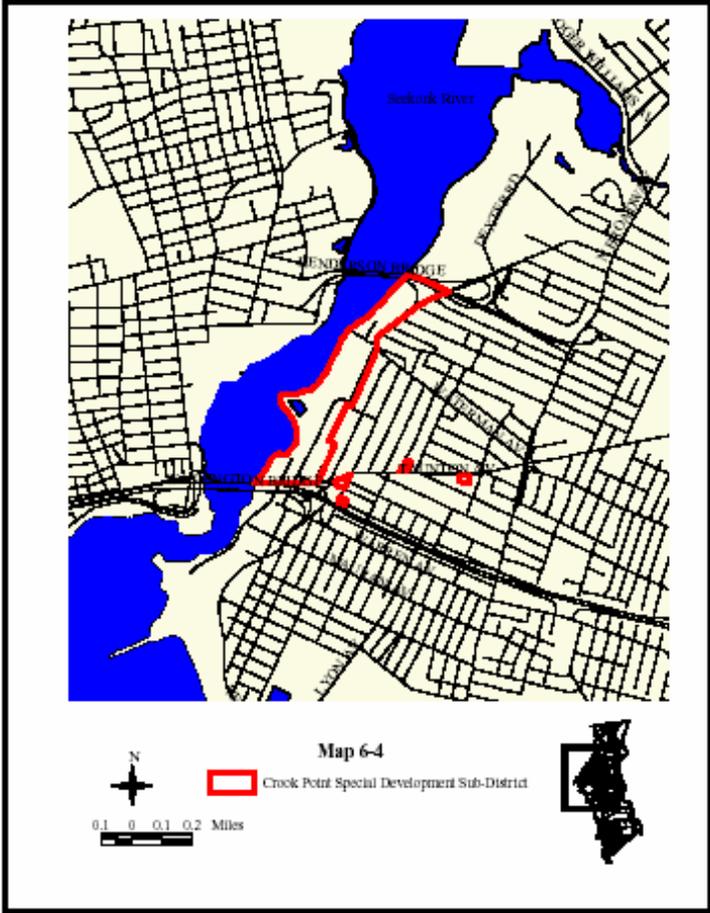
*Veterans Memorial Parkway Special Development Sub-District (Map 2)*



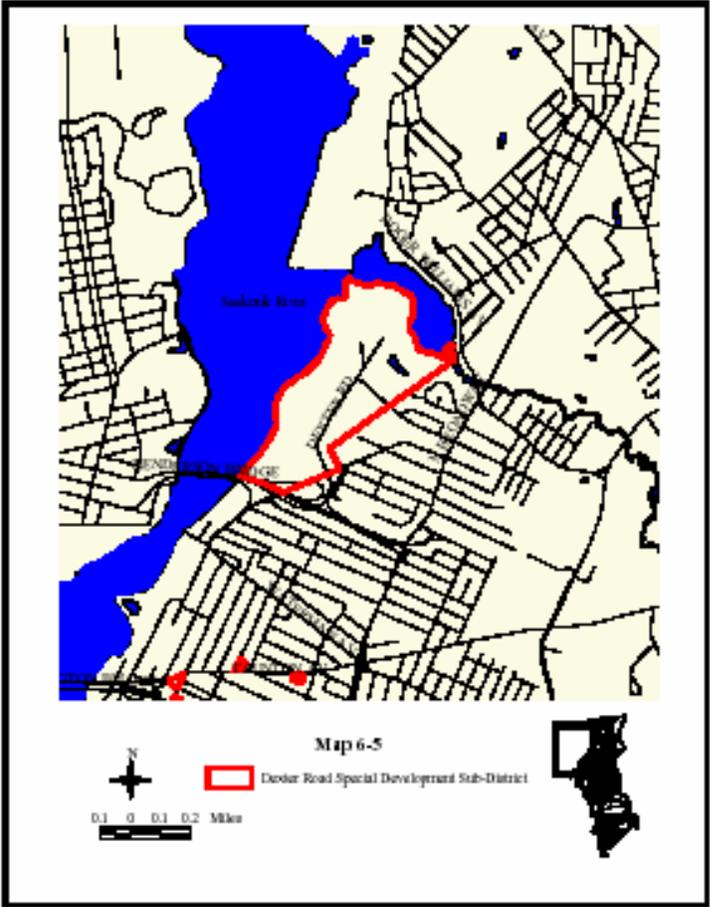
*Bold Point Harbor Special Development District (Map 3)*



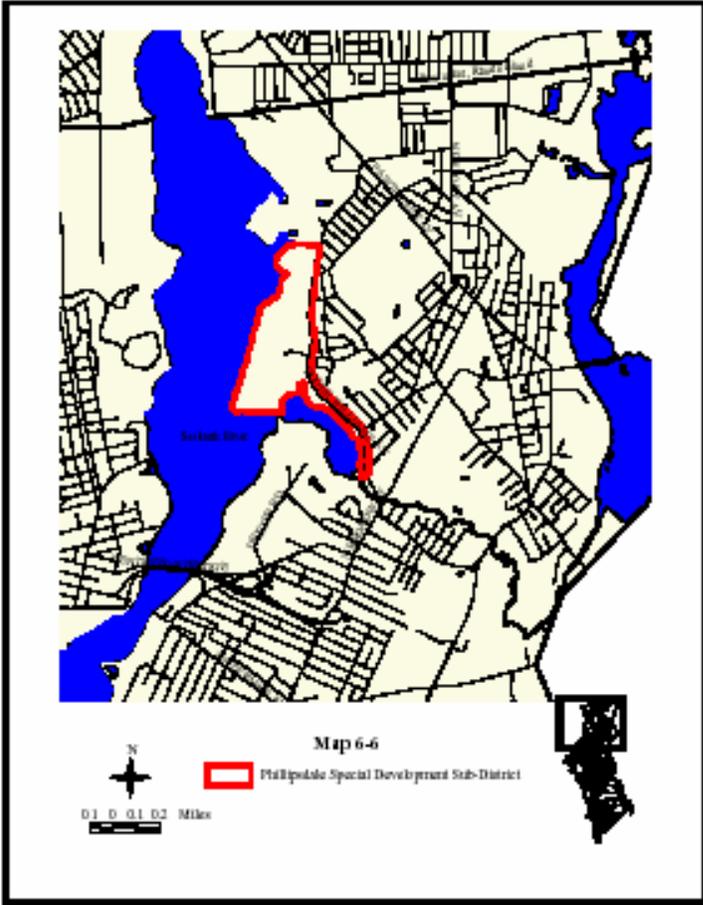
*Crook Point Special Development Sub-District (Map 4)*



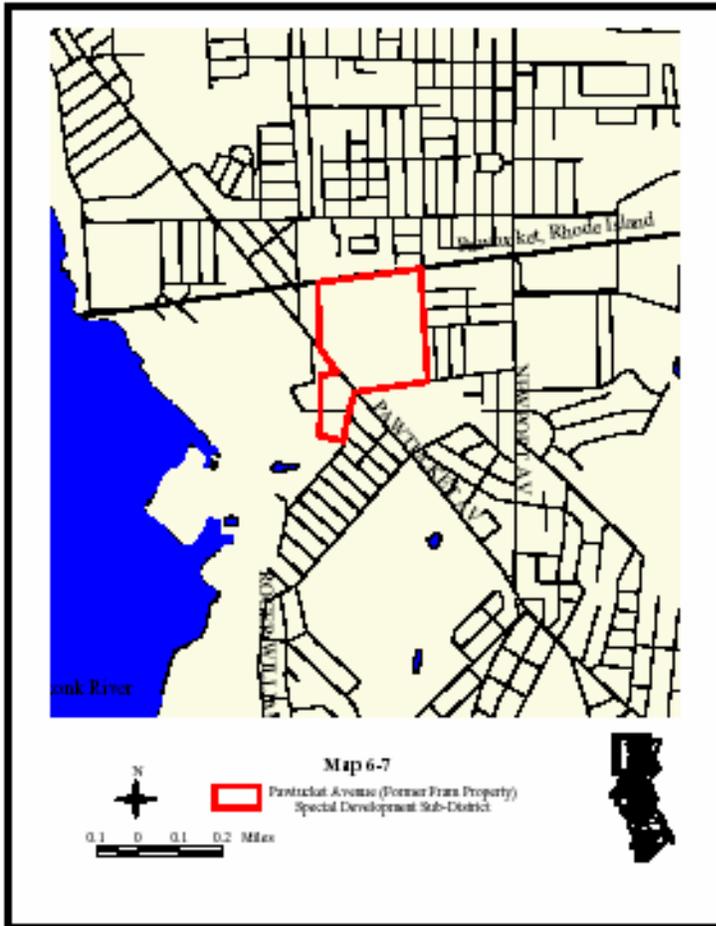
*Dexter Road Special Development Sub-District (Map 5)*



*Phillipsdale Special Development District (Map 6)*



*Pawtucket Avenue (former Fram Property) Sub-District (Map 7)*



For a complete description of sub-district land use requirements, please go to:  
[www.eastprovidence.com](http://www.eastprovidence.com)

## 1. Kettle Point



## 2. Chevron Property



### 3. Providence & Worcester Quay



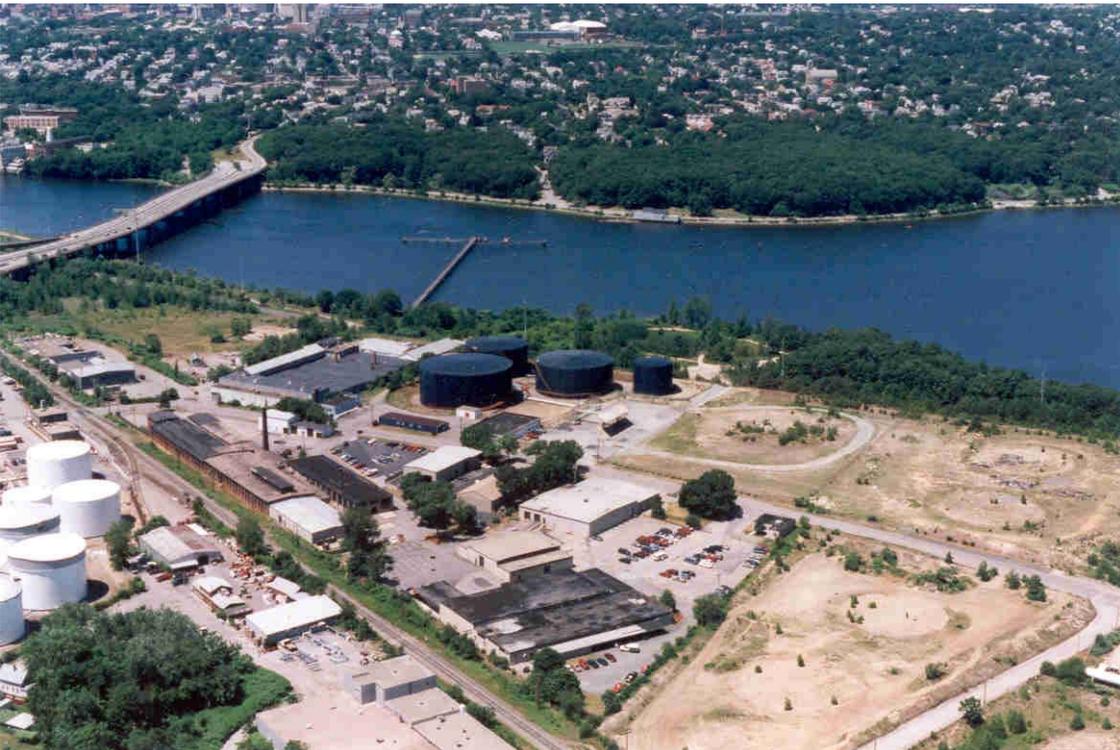
### 4. Bold Point Area



## 5. Crook Point



## 6. Dexter Road



7. Phillipsdale Area



8. Pawtucket Avenue (former Fram property)

