



State of Rhode Island
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-2069

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>Unnumbered & 200 Taft Street Pawtucket</u> <small style="display: flex; justify-content: space-between; font-size: 0.8em;"> No. Street City/Town </small>	File No. (CRMC USE ONLY) 2021-08-048
Owner's Name <u>Narragansett Electric (d.b.a. National Grid), City of Pawtucket</u>	Plat: 54, 54, 65 Lot(s): 826, 662, 827
Mailing Address <u>National Grid (NG) - 40 Sylvan Rd, City (C) - 137 Roosevelt Ave.</u> <small style="display: flex; justify-content: space-between; font-size: 0.8em;"> City/Town NG-Waltham, C-Pawtucket State NG-MA, C-RI Zip Code NG - 02451, C-02860 </small>	Contact No.: NG- 617-791-2627 C - 401-580-8332 Email Address: Kenneth.Lento@nationalgrid.com jboyle@pawtucketri.com
Contractor RI Reg. # _____ Address _____	Email address: Tel. No. _____
Designer <u>DiPrete Engineering</u> Address <u>Two Stafford Court, Cranston, RI 02920</u>	Tel. No. 401-943-1000
Name of Waterway <u>Seekonk River</u>	Estimated Project Cost (EPC): \$63,500,000 Application Fee: \$209,000* Fee Waiver Requested
Describe accurately the work proposed. (Use additional sheets of paper if necessary and attach this form.) The project is the first component of the Tidewater Landing project, a master planned sports-anchored mixed-use project. This Phase of work includes the construction of a multi-purpose stadium with ancillary support infrastructure. Within the CRMC buffer area, riverfront improvements include stabilization of the rivers edge with a mixture of riprap and landscape treatments conforming to CRMC's landscape standards, construction of a riverwalk, parking which will be partially available for the Public, public plaza space overlooking the river a portion of the east side of the stadium, and temporarily a construction staging area north of the stadium where in a future phase a mixed-use building will be proposed as part of a separate Assent application.	

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?

(If so please provide the file and/or assent numbers): Most recent Assents are National Grid CRMC 2019-08-014, City of Pawtucket CRMC 2009-05-092, see attached

Is this site within a designated historic district? YES NO

Is this application being submitted in response to a coastal violation? YES NO

If YES, you must indicate NOV or C&D Number: _____

Name/ mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. DJK Applicant **must** initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.
 See attached list of abutters and a map illustrating the abutters

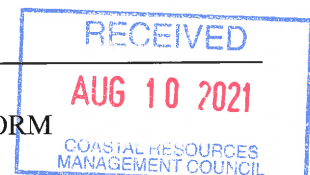
STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury. 08/04

Daniel Kroeber

Owner's Signature (sign and print)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

Daniel Kroeber

Signature

7/10/2021

Date

Daniel Kroeber - 391 S. Main St, Wallingford, CT 06492

Print Name and Mailing Address



**AUTHORIZATION FOR STATE AND FEDERAL PERMIT APPLICATIONS
(CITY OF PAWTUCKET / FORTUITOUS)**



OPTION TO PURCHASE AGREEMENT

This Option to Purchase ("Agreement") is made and entered into as of the 28th day of May, 2020 (the "Effective Date"), by and between the City of Pawtucket Rhode Island ("City") and the Pawtucket Redevelopment Agency ("PRA").

RECITALS

WHEREAS, the PRA is the owner of that certain parcel of land identified as Plat 23 Lot 0672 located on Division Street in Pawtucket, Rhode Island (the "Property");

WHEREAS, the City has negotiated an option to lease (the "Fortuitous Option") with a private developer, Fortuitous Partners, LLC (the "Developer") to facilitate the redevelopment of the Property and other adjoining and nearby properties (the "Project"). The Fortuitous Option is attached hereto as Exhibit A;

WHEREAS, as a condition precedent to the execution of the Lease, the Developer and the City will negotiate and execute a development agreement for the development of the Project;

WHEREAS, the Project is consistent with the mission of the PRA;

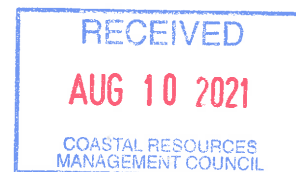
WHEREAS, the sale of the Property to the City is absolutely necessary for the Project to proceed; and

WHEREAS, contingent upon and simultaneous with the execution of the Fortuitous Option by the Developer, the PRA has agreed to sell the Property to the City in order to enable the Project.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties set forth herein, the parties hereto agree as follows:

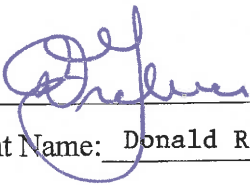
1. Grant of Option. The PRA hereby grants to City an exclusive option to purchase the Property pursuant to the terms and conditions stated herein (the "Option").
2. Option Term. The Option shall be exercisable by the City at any time, provided the conditions identified in Section 3, below have first been satisfied. The Option shall terminate automatically upon the termination of the Option to Lease (the "Option Term").
3. Condition Precedent to Exercise of Option. Prior to the exercise of the Option by the City the parties to the Fortuitous Option shall have executed a ground lease agreement and a development agreement.
4. Exercise of the Option. To exercise the Option, the City shall deliver to the PRA a written notice of its intent to exercise the Option prior to the expiration of the Option Term. Upon the receipt of such notice, the PRA shall promptly convey the Property to the City for the Purchase Price (as hereinafter defined).
5. Purchase Price. Upon the execution of the Option, the City shall purchase the Property from the PRA for a price of One Dollar (\$1.00) in immediately available funds.

(Signatures on Following Page)




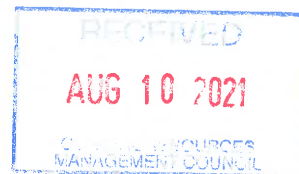
IN WITNESS WHEREOF, this Agreement has been executed as of the date first written above.

City of Pawtucket, Rhode Island

By: 
Print Name: Donald R. Grebien
Title: Mayor

Pawtucket Redevelopment Agency

By: 
Print Name: DURBIN MONASTESSIS
Title: CHAIRMAN



**AUTHORIZATION FOR STATE AND FEDERAL PERMIT
APPLICATIONS (NATIONAL GRID / FORTUITOUS)**





January 7, 2020

Pawtucket Department of Planning & Redevelopment
Attn: Jay Rosa, Assistant Planner
Pawtucket City Hall
137 Roosevelt Avenue
Pawtucket, RI 02860

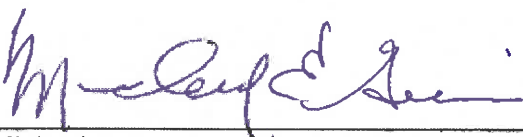
Re: Assessor's Plat 54 Lot 826 and Assessor's Plat 65 Lot 662, Taft Street, Pawtucket, Rhode Island – Letter of Authorization

Dear Mr. Rosa:

The Narragansett Electric Company ("TNEC") is the fee owner of those certain real properties located in Pawtucket, Rhode Island, known and identified as Assessor's Plat 54 Lot 826 and Assessor's Plat 65 Lot 662, located off 200 Taft Street, by virtue of that certain Bargain and Sale Deed and recorded on August 25, 2006 with the Pawtucket Land Evidence Records in Book 2712, Page 57 (collectively, the "Property"). Please be advised that pursuant to a written agreement between TNEC and Fortuitous Partners, LLC ("Fortuitous"), Fortuitous has permission and authority to seek all permits and approvals necessary with respect to Fortuitous' proposed development of a soccer stadium at the Property. TNEC hereby acknowledges and confirms such permission and authority. This acknowledgement and confirmation in no way changes or modifies the terms of said said written agreement and/or the rights and obligations of TNEC and Fortuitous thereunder or under any other agreements presently existing between them, at law, equity or otherwise. TNEC makes no representation or warranty with respect to any such applications or supporting documentation submitted by Fortuitous as to (i) its truth, completeness, or accuracy, nor (ii) compliance with applicable laws and regulations.

Very truly yours,

THE NARRAGANSETT ELECTRIC COMPANY

By: 

Michael E. Guerin
Authorized Representative





State of Rhode Island and Providence Plantations
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
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FRESHWATER WETLANDS IN THE VICINITY OF THE COAST
APPLICATION PACKAGE

Purpose of Application (Part A)

- Request to Determine Presence of Wetland Only § 2.8(B)
- Request to Verify Wetland Edge § 2.8(C)
- Request for Regulatory Applicability § 2.8(D)
- Request for Preliminary Determination § 2.9
- Application to Alter § 2.10
- Application for Permit Extension – Part D required § 2.11(B)
- Application for Permit Modification § 2.11(C)
- Application for Permit Transfer – Part E required § 2.11(D)

Applicant Information (Part B)

File No. (CRMC use only):			
Owner's Name: Narragansett Electric Company (National Grid) & City of Pawtucket		Contact Number:	
National Grid - 40 Sylvan Road		Ken Lento	Jeanne Boyle
Mailing Address: City - 137 Roosevelt Ave.		(617) 791-2627	(401) 580-8332
National Grid - Waltham		National Grid - MA	National Grid - 02451
City/Town: City - Pawtucket	State: City - RI	Zip Code: City - 02860	
Location of Property Subject to this Application:			
<u>Pawtucket</u>	<u>Taft Street</u>	<u>200</u>	
City/Town	Street Abutting Site	Street Address (if applicable)	
Direction to site from abutting street: <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West		Plat: <u>54</u>	
Nearest intersection & distance from site: <u>Taft St and Tower St - Abutting</u>		Lot(s): <u>0826</u>	
Nearest Utility Pole & number: <u>Utility Pole 25</u>			

General Information (Part C)

Any previous applications for this site?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Application No.: <u>2019-08-014</u>
Any previous Enforcement action?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	File No.(s): _____
Amount of Wetland Area to be altered (§ 2.10(D)): Square Feet: <u>11,175 sf</u>		
Linear Feet of Watercourse: <u>N/A</u>		
Amount of Fee Submitted for Application (§ 2.7(K)): \$ _____		



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FRESHWATER WETLANDS IN THE VICINITY OF THE COAST
APPLICATION PACKAGE

THIS APPLICATION PACKAGE IS PROVIDED TO AID YOU IN COMPLETING YOUR FRESHWATER WETLAND IN THE VICINITY OF THE COAST APPLICATION. PLEASE READ THIS ENTIRE PACKAGE PRIOR TO COMPLETING THE APPLICATION.

This application package contains general information necessary to complete any application submitted to CRMC Freshwater Wetlands in the Vicinity of the Coast program. The applicant should refer to the 650-RICR-20-00-2 (Rules and Regulations for the Protection and Management of Freshwater Wetlands in the Vicinity of the Coast) and 650-RICR-10-00-1 (CRMC's Management Procedures) for specific requirements and criteria as well as for a detailed explanation of the CRMC's practices and procedures for individual application types.

Please note that the application form and all supporting documentation must be delivered or mailed **DIRECTLY TO** the Coastal Resources Management Council, 4808 Tower Hill Road, Suite 3, Wakefield RI 02879.

All applications require a fee. Please refer to the general fee requirements and fee schedule herein. All fees must be paid by check or money order made payable to the "Coastal Resources Management Council" or "CRMC".



For Permit Extension (Part D)

Name of Original/Subsequent Permittee: _____	
Application/Permit No.: _____	Expiration Date: _____
Number of Previous Extensions: _____	
Statement of Applicant: <i>I hereby state that I am requesting extension of the original or subsequently modified permitted project under Application/Permit No.: _____. I fully understand the permit limitations and will comply with any and all conditions of the permit.</i>	
Applicant's Name: _____	
Applicant's Signature: _____	

For Change in Owner During Application Processing Only (Part E)

Application No.: _____
Name of Original Applicant: _____
NOTE: A certified copy of the deed of transfer must be enclosed for Applications to Alter only.

Certification of Professional (if applicable) (Part F)

Note: Any professional (engineer, biologist, landscape architect etc.) who participated in the submission and/or preparation of this Application and supporting documentation must sign below.

I hereby certify that I have been authorized by the applicant to prepare documentation to be submitted in support of this application; that such documentation is in accordance with the CRMC Rules and Regulations for the Protection and Management of Freshwater Wetlands in the Vicinity of the Coast; and that such documentation is true, accurate and complete to the best of my knowledge.

Name of Professional: Matthew Sanford	Title: US Manager of Ecology
Address: 99 Realty Drive, Cheshire CT 06410	Company: SLR International Corp
Signature: <i>Matt Sanford</i>	Date: 8-3-2021

Certification of Applicant (Part G)

I hereby certify that I have requested and authorized the investigation, compilation, and submission of all the information, in whatever form, contained in this Application; that I have personally examined and am familiar with the information submitted herein; and that such information is true, accurate and complete to the best of my knowledge.

See § 2.7(B) Regarding Signatories to Applications

Applicant's Signature: *Daniel Kroeber*

Applicant Name: Tidewater Stadium, LLC - Daniel Kroeber, PE Date: 7/10/2021



Application Instructions - Required Enclosures

Note: Incomplete Applications will delay processing

****PLEASE NOTE**** When submitting large scale plans, four (4) physical copies as well as one (1) digital copy (sent via email to cstaff1@crmc.ri.gov) are both **REQUIRED**. This is for submitting new applications as well as any revisions or modifications made.

All Applicants must ensure that:

- All applicable sections of the application form are completed.
- All necessary signatures are provided on the application form (*see § 2.7(B) for Signatories to Applications*)
- The appropriate fee has been submitted with all supporting documents, studies, reports or additional information where required and applicable.

Required Enclosures for Individual Application Types:

Request to Determine Presence of Wetlands Only (§ 2.8(B))

- Quadruplicate (4) site plans of the subject property which clearly indicate the property location and property boundaries.
- Proof of property ownership (Letter from local tax assessor)

Request to Verify Delineated Wetland Edge (§ 2.8(C))

- Quadruplicate (4) site plans which identify the wetlands and their edge which the applicant wants CRMC to verify on the property.
- Proof of property ownership (Letter from local tax assessor)

Request for Preliminary Determination (§ 2.9)

- Quadruplicate (4) site plans which include the overall project proposed or contemplated.
- Proof of property ownership (Letter from local tax assessor)
- Documentation in compliance with impact avoidance and minimization requirements (*see § 2.9(B)(1)(d)*).
- Quadruplicate (4) copies of any and all documents, studies, reports and information in support of any project seeking a permit as an insignificant alteration (if applicable)
- Building Official form

Application to Alter (§ 2.10)

- Quadruplicate (4) site plans which include the overall project proposed or contemplated. *Note: Following initial CRMC review for completeness, the applicant will be contacted to provide additional full and reduced sized copies of the site plans for notice purposes. The number will vary based upon the number of municipalities, abutters, and interested parties involved.*
- Proof of ownership in the form of a current certified copy of the deed of the property, or Proof of property ownership (Letter from local tax assessor).
- A current list of the property owners whose property lies immediately adjacent to the project site. This list must contain the current mailing address of each property owner and must be accompanied by a radius map drawn to scale of not less than one inch to one hundred feet (1":100') showing the properties, lot numbers, and corresponding owners adjacent to the property site.
- Quadruplicate (4) copies of all documentation in compliance with the impact avoidance and minimization requirements (§ 2.10(B)(4))



August 10, 2021

Ms. Tracy Silvia, Sr. Environmental Scientist
Mr. Richard Lucia, PE., Supervising Civil Engineer
RI Coastal Resources Management Council
4808 Tower Hill Road; Suite 3A
Wakefield, Rhode Island 02879

**RE: Application for Assent - Tidewater Landing
Assessor's Plat 54 Lots 645, 662, 826, 827
Pawtucket, Rhode Island
Project #: 2850-001**

Dear Ms. Silvia and Mr. Lucia:

On behalf of our client, Fortuitous Tidewater OZ, LLC (Fortuitous), this application is being submitted by DiPrete Engineering (DE) and SLR International Corp (SLR) pursuant to the requirements of the Coastal Resources Management Council (CRMC).

Introduction

The complete Tidewater Landing Project Area is comprised of roughly 25 acres located along the Seekonk River, divided into two development sites: the Tidewater site on the west side of the Seekonk River and the Division Site on the east side. The Tidewater site is generally bounded by Taft Street to the west, Division Street to the north, the Seekonk River to the east, and Tidewater Street to the south. The Division Site is generally bounded by the Seekonk River to the west, Division Street to the north, Water Street to the east, and Festival Pier to the south.

The Tidewater site, (Phase 1) specifically the Soccer Stadium, is the subject of this Assent Application. The subsequent phases of development will be submitted under separate Assent Applications at a future date.

The project area is located within the City's Redevelopment Area, where efforts are continually made to eliminate blight and facilitate redevelopment to revitalize the city and increase job opportunity and tax revenue. This project aligns with those goals and will be an economic catalyst for the Redevelopment Area and will complement the City's other initiatives.

The project is also located within the boundaries of the Rhode Island Coastal Resource Management Council's (CRMC) Urban Coastal Greenway's Special Area Management Plan (UCG) and within a Development Zone. The development of these parcels not only provides an economic opportunity but an environmental opportunity as well by integrating floodplain redevelopment, stormwater management, public access to the waterfront, increased recreational development on the water, brownfield redevelopment, and habitat restoration.



Together, the development of this project will have a multifaceted transformative impact on Pawtucket.



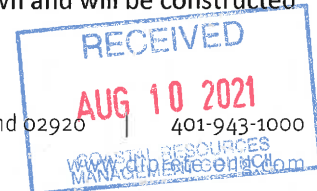
Tidewater Landing – perspective rendering looking north up Seekonk River

Tidewater Site

The west side of the site ("Tidewater"), which is subject of this application, will anchor the entire project. A new multipurpose stadium with complementary uses is proposed. This unique attraction will become a regional driver of tourism and economic opportunity.

The Tidewater site includes three parcels. The stadium improvements will be primarily located on the southern two parcels (65/0662 and 54/0826) that are owned by the Narragansett Electric Company (National Grid). An administrative subdivision of two National Grid parcels will modify the parcel boundaries. A reconfigured parcel 54/0826, comprised of approximately 8.5 acres, will be leased to Fortuitous Partners for the new stadium along with surface parking south of the stadium and a public plaza north of the stadium. The reconfigured parcel 65/0662 is approximately 3.30 acres and will be retained by National Grid. This portion of the parcel is not part of the Fortuitous Site Plan Application. National Grid has previously permitted the improvements on parcel 65/0662 substantially similar to how those improvements are depicted on the site plans. National Grid does intend to construct the improvements east of the stadium as part of its ongoing remediation of the site.

To the north of the stadium site, the City of Pawtucket owns a parcel (54/0827) that is proposed to be a future mixed-use building, including a parking garage, multifamily apartments, and ground floor retail. A portion of the plaza space, stairs, and ramp to the Riverwalk is also located on the City-owned parcel. As part of this site plan application, the Riverwalk along the river is also shown and will be constructed during the stadium improvements.



The following is a table summarizing the details of these three parcels:

Tidewater Site Parcels

Plat & Lot	Owner	Description	Address	Existing Zoning	Acreage
Tidewater Site					
54/0827	City of Pawtucket	Tidewater – North Side	Taft Street	RD1	5.35
54/0826 ¹	The Narragansett Electric Company	Tidewater – Stadium Site	Taft Street	RD1	8.50
65/0662 ^{1,2}	The Narragansett Electric Company	Tidewater – Stadium Site	200 Taft Street	RD1	0.00
Subtotal Tidewater Site					13.85

1. Parcel areas reflect proposed reconfigured parcel areas.
2. Reconfigured parcel 65/0662 acreage (3.3 acres) is excluded from this application.

The Stadium

The stadium will be designed to accommodate the specific requirements for a United Soccer League Championship (USL) soccer club and will be the home of Rhode Island's new USL Championship franchise. The stadium field will be designed to accommodate other sports, such as lacrosse, football, field hockey, and rugby to host additional sporting events. The venue is also anticipated to host concerts and other non-sports events. The initial stadium construction will include approximately 11,000 seats with plans to scale up to 15,000 seats as demand supports expansion.

A synthetic turf field will be positioned in the preferred north-south orientation, and most of the seats located on the west side of the stadium will have desirable river views away from the setting sun. The design has been oriented to optimize views both into and out of the stadium. The stadium will have various plaza spaces with superior views of the river, bridges, and downtown and will be able to accommodate a variety of functions on non-game days such as civic groups, wedding receptions, and parties. A surface parking lot will be constructed on the south end of the site to serve these uses.

By designing multifunctionality into the site, the project provides a dynamic location that can be adapted based on market demand, ensuring that it will remain an active and thriving space throughout its lifetime. The activity generated by the stadium will also feed other development for the Tidewater site and across the river.



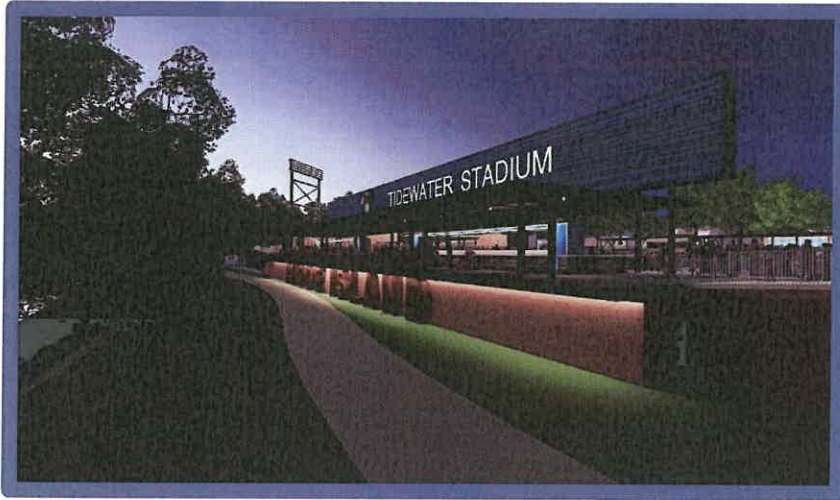


Riverside Terrace on east side of stadium



Public plaza between stadium and mixed-use building

North of the stadium, on land owned by the City, Fortuitous has executed a long-term ground lease with the City. Fortuitous intends to build a mixed-use building with multifamily apartments, restaurant and retail space, and a parking garage to support the building uses and some of the event traffic. This building will be included in a future Site Plan Application to the Planning Commission.



Public Riverwalk outside of stadium

A large event plaza (pictured above) between the stadium and the mixed-use building is anticipated to be open to the public and be utilized for outdoor events such as art festivals, food festivals, farmers markets, and other public uses. This plaza is part of this Site Plan Application and will be built as part of the stadium project.

Along the river's edge, a corridor ranging from 50 to

75 feet wide will remain to allow for a beautifully articulated Riverwalk. The riverfront will become accessible and enticing to visitors with new walkways, plazas, boardwalks, and park space. The Riverwalk aligns with the goals, objectives, and policies set forth in the Pawtucket Comprehensive Plan by increasing the amount of available public recreation areas and creating walking and biking links on the riverfront.

The Riverwalk construction complements the City's improvement projects on the waterfront. The existing town landing site on the north side of the property is scheduled to be reconstructed separately in 2021/2022; the existing boat launch will be reconstructed; and the bulkhead along the waterfront will be rebuilt. Additionally, the town landing park will remain and will be improved as part of the Riverwalk enhancements. Together, these improvements create a cohesive riverfront recreational area that will connect to the Division Site.

Environmental Features

Soil Remediation

The Tidewater Site was once the location of a manufactured gas plant (MGP). As a result of the operation of that facility, the soil and groundwater has been contaminated with many of the compounds common to MGP sites, including coal tar, oils, metals, etc. The site has been extensively studied for many years and National Grid and its consultant have developed plans to remediate the site. Fortuitous Partners is working with National Grid to work within the Remedial Action Plan (RAP) that was previously prepared and approved by the Rhode Island Department of Environmental Management (RIDEM).

The remaining development parcels are known to have varying levels of contamination from historic placement of urban fill. In partnership with the City of Pawtucket, Fortuitous is finalizing investigations that were funded as part of a Brownfield Redevelopment grant from RIDEM to further document the extent of impacts, plan for required remediation and prepare and permit a RAP for the sites.



The remediation of these sites will contribute to the City's economic development objective in its Comprehensive Plan to cleanup 10 acres of land by 2026.

Wetlands

Environmental scientists from SLR International Corporation visited the site to delineate and evaluate existing wetlands on the Tidewater Site. A seasonal seep/intermittent watercourse discharges from a 36-inch-diameter reinforced concrete pipe (RCP) at the base of the steep slope in the center of the site and flows east to the Seekonk River. The channel is paved with bituminous concrete throughout much of its length. A small palustrine emergent wetland, dominated by invasive Japanese knotweed and underlain by disturbed soils containing fragments of pavement debris (i.e., millings) exists along the north bank of the watercourse, adjacent to the stormwater outfall. This wetland system provides few wetland functions and values other than stormwater conveyance to the river. The partially paved nature of the channel prevents significant stormwater infiltration and toxicant or nutrient retention prior to discharging into the river. The dense, non-native vegetation atop disturbed soils within this wetland does not provide significant value as wildlife habitat.

Converting this intermittent watercourse into a closed, piped stormwater system discharging to the Seekonk River is not anticipated to result in significant diminishment of freshwater wetland function and values on the site due to the levels of past human disturbance. A hydrodynamic separator will be installed on the existing drainage pipe to better treat stormwater prior to discharge to the river. This will result in enhanced water quality treatment to the existing system.

Due to the contamination in this wetland system, it will be remediated and filled. The remediation will not only remove the pollutants in the soil and the non-native plants, but it will also enhance the riverbank. Revegetation adjacent to the Seekonk River will be completed in accordance with the Coastal Buffer Zone Planting Guide (RI Coastal Resources Management Council, 2008) and will restore and enhance the functional value of the buffer zone to provide pollutant attenuation, flood flow attenuation, bank stability, erosion control, wildlife habitat, and aesthetic enhancement. The filling of this wetland will be permitted through the CRMC freshwater wetlands staff as part of this Assent Permit.

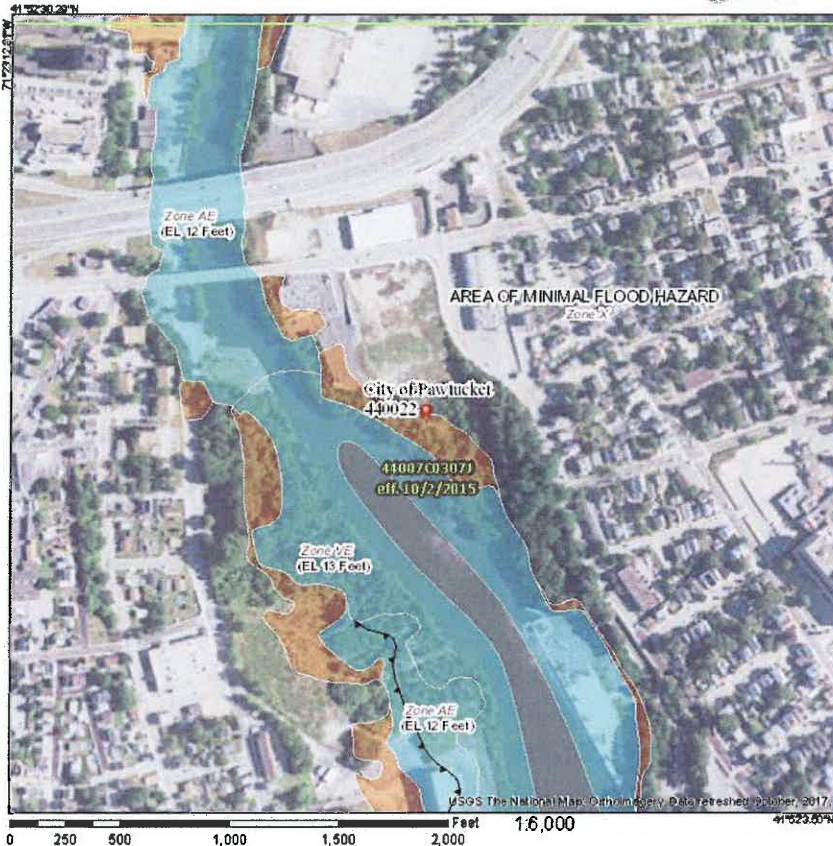
Flooding

Being a waterfront project, flooding was also taken into consideration to improve the development's resiliency to hazards. A documented Federal Emergency Management Agency (FEMA) AE floodplain and V-Zone area are located on the site (see map below). Buildings near the flood zones will be raised above the estimated V-Zone inundation level to reduce potential damage.

Fortuitous will work with FEMA as required to modify the extent of the floodplain after improvements, including riverbank stabilization and raising the site to enhance the coastal resilience of the subject property.



National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LOCATION

SPECIAL FLOOD HAZARD AREAS

- 1% Annual Chance Flood Hazard (BFE Zone X, X1)
- 1% Annual Chance Flood Hazard (BFE Zone X, X2)
- 1% Annual Chance Flood Hazard (BFE Zone X, X3)
- 1% Annual Chance Flood Hazard (BFE Zone X, X4)
- 1% Annual Chance Flood Hazard (BFE Zone X, X5)
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- 1% Annual Chance Flood Hazard (BFE Zone X, X99)
- 1% Annual Chance Flood Hazard (BFE Zone X, X100)

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard (Zone X)
- Area of Undetermined Flood Hazard (Zone X)

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Base Line
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The principal shown on the map is an approximate point selected by the user and does not represent an authoritative property location.

The map complies with FEMA's standards for the use of digital flood maps if it is not used as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was reported on 4/15/2018 at 10:16:43 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped or unmodernized areas cannot be used for regulatory purposes.

Coastal Zone

Much of this project is within the 200-foot buffer zone of the Seekonk River, which is regulated by CRMC. Fortuitous submitted a Preliminary Determination (PD) application to CRMC in February 2021, and received a response in May 2021. Fortuitous and its consultants have been working closely with CRMC since receipt of the PD on coordination for the stadium component of the project. Fortuitous will be submitting an Assent Application for the work in this buffer zone, utilizing UCG regulations. CRMC will be taking jurisdiction on the RIPDES permit as part of its Assent application. This includes review for stormwater compliance with DEM standards.

The project takes advantage of several opportunities to improve the riverfront and water quality. The development will include measures to reduce erosion by taking advantage of the existing topography and restoring wetland habitat. In the stormwater measures discussed later, care is taken to divert water from impervious surfaces and improve stormwater quality before it is discharged into the river.

Urban Coastal Greenway (UCG)

The project site is positioned on the western bank of the Seekonk River and is entirely within the jurisdiction of the Rhode Island Coastal Resources Management Agency. As dictated in the Metro Bay Region SAMP an Urban Coastal Greenway (UCG) is required. Section 150.3, General Standards for Urban Coastal Greenways, (b) states that "applicants may utilize an averaging method, where compensatory UCG width is provided for a necessary reduction in UCG width in other areas of the site, provided the



total square footage of the UCG remains the same. On the Tidewater site an average UCG width was determined and is a minimum of 50' wide. As such, the areas designated as UCG, as shown on the accompanying exhibits, are variable in width and were developed to best accommodate the existing conditions and use smart growth techniques to minimize disturbance to the site and maximize opportunities for development.

The UCG must be properly maintained and managed to protect the environment and prevent disturbances from man-made interactions and coastal flooding hazards. The UCG acts as a natural buffer between the coastline and the proposed development at Tidewater. In addition to the proposed vegetation, within the proposed design there are pathways through the UCG that allow public access including a "Primary Access path" which runs parallel to the shoreline connecting the public spaces to the primary access path.

It is the purpose of this manual that the UCG shall be preserved to sustain any existing and additional planting, habitats and landscape within the Urban Coastal Greenway.

Stormwater

Fortuitous engaged DiPrete Engineering to design the stormwater system to meet the requirements of the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). The design takes into account low-impact development, water infiltration, and water quality among other standards to meet and exceed the requirements of the 11 Minimum Standards. A detailed Stormwater Management Report and Stormwater Operations and Maintenance Plans are included as part of this application.

Other Utilities

Power and Gas

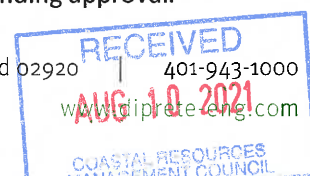
Fortuitous and its consultants have coordinated the electric service for the stadium with National Grid. Fortuitous will sign a service proposal for new service to be extended off of Taft Street to a new transformer located at the southwest corner of the stadium. National Grid also provides natural gas service to this area and has adequate capacity to provide service to the stadium, if needed.

Water Supply

The sites fall within the service area of the Pawtucket Water Supply Board (PWSB). Fortuitous has received conceptual approval to connect the stadium to the existing water supply, which has sufficient water supply pressure and flow to support the domestic and fire water needs. A water service application has been submitted to the PWSB and is anticipated to be approved shortly.

Sewer

The Narragansett Bay Commission (NBC) provides sewer service to Pawtucket through a series of collector sewer mains in and around the site. These collector mains ultimately feed to the Bucklin Point wastewater treatment facility in East Providence. On the Tidewater Site, the sewer collection system flows northerly on Taft Street and ultimately toward Spencer Street. Fortuitous received feasibility approval from NBC regarding its ability to provide capacity to support the development. A Sewer Connection Permit Application has recently been submitted to NBC and is pending approval.



In addition to the sewer service, this area is located in the area of Phase 3 of the NBC Combined Sewer Overflow (CSO) project. A combined system is where both sanitary sewer and storm drainage are conveyed in one pipe. The capacity of these systems becomes overloaded during rainfall events and at times, the sewer overflows directly to the Seekonk River. NBC is in the midst of the design of the new CSO overflow piping that will redirect piping to a large tunnel system designed to store the high-level flows to reduce the frequency of discharge to the river. Several of these new overflow systems will be installed on subject sites. The City, NBC, and Fortuitous have been in close coordination on the planning and design for the projects. Construction of this phase of the CSO project is tentatively scheduled to begin at the end of 2021 and will be completed in advance of the stadium's completion and opening.

Parking and Traffic

Fortuitous engaged SLR International Corporation to study the traffic and parking for the project. A Traffic Study, Shared Parking Study, and Parking Management Plan have been submitted as part of this application.

Zoning

The Planning Commission, Redevelopment Agency, and City Council adopted the Tidewater Riverfront District zoning ordinance in January 2021.

The Riverfront Tidewater district encourages a cohesive mixed-use development of vacant parcels in proximity to the Blackstone and Seekonk Rivers that provides high-quality amenities for both residents and visitors; contributes to positive economic development; improves multimodal connections to downtown Pawtucket; and enhances public access to and viewsheds of the riverfront area.

With this zoning ordinance in place, Tidewater Stadium is believed to be in compliance with all dimensional criteria, uses, and other areas of the City of Pawtucket Zoning requirements. The Site Plan application set includes a zoning data table indicating how the stadium complies with the dimensional zoning criteria.

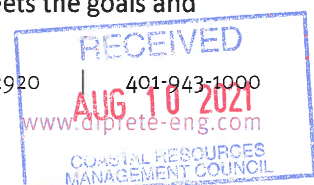
Schedule

The stadium component of Phase 1 of Tidewater Landing is anticipated to be the first construction project. The remainder of Phase 1 is anticipated to follow behind in parallel to the stadium with a lag of approximately 6 months.

Fortuitous recently hired Dimeo Construction to serve as the construction manager for the stadium project. A detailed construction schedule for the stadium is included as an appendix to this narrative. The project is tentatively scheduled to begin construction this fall and to be completed by March 2023, in time for the professional soccer team's inaugural season.

Conclusion

After working closely with the City, Fortuitous is confident that the plan outlined here meets the Site Plan and Zoning requirements of the City of Pawtucket. Furthermore, the project meets the goals and



expectations of Pawtucket's vision for this critical development area of the City. It incorporates many of the goals and objectives laid out in the City's Comprehensive Plan, including the following:

- Economic development through site remediation, job and business growth, and housing unit production
- Recreation expansion by providing increased access to the Seekonk River, new public spaces, and active recreational opportunities
- Natural resource protection by alleviating sources of water pollution to improve ground and surface water quality and restoring wetlands
- Pedestrian safety through the improvement of streetscapes and roadway function as well as the development of new pedestrian pathways
- Roadway travel by improvements to the visibility and accessibility of downtown parking facilities and to roadway configuration

In collaboration with the City, Fortuitous has created a plan that holistically improves the area and reclaims these long-neglected parcels for the City's benefit. Tidewater Landing will be a catalyst for the reinvigoration of and the reinvestment in Pawtucket.

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

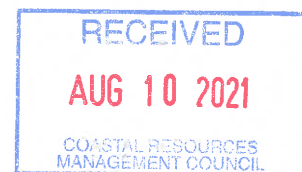
Sincerely,
DiPrete Engineering Associates, Inc.



Leonard R. Bradley, Jr., PE
Principal
lbradley@diprete-eng.com

cc: *Darin Overton, Dan Kroeber, Dana Nisbet*

Attachments: Tidewater Stadium CRMC Assent Materials





September 17, 2021

Ms. Tracy Silvia, Sr. Environmental Scientist
Mr. Richard Lucia, PE., Supervising Civil Engineer
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road – Suite 3
Wakefield, RI 02879

**RE: Tidewater Landing
Phase 1 – Tidewater Stadium
CRMC File # D2021-02-063
Pawtucket, Rhode Island
DE Project #: 2850-001**

Dear Ms. Silvia and Mr. Lucia:

The following narrative is intended to support the Tidewater Stadium project located off Tidewater Street in Pawtucket, Rhode Island and address items discussed in the Preliminary Determination Findings dated May 6, 2021. Currently, the project has received Master Plan and Preliminary Plan approvals from the City of Pawtucket as well as a sewer connection permit from the Narragansett Bay Commission and water connection permit from the Pawtucket Water Supply Board.

Phase 1 of the Tidewater Landing project includes a new multisport stadium along with associated surface parking and concourse areas located on the West side of the Seekonk River. The project site for Phase 1 includes three parcels. Parcels 65/0662 and 54/0826 are owned by Narragansett Electric Company (National Grid). The most northern parcel is 54/0827 owned by the City of Pawtucket.

The site is located within the Development Zone of the Metro Bay Special Area Management Plan (SAMP). This project is eligible to be reviewed by CRMC under the Metro Bay (MB) SAMP by incorporating an Urban Coastal Greenway (UCG). The standard width for an UCG in the Development Zone is 100 feet with an option to use a Compact Urban Coastal Greenway width of 50 feet with appropriate compensation provided. An additional construction setback of 25 feet is required for both the UCG and Compact UCG options. The proposed Stadium Project will pursue Option 3: Compact Urban Coastal Greenway. A variance has been requested for a reduction in the proposed setback.

The following describes the applicable sections of both the Metro Bay SAMP and CRMP as depicted in the preliminary determination summary of findings for Phase 1 of the Tidewater Landing project:

METRO BAY SAMP REQUIREMENTS (650-RICR-20-00-5):

5.4 Urban Coastal Greenway Policies

5.4 (H) Coastal and Freshwater Wetlands

As part of the proposed development, a small, low-quality, contaminated wetland area between the stadium site and the northern property will need to be remediated and permanently filled as part of the development. The primary function and value of this anthropogenically disturbed wetland is stormwater conveyance. Under

proposed conditions this stormwater conveyance function will be maintained and provided through a proposed stormwater discharge pipe to the river, removing the potential of contaminants to discharge into the Seekonk River. The new stormwater pipe will be fitted with a Jellyfish® Filter (proprietary device) with built in water quality protection filters that will provide new sediment and nutrient retention functions in addition to maintaining the stormwater conveyance function.

5.4 (I) Building Shading

The stadium structure and concourse buildings have been designed to minimize shading of the shoreline and the Urban Coastal Greenway to the maximum extent practicable. The position and rotation of the structure is designed to minimize the shadow cast upon the UCG and the adjacent shoreline.

5.4 (J) Visual Elements

Phase 1 of the proposed Tidewater Landing project is consistent with this policy. Both the scenic and visual qualities of the coastal area have been considered and protected as a resource of public priority. The development has been designed to protect views to and along coastal areas, minimize the alteration of natural land forms where feasible, is visually compatible with the character of surrounding areas, and restores and enhances visual quality in visually degraded areas. Detailed landscape plans have also been included with the Assent Submission.

5.5 Urban Coastal Greenway Regulation

5.5.1 Urban Coastal Greenway Development Standards for the Metro Bay Region

5.5.1 (A) Standards Applicable to Entire Development

- a. Minimum 15% vegetation requirement: The site has been designed to meet the 15% minimum vegetation requirement. The total site area is 16.57 Acres with approximately 27% (4.55 Acres) of the area being vegetated. This area does not include the 2.46 acres of synthetic turf field that will make up the surface of the soccer field. Each parcel will also be able to meet this requirement on their own. The southern parcel contains 19% (2.17 acres) of vegetated area and the northern parcel will contain 46% (2.38 acres) of anticipated vegetated area which includes the eventual construction of the parking garage/building to be permitted in the future. Within the UCG the plantings will include an appropriate mix of trees, shrubs, and ground covers, with minimal use of high maintenance lawn sods and grasses. The native plantings were selected specifically for use in this riverfront setting and are drought tolerant species that will require minimal irrigation only as they are stabilized after installation.
- b. Stormwater (SW) management: The proposed tidewater site does not qualify as a redevelopment project; therefore, the site is required to provide 100% water quality treatment. The site has a total site area of 16.57 Acres with a proposed impervious area of 8.5 acres (5.99 acres associated with the stadium, parking, and concourse areas and 2.51 acres of impervious anticipated for the parking garage/apartments development to the north). The proposed soccer field will be synthetic turf, so the total 2.46 acres of field area has been modeled as impervious for a conservative approach. Stormwater treatment is provided as follows:
 - Underground Stormtech™ System (Underground Sand Filter)
 - Stormceptor (or approved equal) for pretreatment of impervious areas.
 - Underlain with an 18" sand filter (clean washed concrete sand ASTM C-33 or AASHTO M6) for stormwater filtration.
 - Fully filters the water quality stormwater event.
 - Stormcrete® Precast Porous Concrete systems (Stormcrete Sand Filters)
 - Stormcrete® porous concrete slabs underlain with 6"-12" of washed crushed stone reservoir and 18" sand filter (clean washed concrete sand ASTM C-33 or AASHTO M6).
 - Fully filters the water quality stormwater event.
 - Underground Sand Filter (Soccer Field Sand Filter)



- Synthetic Turf soccer field surface underlain by washed crushed stone reservoir and an 18" sand filter along the eastern edge of the field (clean washed concrete sand ASTM C-33 or AASHTO M6) for stormwater filtration.
- Fully filters the water quality stormwater event.
- Jellyfish® Filter
 - Provides WQ treatment for stormwater from existing city drainage pipe.
- c. Public Access: is provided by a proposed 15-foot-wide pervious Riverwalk that will extend from the existing Town Landing public park and continue south along the western side of the Seekonk River to the southern boundary of the site. The Riverwalk will be accessible from the southern portion of the site by the proposed main driveway and a new public parking area.
- d. Construction Setback: A 25-foot construction setback is required for both the UCG and Compact UCG option with the Development Zone. As described in a separate document, requesting the required variance, the project will not be able to meet the 25-foot setback along the entire length of the proposed variable width Urban Coastal Greenway. A 25-foot setback has been proposed wherever possible.
- e. Project Illumination: All proposed exterior light fixtures will use shielding and glare control devices to shield surrounding areas from excess light trespass and glare.

5.5.1 (B) Urban coastal greenway zones

The subject parcels are located within the Development Zone.

5.5.1 (C) General Standards for Urban Coastal Greenways

- a. The proposed Coastal Feature will be considered the edge of the existing retaining wall to the north or at the top of the proposed revetment work under the National Grid contract to the south. The limits of the variable width Compact UCG and the construction setback are delineated on the site plans.
- b. A minimum UCG width of 50 feet is used with greater widths used where possible. The average UCG width will be used for the required compensation calculation. For the Stadium project, the standard UCG width of 100 feet would have an area of 170,573 SF within the limits of the site. The provided variable width UCG totals 195,128 SF, meeting the UCG requirement by the averaging method.
- c. The boundary of the UCG, Riverwalk path and associated amenities are delineated on the proposed plans.
- d. UCG signage approved by the RICRMC will be used and the limits of the UCG are proposed to be marked on the site by permanent markers.
- e. The Compact UCG is designed to facilitate the unobstructed observation of public spaces.
- f. Applicable emergency access requirements have been coordinated with the City of Pawtucket.
- g. Encroachments into the UCG have been limited to public access, physical access to the coastal feature and emergency vehicle access.
- h. The UCG is proposed to be dedicated for public use by way of a Conservation Easement Granted to the CRMC that runs with the land and shall be recorded as such in the City of Pawtucket's land evidence records.

5.5.1 (D) Vegetation Standards for all Urban Coastal Greenways

- a. The UCG is proposed to be vegetated except for the Riverwalk path area, which is proposed as a pervious surface. The UCG is proposed to be vegetated and maintained with native plant communities and/or sustainable landscapes using a mixture of groundcover, shrubs, and trees.
- b. N/A
- c. The vegetation within the UCG is proposed to be managed in accordance with Section 5.14.
- d. The UCG is designed as a native plant community and/or sustainable landscape using noninvasive native and or sustainable species of vegetation.
- e. Existing non-invasive vegetation especially trees will be preserved to the maximum extent practicable.





5.5.1 (E) Public Access Standards for all Urban Coastal Greenways

- a. Public access is provided by a proposed 15-foot-wide Riverwalk path that will extend from the existing Town Landing public park and continue south along the western side of the Seekonk River to the southern boundary of the site. The Riverwalk will be accessible from the southern portion of the site by the proposed main driveway and public parking area.
- b. The proposed Riverwalk path has been designed by GZA and SLR to be compliant with applicable ADA requirements.
- c. A 15-foot-wide public access Riverwalk path is proposed within the UCG.
- d. The Riverwalk path is proposed to be constructed of pervious asphalt material.
- e. The proposed Riverwalk path has public access points at the exiting Town Landing public park as well as through the main Tidewater Stadium driveway from Tidewater Street to the dedicated public parking area.
- f. Emergency vehicle access is provided from Tidewater Street and the Town Landing public park.
- g. Secondary public access to the Riverwalk is provided through the proposed plaza area located between the stadium and future parking garage/apartments.
- h. The proposed public parking lot on the southern portion of the site contains 28 parking spaces (3 ADA spaces) in addition to the existing parking available at the Town Landing public park.
- i. Existing public access adjacent to the site and perpendicular to the Seekonk River is provided by the Town Landing public park.
- j. The proposed Riverwalk path runs adjacent to the Seekonk River. Based on site conditions, a public access point that leads directly to the water is not feasible on the Tidewater site. Access to the River is provided in the Town Landing Park via a boat ramp. The boat ramp will remain and is accessible from the Riverwalk.

5.5.1 (F) Stormwater Standards for all Urban Coastal Greenways

- a. Stormwater management and water quality treatment of stormwater runoff from the proposed stadium, parking and concourse areas is handled by several methods. Alternative surfaces, such as porous concrete, are used where feasible. Refer to the Appendix A checklist within the provided Stormwater Management Report for additional low impact development (LID) techniques.
- b. Due to site constraints, incurred by the contaminated nature of the site, all stormwater treatment is proposed as non-vegetated and underground. These features are located outside of the UCG. The Riverwalk path is proposed to be constructed of pervious materials.
- c. Proprietary stormwater management technologies in the form of Stormceptors and a Jellyfish Filter associated with the proposed underground systems are proposed to provide pre-treatment and/or water quality treatment for stormwater runoff from the site and offsite area. These devices will be maintained and monitored in accordance with Section 5.15.
- d. Stormwater management and water quality treatment of stormwater runoff from the proposed stadium, parking and concourse areas is handled by several methods. Stormwater from all proposed impervious areas will be captured and treated by one of the proposed stormwater systems. The Seekonk River is a tidal waterbody, therefore peak mitigation is not required per the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). However, runoff will be detained and released as needed to control peak flows to the River.
- e. An Operation and Maintenance Plan has been included as part of the application package for the proposed stormwater BMPs.

5.5.1 (G) Structural Shoreline Protection Standards for All Urban Coastal Greenways

No new structural shoreline protection is proposed as part of this project. There is no additional revetment work proposed outside of the limits of the National Grid remediation permit. The northern portion of the site will utilize the existing retaining wall at the edge of the River which is currently being reconstructed by the City of Pawtucket under a separate Assent authorization. If any work is proposed to this wall in the future, a separate application will be submitted. Profile cross sections have been shown through the revetment areas to show the proposed grading at the top of the revetment.



5.5.1 (H) Prohibitions

Upon completion of Phase 1 of the stadium project, all activities specified in this section will be prohibited within the UCG with the exception of public infrastructure or public access.

5.9 Development Zone

A continuous, varying width, UCG is proposed along the entire length of the coastal feature within the project limits. This UCG satisfies the overall goals of the urban coastal greenway policy, as well as the specific development standards described in Section 5.5.1 above. The proposed Stadium Project will pursue Option 3: Compact UCG (50 feet). The standard width for an UCG in the Development Zone is 100 feet. Option 3 allows for a minimum 50-foot UCG with required compensation for the reduction from the 100-foot standard width. The average UCG width will be used for the required compensation calculation. For the Stadium project, the standard UCG width of 100 feet would have an area of 170,573 SF within the limits of the site. The provided variable width UCG totals 195,128 SF, meeting the UCG requirement by the averaging method. An additional construction setback of 25 feet is required for both the standard UCG and Compact UCG options. A variance has been requested for a reduction in the proposed setback.

5.11 Variance Requests

A separate document has been submitted requesting a variance for the required setback. The six criteria outlined in this section have been addressed. A 25-foot setback has been proposed wherever possible. The project complies with all other UCG and CRMP requirements.

5.12 Brownfield Redevelopment

The previous Tidewater Assent was reviewed under the Brownfield Redevelopment standards. The site is currently undergoing remediation under the National Grid permit. The result of the remediation will be an impervious cap across the entirety of the National Grid owned parcels. As such, infiltration on these parcels would not be possible. All stormwater on the site is treated by lined and subdrained systems to filter the stormwater prior to discharging. This site still adheres to all the UCG standards and policies regarding setbacks, view corridors, and public safety to the maximum extent practicable

5.13. Compensation Options for Urban Coastal Greenway Requirements

The proposed Stadium Project will pursue a 50-foot Compact UCG. The standard width for an UCG in the Development Zone is 100 feet. For the Stadium project, the standard UCG width of 100 feet would have an area of 170,573 SF within the limits of the site. The provided variable width UCG totals 195,128 SF, meeting the UCG requirement by the averaging method. Although additional compensations options are not required, the project provides an ample amount of public access and public spaces for gathering and events. The Riverwalk will include many amenities such as benches, decorative murals, an overlook boardwalk, and a dedicated public parking area.

5.14. Urban Coastal Greenway Management and Maintenance Requirements

- a. The Riverwalk path and UCG is proposed to be located on the proposed Parcel 2 that will be owned by National Grid and leased by Fortuitous Partners as well as Parcel 1, owned by the City of Pawtucket. Fortuitous Partners will be responsible for maintenance of the UCG and associated Riverwalk within this lot. The Council will be the beneficiary of an Urban Coastal Greenway easement that will be placed in the City of Pawtucket's land evidence records.
- b. Once the UCG is established, vegetation is proposed to remain, and no further alterations are proposed.
- c. No encroachments are proposed within the UCG.



5.15. Maintenance and Monitoring of Innovative Technologies

Stormceptor devices as well as a Jellyfish Filter are proprietary devices proposed on the stadium project. The Stormceptors will provide pre-treatment for the proposed underground filtration systems while the Jellyfish Filter will provide water quality treatment of the stormwater from the existing City drainage pipe. The submitted Stormwater Operation and Maintenance includes maintenance and monitoring requirements from the manufactures of these products. Maintenance and monitoring will also occur in accordance with Section 5.15.

RICRMP REDBOOK REQUIREMENTS (650-RICR-20-00-01)

The following sections are listed for the applicant's reference as those most applicable to the project. These shall be addressed in writing at the time of application and will be considered as part of the entire project review, as well as particular staff comments below:

1.1.4 (D) Freshwater Wetlands in the Vicinity of the Coast

As mentioned above, a small, low-quality, contaminated wetland area between the stadium site and the northern property will need to be remediated and permanently filled as part of the development. The primary function and value of this anthropogenically disturbed wetland is stormwater conveyance. Under proposed conditions this stormwater conveyance function will be maintained and provided through a proposed stormwater discharge pipe to the river, removing the potential of contaminants to discharge into the Seekonk River. The new stormwater pipe will be fitted with a Jellyfish® Filter (proprietary device) with built in water quality protection filters that will provide new sediment and nutrient retention functions in addition to maintaining the stormwater conveyance function.

1.1.7 Variances

A separate document has been submitted requesting a variance for the required setback distance. The six criteria outlined in this section have been addressed. A 25-foot setback has been proposed wherever possible. The project complies with all other UCG and CRMP requirements and will be reviewed as a Category B.

1.1.9 Construction Setback

The required setback will not be met along the full length of the proposed UCG. A variance has been requested to reduce the required setback to a minimum of zero feet in some sections of the UCG. The full 25 feet has been proposed wherever possible.

1.1.10 Climate Change & Sea Level Rise

A Coastal Hazard Analysis (CHA) worksheet has been completed and submitted for this project. The proposed grade of the soccer field will be 16.1 feet (NAVD 88). The lowest elevation of a building floor will be 17.3 feet. Based on the results of the CHA, and the STORMTOOLS SLR map, the project would not be exposed to future tidal inundation.

1.1.11 Coastal Buffer Zone

The stadium project has selected the UCG option for this site. All requirements have been addressed in the previous Metro Bay SAMP section of this letter. A 25' vegetated buffer zone inland of the coastal feature was required by the recent National Grid permit #2019-08-014. The existing buffer requirement will remain in place on that portion of the shoreline.

1.2.1(E) Type 4 Multipurpose Waters

The proposed pedestrian bridge shown on the site plans will be designed and permitted separately from this application. At that time, the applicable sections of the CRMP will be addressed.



1.2.1.(G) Type 6 Waters Industrial Waterfronts and Commercial Navigational Channels

The proposed pedestrian bridge shown on the site plans will be designed and permitted separately from this application. At that time, the applicable sections of the CRMP will be addressed.

1.2.2(D) Coastal Headlands, Bluffs and Cliffs

There are no alterations of existing coastal bluffs proposed. Alterations near the coastal feature on the southern portion of the site have been approved under the current National Grid permit. No work is proposed on the existing coastal feature (existing wall) on the northern portion of the project.

1.2.2 (F) Manmade Shorelines

There are no additional changes to the coastal feature proposed under this application. The coastal feature on the southern parcel will be defined as the top of the revetment constructed under the National Grid permit. The northern parcel will maintain as the top of existing wall as the coastal feature. No work is proposed to this wall as part of this application. A portion of the existing bulkhead at the Town Landing boat launch is being reconstructed currently by the City of Pawtucket under a separate Assent authorization.

1.2.3 Historic Preservation

The project has received an initial letter of no objection from the RIHPHC.

1.3.1 (A) Category B Requirements

The applicant shall address this Section in writing, as applicable.

- a. Demonstrate the need for the proposed activity or alteration;
 1. The project proposes reuse of a historically contaminated and underutilized stretch of the Seekonk River. The applicant is revitalizing the property consistent with the standards of the Urban Coastal Greenway to stabilize the banks of the river and provide public access to the water through the construction of riverfront amenities. The amenities are part of a master planned sports-anchored mixed-use development that is an economic catalyst for Pawtucket and Rhode Island.
- b. Demonstrate that all applicable local zoning ordinances, building codes, flood hazard standards, and all safety codes, fire codes, and environmental requirements have or will be met; local approvals are required for activities as specifically prescribed for nontidal portions of a project in §§ 1.3.1(B), (C), (F), (H), (I), (K), (M), (O) and (Q) of this Part; for projects on state land, the state building official, for the purposes of this section, is the building official;
 1. The project has received approval from the City of Pawtucket Planning Board for both the masterplan and Preliminary Site Plan. The City Building official has provided an attestation that the plans will be reviewed for conformance with applicable building code standards.
- c. Describe the boundaries of the coastal waters and land area that is anticipated to be affected;
 1. The coastal waters will not be affected as all work proposed by the applicant is landward of mean high tide. National Grid was approved under a previous Assent authorization for reconstruction of the revetment along their portion of the project frontage. These temporary impacts have been documented and approved previously by CRMC staff.
- d. Demonstrate that the alteration or activity will not result in significant impacts on erosion and/or deposition processes along the shore and in tidal waters;
 1. A detailed sediment erosion control plan and narrative was included with this Assent application. The developer will be required to follow and monitor the erosion controls for conformance which will eliminate erosive impacts or deposition of sediment in the tidal waters.
- e. Demonstrate that the alteration or activity will not result in significant impacts on the abundance and diversity of plant and animal life;



1. The majority of the National Grid river frontage was already permitted to have vegetation removed and replanted with native plantings according to the CRMC landscape guidelines. This effort will be extended along the portions of the City parcel up to Town Landing. The new vegetation will replace the urban overgrowth vegetation with appropriate native coastal plantings.
- f. Demonstrate that the alteration will not unreasonably interfere with, impair, or significantly impact existing public access to, or use of, tidal waters and/or the shore;
 1. The project has no impact on the Seekonk River while construction is completed. The Town Landing boat launch site is currently closed with the ongoing reconstruction of the bulkhead permitted under a separate Assent authorization. Once that project is completed, full public access to the river will be restored and maintained through construction of the improvements contemplated in this application. As part of the project, additional public access to the riverfront will be provided with the new public parking and riverwalks. This will be a dramatic enhancement to access of these areas.
- g. Demonstrate that the alteration will not result in significant impacts to water circulation, flushing, turbidity, and sedimentation;
 1. As described above in item d.1, a detailed sediment and erosion control plan and narrative will be implemented to avoid sedimentation and turbidity of the river.
- h. Demonstrate that there will be no significant deterioration in the quality of the water in the immediate vicinity as defined by DEM;
 1. The National Grid site has long been documented as a brownfield site that has continuously contaminated the river. As part of this project, the site is being remediated with an impervious cap and containment wall system to prevent future contamination of the river. This work has been authorized separately by RIDEM.
- i. Demonstrate that the alteration or activity will not result in significant impacts to areas of historic and archaeological significance;
 1. There is no known archeological or historic evidence to suggest any such impacts. It is our understanding that RIHPHC has been contacted to confirm this and no concerns have been raised.
- j. Demonstrate that the alteration or activity will not result in significant conflicts with water dependent uses and activities such as recreational boating, fishing, swimming, navigation, and commerce, and;
 1. The project has no impact on access to or impacts to the river or water dependent uses. Ultimately, the applicant believes the revitalization of these sites will enhance the water dependent uses and anticipates a surge of activity along the Seekonk River as a result of the development.
- k. Demonstrate that measures have been taken to minimize any adverse scenic impact (see § 1.3.5 of this Part).
 1. The project as proposed will not have any adverse scenic impacts on surrounding area. The property was formerly used by Narragansett Electric / National Grid as a Manufactured Gas Plant and is currently under remediation by National Grid. The Tidewater project proposed to enhance the scenic impacts to the surrounding area as part of the property redevelopment, which includes the Urban Coastal Greenway, Public Access to and along the Seekonk River, extensive landscaping, the proposed sports stadium.

1.3.1 (B) Filling, Removing, or Grading of Shoreline Features

The requirements of this Section have been incorporated into the design of the proposed stadium project. A separate Soil Erosion and Sediment Control (SESC) Plan has been submitted to supplement the previously approved SESC Plan for the National Grid parcels. All erosion and sediment controls will be consistent with the



most recent version of the RI Soil Erosion and Sediment Control Handbook and RI Stormwater Design and Installation Standards Manual.

As noted in this section, "Filling, removing, or grading activities shall be reviewed at the Category B level when: (1) The filling or removing involves more than ten thousand (10,000) cubic yards of material; (2) The affected area is greater than two (2) acres". The proposed stadium project will disturb approximately 15.6 acres and is proposing 5,710 CY of fill within 50 feet and 20,360 CY of fill within the 100 feet of the coastal feature; therefore, this project is being considered a Category B. With the exception of the active remediation work under the National Grid project, no additional disturbances of the coastal feature are proposed at this time.

1.3.1 (C) Residential, Commercial, Industrial, and Recreational Structures

Per the prerequisites of this section, a CRMC Building Official Form has been submitted with this application confirming conformance of this project to all RI state building codes and zoning ordinances.

The proposed stadium project is not proposing any in-water facilities; therefore, several items of this sections do not apply. To address the applicable items, the excavation and grading proposed on this project is restricted to those activities and areas necessary for the construction of the building stadium structures. In addition, stormwater management is proposed to reduce the inflow of pollutants carried by surface runoff in accordance with the standards contained in section 1.3.1(F) and as detailed in the most recent version of the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM).

1.3.1 (F) Treatment of Sewage and Stormwater

The stadium project is proposed to connect to the public sewer maintained by the Narragansett Bay Commission (NBC). As mentioned in various documents, NBC is currently undergoing improvements to their sewer and combined sewer systems and overflows. Any work related to these improvements is not part of the stadium project and will be under separate permits. Additionally, as discussed in section 5.5.1 (A) above, all stormwater management systems have been designed to meet the RIDEM Stormwater Management, Design, and Installation Rules.

1.3.1 (G) Construction of Shoreline Protection Facilities

There are no additional changes to the coastal feature proposed under this application. The coastal feature on the southern parcel will be defined as the top of the revetment constructed under the National Grid permit. The northern parcel will maintain as the top of existing wall as the coastal feature. No work is proposed to this wall as part of this application.

1.3.1 (J) Filling in Tidal Waters

As mentioned above, the proposed stadium project is not proposing any work seaward of the coastal feature. Any work beyond the existing coastal feature will be completed as part of the approved National Grid permit.

1.3.1 (M) Public Roadways, Bridges, Parking Lots

All proposed roadways and parking lots as part of this project have been designed to accommodate the standards described in this section. All proposed erosion and sediment controls are as shown on the site plans and as described in the Soil Erosion and Sediment Control Plan by DiPrete Engineering and the approved plans and reports as part of the National Grid permit. All stormwater is handled in accordance with the RISDISM.

1.3.1 (Q) Wetland Walkover Structures

The wetland walkover structure ("boardwalk" along the eastern shore) is proposed as part of Phase 1B of the project and not part of this Assent application. This structure shall be constructed consistent with the design requirements herein or will require a variance at a future time.

1.3.5 Guidelines for the Protection and Enhancement of the Scenic Values of the Coastal Region

The requirements of this Section for Type 4 waterbodies correspond with the goals of the MB SAMP sections that are described above for protecting and enhancing scenic value to and from the river which include screening vegetation, preservation and planting of trees. A UCG Plan and Landscape Plan with details have been provided with this application to show all enhancements to the scenic values of the coast.

1.3.6 Protection and Enhancement of Public Access to the Shore

As mentioned above, the goals of this section correspond with the goals of the MB SAMP. Please reference the information provided in the MB SAMP section above for consistency with this section.

1.8 Sea Level Affecting Marshes Model (SLAMM) The applicant shall document consistency with the goals of this Section (ref. CHA above)

A Coastal Hazard Analysis (CHA) worksheet has been completed and submitted for this project. The SLAMM map shows "potential marshes" located on the site that may be affected by the sea level rise. The area of concern is proposed to be filled to a higher elevation as part of this project and is unlikely to be affected under proposed conditions.

If you have any further questions or concerns, please contact me at your earliest convenience.

Sincerely,
DiPrete Engineering Associates, Inc.



Dana Nisbet, PE
Senior Project Engineer



Leonard R. Bradley Jr
Principal



***RIDEM Rule 9.02(C):
Project Description***

Phase 1 of the Tidewater Landing development is proposed with a new multi-purpose stadium and synthetic turf field with surrounding concourse and parking areas, drainage, and infrastructure. The site is located along Seekonk River adjacent to Taft Street and Tidewater Street. The project is located within the boundaries of the Urban Coastal Greenway's Special Area Management Plan and within a Development Zone. The development is proposed to be serviced by public water and public sewer and underground utilities.

The stormwater quality will be improved by utilizing Best Management Practices (BMPs) as established by the RISDISM for the treatment of storm water runoff from the proposed development. Proposed BMPs include a Stormceptor, an underground Stormtech™ system, Underground Sand Filter and Stormcrete® porous concrete systems (Stormcrete Sand Filters). The stormwater system for the site has been designed to meet the RIDEM Stormwater Design and Installations Standards Manual amended March 2015.

As part of the proposed development, a small, low-quality, contaminated wetland area between the stadium site and the northern property will need to be remediated and permanently filled as part of the development. The primary function and value of this anthropogenically disturbed wetland is stormwater conveyance. Under proposed conditions this stormwater conveyance function will be maintained and provided through a proposed stormwater discharge pipe to the river, removing the potential of contaminants to discharge into the Seekonk River. The new stormwater pipe will be fitted with a Jellyfish® Filter (proprietary device) with built in water quality protection filters that will provide new sediment and nutrient retention functions in addition to maintaining the stormwater conveyance function.

***RIDEM Rule 9.02D (1), (2) and (3):
Avoidance and Minimization Requirement***

1) Avoidance

- a) **Whether the primary proposed activity is water-dependent or whether it requires access to *freshwater wetlands* as a central element of its primary purpose:**

The primary purpose of the project is not water dependent and does not require access to freshwater wetlands. The existing on site wetland has been deemed as low-quality and contaminated.





- b) Whether any areas within the same property or other properties owned or controlled by the applicant could be used to achieve the *project* purpose without altering the natural character of any *freshwater wetlands*:**

There are no areas within the same property or other properties owned or controlled by the application that could be used to achieve the same project purpose.

- c) Whether any other properties reasonably available to, but not currently owned or controlled by the applicant could be used to achieve the *project* purpose while avoiding wetland *alterations*. A property is reasonably available if, in whole or in part, it can be acquired without excessive cost, taking individual circumstances into account, or, in the case of property owned or controlled by the same family, entity, group of affiliated entities, or local, state or federal government, may be obtained without excessive hardship:**

There are no other properties not currently owned or controlled by the applicant but which are reasonably available to the applicant that would not involve wetland alterations and could be used to achieve the same project purpose. The adjacent properties have already been developed. This proposal will be consistent with other uses in the area.

- d) Whether alternative designs, layouts, or technologies could be used to avoid *freshwater wetlands* or impacts on functions and values on the subject property or whether the *project* purpose could be achieved on other property that is reasonably available and would avoid wetlands:**

There are no alternative designs, layouts, or technologies that could be used to avoid freshwater wetlands or impacts on wetland functions and values on the subject property or reasonably available properties which would achieve the same project purpose and which are feasible. The site has been designed to meet the Rhode Island Stormwater Design and Installation Standards Manual to prevent impacts to the freshwater wetlands to the maximum extent practicable.

- e) Whether the applicant has made any attempts (and if so what they were) to avoid *alterations to freshwater wetlands* by overcoming or removing constraints imposed by zoning, infrastructure, parcel size or the like:**

There are no zoning, infrastructure, parcel size or other constraints that could be overcome or removed to avoid alterations to the freshwater wetland.



- f) **Whether the *feasible* alternatives that would not *alter* the natural character of any *freshwater wetlands* on the subject property or on property that is reasonably available, if incorporated in the proposed *project* would adversely affect public health, safety or the environment:**

There are no available alternatives that would not alter the natural character of any freshwater wetlands on the subject property and which are feasible or on a property that is reasonably available.

2) Minimization

- a) **Whether the proposed *project* is necessary at the proposed scale or whether the scale of the wetland *alteration* could be reduced and still achieve the *project* purpose:**

The proposed project is necessary at the proposed scale. The proposal is consistent with the surrounding developments and disturbance is minimized to the greatest extent possible.

- b) **Whether the proposed *project* is necessary at the proposed location or whether another location within the site could achieve the *project* purpose while resulting in less impact to the wetland:**

The proposed project is necessary at the proposed location. There are no alternative locations within the Site that could be used to achieve the project purpose.

- c) **Whether there are *feasible* alternative designs, layouts, densities or technologies, that would result in less impact to the wetland while still achieving the *project* purpose:**

There are no feasible alternative designs, layouts, or technologies that could be used to avoid freshwater wetlands or impacts on wetland functions and values on the subject property or reasonably available properties which would achieve the same project purpose.

- d) **Whether reduction in the scale or relocation of the proposed *project* to minimize impact to the wetland would result in adverse consequences to public health, safety or the environment:**



As designed, the proposed project scale does not pose any adverse impacts to public health, safety and/or the environment.



3) Mitigation Measures

a) Preserving natural areas in and around wetlands:

The existing on site wetland has been deemed as low-quality and contaminated and provides limited water quality protection measures to the Seekonk River. The proposed development and associated stormwater quality management measures will provide a significant improvement to the property, surrounding areas, and adjacent natural resource areas.

b) Minimizing the extent of disturbed areas and encouraging the preservation of land in its natural state:

The existing on site wetland has been deemed as low-quality and contaminated. The proposed development will provide a significant improvement to the property and surrounding areas.

c) Designing dense plantings of shrubs and trees between the developed areas and the remaining natural areas (i) to "buffer" impacts from loss of *wildlife habitat* and loss of natural areas and (ii) to reduce the impacts of noise, lighting and other disturbances upon *wildlife* and the remaining natural areas:

The existing on site wetland has been deemed as low-quality and contaminated and provides no significant wildlife habitat value. The proposed development will provide a significant improvement to the property and surrounding areas.

d) Maintaining unrestricted fish and *wildlife* passage:

Retaining walls and fences are minimized and will not act as barriers to wildlife passage. The development does not propose any restrictions to the passage of fish and wildlife.

e) Designing structures and *alterations* so that they are located outside of *flood plain, floodway, areas subject to flooding, flowing bodies of water or other freshwater wetlands*:

The proposed development has been designed to avoid floodplain areas to the maximum extent practicable.

f) Using *best management practices* for the stabilization of disturbed areas and the selection, use, and maintenance of temporary or permanent soil erosion and *sediment* controls in accordance with the latest version of the RISESC Handbook and the RISDIS Manual:



The attached plans and SESC detail the soil erosion and sediment controls to be used for this project, including a construction entrance, staked silt fence at the limits of disturbance, a concrete washout area as needed, stabilization of disturbed areas, temporary swales and temporary sediment traps.

- g) Using *best management practice* selection and design criteria in accordance with the latest version of the RISDIS Manual to reduce stormwater flows and maximize the control, treatment and maintenance of systems associated with reducing stormwater impacts to acceptable levels:**

The attached plans and stormwater report detail the stormwater controls to be used for this project, consisting of a Stormceptor, an underground Stormtech™ system, Underground Sand Filter and Stormcrete® porous concrete systems (Stormcrete Sand Filters). This system will control stormwater flows and maximize treatment of stormwater runoff.

- h) Minimizing impervious surface areas such as roads, parking, paving or other surfaces:**

The proposed improvements are the minimal necessary to achieve the project goal. Roadways and parking areas have been designed accordingly to the applicable Subdivision and Zoning Regulations.

- i) Incorporating compensatory flood storage area(s) where necessary and in compliance with these *Rules*:**

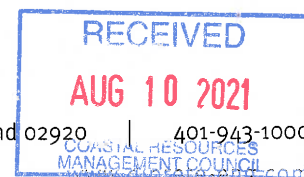
Not applicable.

- j) Encouraging infiltration of non-contaminated run-off into uncontaminated soils:**

Due to known contamination of the site, capping is required to prevent further leaching of contaminants into the River. Because of this, infiltration is not permitted on this portion of the property.

- k) Preventing channelization or piping of run-off and encouraging sheet flow:**

The site has been graded to promote sheet flow where feasible. Piping is used to properly convey stormwater to the appropriate BMPs.





- l) Landscaping with gradual slopes to maximize sheet flow and infiltration while minimizing channelization:**

Gradual slopes are proposed within development. Retaining walls are minimized where possible and all other graded areas are proposed at a maximum slope of 3:1.

- m) Minimizing or eliminating the use or increase of any *pollutants*, fertilizers, pesticides, herbicides, or any other chemical or organic application which increase *pollutant* and nutrient loadings;**

Applications of pollutants, fertilizers, pesticides, herbicides or any other chemical or organic applications will be minimized to the maximum extent possible.

- n) Maximizing setbacks of septic systems and other land disturbances from wetlands:**

Not Applicable.

- o) Minimizing the withdrawal of surface water or groundwater from wetlands or uplands adjacent to wetlands, especially during dry periods, and minimizing any reduction in *river* or *stream* flow.**

The proposed site does not withdraw water from the wetlands.

2021-08-048



TIDEWATER STADIUM CRMC ASSENT
VARIENCE REQUEST

APPLICANT: Fortuitous Partners, LLC
(On behalf of the property owners)

SUBJECT PROPERTY: Tidewater Street & Taft Street
AP 54 Lots 826 & 827 and AP 65 Lot 662

PROJECT NAME: Tidewater Landing – Tidewater Stadium

DATE: September 2, 2021

The above referenced project is located within the boundaries of the Rhode Island Coastal Resource Management Council's (CRMC) Urban Coastal Greenway's (UCG) Special Area Management Plan (SAMP) within the Development Zone. The standard width for a UCG in the Development Zone is 100 feet with an option to use a Compact Urban Coastal Greenway width of 50 feet with appropriate compensation provided. An additional construction setback of 25 feet is also required for both the UCG and Compact UCG options.

The proposed Stadium Project will pursue Option 3: Compact UCG Width (50 feet). The plan entitled "Urban Coastal Greenway (UCG) Plan" (Sheet C107 of the plan set submitted with this Assent application) displays the proposed UCG area as well as the proposed construction setback. The UCG calculation presented on the plan shows the site meets the required UCG compensation by the averaging method, providing area in excess of the standard UCG. However, a variance is requested for the construction setback as described below.

Based on our review, this project conforms to all other applicable requirements as spelled out in the RICRMP "Red Book" (650-RICR-20-00-1) and the Metro Bay Region SAMP (650-RICR-20-00-5).

Variance Requested:

§ 5.5.1(A)(3)(d) - Construction Setback: A construction setback of 25 feet cannot be established along the entire length of the proposed UCG. Therefore, a variance is being requested to reduce the construction setback to a minimum of zero feet at specific points along the UCG line. Please refer to above referenced plan that shows the proposed construction setback. The setback line has been colorized to depict the specific areas requiring a variance. Please note that a 25 ft setback has been proposed where possible.

This section of the SAMP regulations further states that "The setback may be reduced when the applicant can clearly demonstrate that the project and its subsequent use and maintenance will not result in the privatization of, or preclude public use of, the UCG." As seen on the site plan the areas that



are proposed with less than a 25 ft setback are limited to the northeast face of the stadium, a small corner of a future building and along the northeast side of the main drive aisle into the site off tidewater street. In all cases, the area immediately adjacent to these buildings or features is dedicated to public space. There are no building doors along these edges that would preclude public use and access and maintenance to these areas will be approached from within the stadium limits.

Variance Criteria:

Per SAMP Section 5.11 (and Red Book Section 1.1.7) an applicant may request a variance in writing addressing the following six criteria:

1. *The proposed alteration conforms to applicable goals and policies in §§ 1.2 and 1.3 of this Subchapter (Coastal Resources Management Program – Red Book).*

With the exception of the requested variance, this project conforms to all applicable goals and policies in the referenced sections of Red Book.

2. *The proposed alteration will not result in significant adverse environmental impacts or use conflicts, including but not limited to, taking into account cumulative impacts.*

The Tidewater Site was once the location of a manufactured gas plant (MGP). As a result of the operation of that facility, the soil and groundwater has been contaminated with many of the compounds common to MGP sites, including coal tar, oils, metals, etc. The site it currently undergoing remedial activities through National Grid that will result in an impermeable cap to prevent further leaching of contaminants to the River and surrounding areas. This remedial work has been integrated into the proposed stadium development to further enhance the site. The proposed alterations will result in a significant improvement on the environment both in and around the property.

3. *Due to conditions at the site in question, the applicable standard cannot be met.*

The Narraganset Bay Commission (NBC) is in the process of a large sewer renovation project in Pawtucket. Phase 3 of this project directly abuts the proposed site. The location of the stadium structure and surrounding concourse areas have been shifted as far landward as possible while maintaining the required setbacks from the NBC sewer project. In order to maintain a buffer from the sewer project and the minimum 50 ft UCG, the required construction setback distance cannot be met in some areas. The proposed setback has been proposed at the full 25 feet where possible.



- 4. The modification requested by the applicant is the minimum variance to the applicable standard necessary to allow a reasonable alteration or use of the site.*

As mentioned above, the location of the structure is limited by the required UCG as well as the NBC sewer project, but has been located as far landward as possible. The proposed setback has been proposed at the full 25 feet where possible. The requested variance is the minimum necessary for the proposed project.

- 5. The requested variance to the applicable standard is not due to any prior action of the applicant's predecessors in title. With respect to subdivisions, the Council will consider factors as set forth in § 5.11(C) of this Part below in determining the prior action of the applicant.*

The requested variance is not due to any prior action of the applicant's predecessors.

- 6. Due to the conditions of the site in question, the standard will cause the applicant an undue hardship. In order to receive relief from an undue hardship an applicant must demonstrate inter alia the nature of the hardship and that the hardship is shown to be unique or particular to the site. Mere economic diminution, economic advantage, or inconvenience does not constitute a showing of undue hardship that will support the granting of a variance.*

If the project is not granted the requested variance, the proposed stadium would not be able to be constructed. As mentioned above, the location of the stadium is limited to the current proposed location based on the UCG and NBC project limits. The size of the stadium has been designed to meet the United Soccer League requirements and can also not be adjusted. This would cause the applicant an undue hardship. Without the stadium, the transformational economic, cultural and environmental impacts of the Tidewater Landing project would not exist. The stadium is the anchor to the entire redevelopment that allows for all of the redevelopment objectives and goals set forth in the Urban Coastal Greenway regulations to happen.

RICRMC COASTAL HAZARD APPLICATION WORKSHEET

APPLICANT NAME: Narragansett Electric (d.b.a National Grid), City of Pawtucket

PROJECT SITE ADDRESS: Unnumbered & 200 Taft Street, Pawtucket RI

STEP 1. PROJECT DESIGN LIFE

- A. For properties in a FEMA-designated **A**, or **X** Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR** For properties in a FEMA-designated **V** or **Coastal A** Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88.

FFE OR ft
 LHSM elevation **16.1** ft
- B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a **minimum of 30 years**)

Design Life: **30** yrs
- C. Add the number of years you identified in 1B to the current year.

Design Life Year: **2051**

- D. **CHECK** beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2030	2040	2050	2060	2070	2080	2090	2100	
SLR	1.47	2.13	3.05	4.00	5.15	6.49	7.94	9.41	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/> <input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2017). NOAA High Curve, 83% Confidence Interval. Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. <http://www.corpsclimate.us/ccaceslcurves.cfm>

NOTE: The STORMTOOLS sea level rise scenarios depict how high the water will be above the average height of the daily high tide over the 19-year period between 1983 and 2001. There have been between 4 and 5 inches of sea level rise in Rhode Island since then. The higher modeled water level accounts for the uncertainties in ice sheet and ocean dynamics.

STEP 2. SITE ASSESSMENT

- A. Open *RICRMC Coastal Hazard Mapping Tool*. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.

Yes, but not post-fill
- B. **ENTER** the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft

3 ft
- C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? **CHECK YES or NO**

YES
 NO
- D. List any **roads or access routes** that are potentially inundated from SLR. To do this, **ZOOM OUT** from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

N/A

****Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS [here](#).**

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

- A. Select your SLR Scenario using the tabs along the top of the online map (*NOTE: RECOMMENDED scenario is 100-year storm plus 3-feet of sea level rise*). Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1. Enter your address on the map, and then click on the project site to identify **STORMTOOLS Design Elevation (SDE)** from the pop-up box. **Enter the SDE value:**

N/A ft



RICRMCCOASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE



A. Using the [CRMC Shoreline Change maps](#), indicate the transect number closest to your site, and erosion rate listed for that transect. **NOTE: Transects are not available for every site. If this is the case, please enter N/A.**

Transect Number: 1065 ✓

Erosion Rate: 4.9 ft/year ✓

B. **CHECK** below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. COMPLETE EROSION SETBACK CALCULATION:

Historic shoreline change rate, STEP 4A	Design Life, STEP 1B	Projected Future Erosion Multiplier, STEP 4B	Erosion Setback (ft) 4A x 1B x 4B
4.9	X 30	X 1.34	= 196.98

hardened shoreline

NOTE: Setbacks are required per the [CRMC Red Book, Section 1.1.9](#). A minimum setback of 50-feet is required, but a greater setback may be necessary and/or desirable based on this analysis.

STEP 5. CERI & OTHER SITE CONSIDERATIONS



A. If you live in a community where a Coastal Environmental Risk Index (CERI) has been completed (Barrington, Bristol, Charlestown, Narragansett, South Kingstown, Warren, Warwick, Westerly), **CHECK** the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1. ✓

CERI Level: Moderate High Severe Extreme Inundated by 2100 Not applicable



B. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to water table/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6. LARGE PROJECTS

This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the [CRMC Red Book Section 1.1.6.1\(1\)\(f\)](#). This step may be skipped for other projects.



A. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed [here](#). The CRMC recommends using the 5-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? **CHECK YES or NO**

YES **NO**

hardened shoreline

STEP 7: DESIGN EVALUATION



A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

TS
10/6/21

DESIGN/ENGINEER SIGNATURE: Daniel Kroeber

DATE: 9/15/2021

OWNER'S SIGNATURE: Daniel Kroeber

DATE: 9/16/2021

TO: Coastal Resources Management Council
4808 Tower Hill Road Suite 3
Wakefield, RI 02879
Phone: (401) 783-3370



FROM: Building Official

DATE: 7/13/21

SUBJ: Application of: Tidewater Stadium

Location: 200 Taft Street

Address: 200 Taft Street, Pawtucket RI Plat No. 54 & 65 Lot No. 826 & 662

To Construct: Tidewater Stadium and associated infrastructure improvements for stadium including adjacent plaza, parking, and riverwalk.

I hereby certify that I have reviewed _____ foundation plan(s).

plan(s) for entire structure

site plans

Titled: Tidewater Landing, Tidewater Stadium, Regulatory Submission Set

Date of Plan (last revision): June 24, 2021

_____ and find that the issuance of a local building permit is not required as in accordance with Section _____ of the Rhode Island State Building Code.

and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

_____ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on _____.

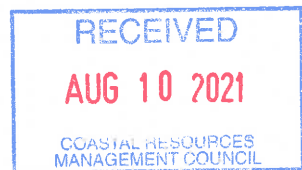
[Signature] 7/13/21
Building Official's Signature Date

and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

[Signature] 7/13/21
Zoning Officer's Signature Date



**PREVIOUS PERMIT AUTHORIZATIONS (CITY
OF PAWTUCKET PRELIMINARY SITE PLAN
APPROVAL & MASTERPLAN APPROVAL
NBC SEWER CONNECTION PAWTUCKET
WATER SUPPLY CONNECTION)**



City of Pawtucket Planning Commission
Preliminary Plan Review Decision

Property Owner	City of Pawtucket The Narragansett Electric CO
Application ID #	DPR 02-21
Applicant	Fortuitous Tidewater OZ, LLC
Property	45 Division Street 0 School Street 0 Taft Street 200 Taft Street
Assessor's Parcel	AP 23; Lot 599 AP 23; Lots 672 & 673 AP 54; Lots 826 & 827 AP 65, Lot 662
Zoning/Use	Riverfront Tidewater (RTW) Vacant City Owned Land Public Utility (Electric)
Properties in vicinity - zoning and use	Residential – single and multi-family Commercial – Light manufacturing, Medical Office, Social Club
Approval/Relief requested	Preliminary Plan Review associated with proposed construction of an 11,000 seat stadium with associated river walk amenities and multi-site parking. This stadium construction represents the first component of the overall Tidewater Landing mixed-use development proposal that was previously granted Master Plan approval by the Planning Commission on January 19, 2021. Preliminary Plan associated with parcels 540826 & 650662 only.
Date of legally noticed meeting where comments were received	July 20, 2021
Planning Commission Members Present	Steve Pedro (Chair), Monique Renaud (Vice Chair), Karen Kolodziej, Ted Martins, and Stephanie Olarte
The following individuals spoke as representatives of the applicant/property owner	Dan Kroeber, Milone & Macbroom Emily Foster, SLR Consulting Darin Overton, SLR Consulting Len Bradley, Diprete Engineering Blair Oliver, Dimeo Construction
The following individuals spoke at the hearing	Everett Pope, Resident Andrew Kennedy, Taft Street Community Garden Patricia Kinghorn, Taft Street Community Garden Pat Ford, Coalition Radio Network

CITY OF PAWTUCKET

City of Pawtucket Planning Commission
 Preliminary Plan Review Decision

<p>The following materials were entered into the record</p>	<ul style="list-style-type: none"> • Signed Application for Development Plan Review • 200-foot abutter radius map with abutter mailing labels • Tidewater Stadium Application Narrative by Fortuitous Partners, dated June 24, 2021 • Site and engineering plans including existing condition, proposed layout, landscaping, grading, utilities, and site stormwater management by DiPrete Engineering and SLO, dated 6/24/21 • Stadium floor plans, elevations, sections, and renderings by Odell, dated 6/24/21 • Stormwater Management Report and Operating & Maintenance Plan by DiPrete Engineering, dated 6/22/21 • Traffic Evaluation and Shared Parking Study by SLR, dated 3/18/2021 • Interim Parking Management Plan by SLR, dated June 2021 • CRMC Preliminary Determination, issued on May 6, 2021 • Correspondence with National Grid Regarding electrical service capacity and line extension requirements, dated March 17, 2021 • NBC indirect sewer connection application, not dated • Correspondence with PWSB regarding water utility capacity, dated April 6, 2021 • Letter issued by the Narragansett Electric Company authorizing Fortuitous Partners LLC to apply for Preliminary Plan Approval, dated January 7, 2020 • Written Comments submitted by Pare Corporation and CBRE, dated July 15, 2021 (Exhibit A)
<p>1. The design of the proposed development will be consistent with the goals of the City Comprehensive Plan and will implement the purposes of development plan review;</p>	<p>Yes.</p> <p><u>Pawtucket Comprehensive Plan Analysis</u></p> <p>Land Use:</p> <p>Goal 2. Invest in the City’s designated growth center and recognize the different objectives of its components including the Riverfront</p> <p>Objective 4. Increase the amount of available public recreation areas</p> <p>Policy 4. Maintain an updated file on all brownfields sites and encourage the remediation of these sites where necessary</p> <p>Policy 7. Accommodate new industrial, commercial, residential, and other developments through carefully considered rezoning</p>



City of Pawtucket Planning Commission
 Preliminary Plan Review Decision

	<p>Policy 8. Implement the Riverfront Development Plan</p> <p>Policy 9. Wherever possible, encourage pedestrian and bicycle links along the riverfront as well as throughout the City</p> <p>Economic Development:</p> <p>Goal 3. Promote economic growth that capitalizes on the City's strengths</p> <p>Goal 4. Use the Growth Center as a focus for economic development</p> <p>Objective 2. Increase the number of businesses in Pawtucket</p> <p>Objective 3. Increase the number of jobs in Pawtucket</p> <p>Policy 1. Support Development that creates a strong, diverse, and vital commercial downtown</p> <p>Policy 11. Utilize federal and state programs and financial incentives as a means to assist developers in remediation and reuse of brownfield sites within the city</p> <p>Recreation:</p> <p>Goal 3. Develop recreation resources that link recreation sites, cultural sites, and natural resource sites, etc., including the Blackstone River Valley Bikeway, the Ten Mile River Bikeway, and walkways along both sides of the Pawtucket River</p>
<p>2. The proposal complies with all applicable provisions within the Zoning Ordinance;</p>	<p>Yes</p> <p>Proposed multi-use stadium with riverwalk, public plaza, and multi-site parking comply with applicable use and dimensional requirements for the Riverfront Tidewater (RTW) zoning district.</p>
<p>3. The proposal complies with all submittal requirements listed for development plan review within the Land Development and Subdivision Regulations;</p>	<p>Yes</p> <p>All required Preliminary Plan Review application materials have been submitted by the applicant as detailed above.</p>
<p>4. The proposal is designed to meet all applicable Design Requirements and Performance Standards as provided in Section XV of the Land Development and Subdivision Regulations.</p>	<p>Yes</p> <p>Engineering and architectural plans detail appropriately scaled stadium that includes stormwater management best practices, coordination with previously approved environmental site capping, public river access, substantial landscaping with native species, and public plaza space.</p>

City of Pawtucket Planning Commission
 Preliminary Plan Review Decision

	<p>Interim parking management for the first year of stadium operation relies on a combination of permanent on-site parking, temporary on-site parking, and off-site parking to be accessed via shuttle service and pedestrian access points.</p> <p>This proposed scope of development is consistent with applicable design requirements, performance standards, and comprehensive plan goals.</p>
<p>Based on the above findings of fact, a motion was made by Monique Renaud and seconded by Karen Kolozej to:</p>	<p>Conditionally approve the application for Preliminary Plan Review as submitted.</p>
<p>Approval is subject to the following conditions:</p>	<ol style="list-style-type: none"> 1. The applicant shall submit an updated Interim Parking Management Plan for review by the Planning Commission at a future public meeting to include more detail regarding off-site parking locations, shuttle operations and frequency, management of the real time parking app, wayfinding types and locations, suggested police details and street parking enforcement for game day operations, the communication strategy to inform residents of event and parking related updates, and a schedule for anticipated completion of the final Interim Parking Management Plan to be completed in coordination with the City and Police Department at least 5 months prior to the issuance of a Certificate of Occupancy for the stadium. 2. Prior to the issuance of building permits, the applicant shall submit a construction management plan detailing construction scheduling, staging, and project management contact information to the Pawtucket Director of Public Works and the Building Official. 3. Prior to the issuance of building permits, all public right of way alterations including, but not limited to, sidewalk and curb cut alterations shall be submitted to the Pawtucket Department of Public works for review and approval. 4. The applicant shall monitor traffic flow and capacity, specifically during stadium events, in coordination with RIDOT and the Pawtucket Department of Public Works to identify any mitigation actions that may be required to maintain safe vehicular circulation. 5. Temporary gravel parking areas shall be limited to the first year of stadium operation only, unless otherwise extended by the Pawtucket Director of Public Works. The applicant shall also submit updated site plans for all temporary parking areas detailing surface materials, stall and aisle dimensions, and any screening, whether landscape or otherwise.



City of Pawtucket Planning Commission
 Preliminary Plan Review Decision

	<ol style="list-style-type: none"> 6. Prior to the issuance of building permits, the applicant shall receive final CRMC approval (Assent Permit) for all stadium and associated construction. 7. Prior to the issuance of building permits, the applicant shall submit required floodplain elevation certificates and map amendments. 8. The Applicant shall establish a master developer agreement, and any associated agreements, with the City of Pawtucket, specifically detailing project construction, maintenance, infrastructure improvements, and cost responsibility for both parties. 9. Prior to the issuance of a Certificate of Occupancy, the Applicant shall finalize all easements required to maintain appropriate access for public use, maintenance, and utilities. 10. The applicant shall submit a final stadium signage plan for review and approval by the Pawtucket Planning Department and the Zoning Official. 11. All site and stadium lighting shall be designed and configured as to minimize glare on abutting properties, particularly residential properties located to the west. 12. All site stormwater management infrastructure shall be operated and maintained to ensure functionality and efficiency. 13. The applicant shall complete all required administrative subdivisions associated with parcel reconfiguration, and record in the Pawtucket Land Evidence Record. 14. Stop bars located at the Tidewater Street access point shall be located in a manner that ensures adequate driver sight lines for vehicles entering and exiting the property. 15. The Applicant shall comply with all required state and local license requirements for events and the sale of alcohol at all times. 16. Prior to the issuance of building permits, all final certified architectural, engineering, stormwater, and landscape plans shall be submitted for final administrative review and approval by the Pawtucket Planning Department.
Voting in favor: 4	Steve Pedro, Monique Renaud, Stephanie Olarte, and Karen Kolodziej
Voting against: 0	
Abstaining: 1	Ted Martins

City of Pawtucket Planning Commission
Preliminary Plan Review Decision

Date of vote:	July 20, 2021
Signature of Chair/Vice Chair <i>[Handwritten Signature]</i>	Date <i>7/28/2021</i>
A party wishing to appeal this decision must do so within:	20 days of the Planning Commission decision recording and posting.
This decision is valid for:	One year of the Planning Commission decision recording and posting.



City of Pawtucket Planning Commission
Master Plan Review Decision

Property Owner	City of Pawtucket The Narragansett Electric CO
Application ID #	DPR 02-21
Applicant	Fortuitous Tidewater OZ, LLC
Property	45 Division Street 0 School Street 0 Taft Street 200 Taft Street
Assessor's Parcel	AP 23; Lot 599 AP 23; Lots 672 & 673 AP 54; Lots 826 & 827 AP 65, Lot 662
Zoning/Use	Riverfront Mixed-Use (RD3) Riverfront Open (RD1) Vacant City Owned Land Public Utility (Electric)
Properties in vicinity - zoning and use	Residential – single and multi-family Commercial – Light manufacturing, Medical Office, Social Club
Approval/Relief requested	Master Plan Approval associated with development of a multi-site mixes-use project to include a USL Championship soccer stadium, ground floor retail, restaurant, office, public recreation, residential units, event space, and parking (surface & structured)
Date of legally noticed meeting where comments were received	January 19, 2021
Planning Commission Members Present	Steve Pedro (Chair), Monique Renaud (Vice Chair), Karen Kolodziej, and Stephanie Olarte
The following individuals spoke as representatives of the applicant/property owner	Dan Kroeber, Milone & Macbroom Peter Baptista, PB Strategic Consulting Joelle Rocha, Duffy Sweeney Shery Guglielmo, Diprete Engineering
The following individuals spoke at the hearing	Michael and Andrew Schuester, 50 Division Street Edward Norton, Resident Debra Smallwood, 5 Meadow Street Levon Lima, 16 Spencer Street
The following materials were entered into the record	<ul style="list-style-type: none"> • Signed application for Development Plan Review with accompanying application fee (Check #1131) • Tidewater Landing Master Plan “book” by Milone & Macbroom, dated 12/23/20, updated 1/17/21 • Tidewater Master Plan “rendering” by Milone & Macbroom, dated 12/23/20

CITY OF PAWTUCKET

City of Pawtucket Planning Commission
 Master Plan Review Decision


	<ul style="list-style-type: none"> • Conceptual Site Plans including existing conditions and layout plans by Milone & Macbroom, dated 12/23/20 • 200-foot abutter radius map with accompanying abutter mailing list • Zoning Ordinance Amendment to establish the Riverfront Tidewater Landing (RTW) zoning district and regulations • Zoning Map amendment to rezone the subject properties to Riverfront Tidewater (RTW) • City Comprehensive Plan amendment to update maps (zoning, current land use, and future land use) for consistency with the above referenced rezoning • Letter of Authorization signed by the Narragansett Electric CO (Exhibit A)
<p>1. The design of the proposed development will be consistent with the goals of the City Comprehensive Plan and will implement the purposes of development plan review;</p>	<p>Yes.</p> <p><u>Pawtucket Comprehensive Plan Analysis</u></p> <p>Land Use:</p> <p>Goal 2. Invest in the City's designated growth center and recognize the different objectives of its components including the Riverfront</p> <p>Objective 4. Increase the amount of available public recreation areas</p> <p>Policy 4. Maintain an updated file on all brownfields sites and encourage the remediation of these sites where necessary</p> <p>Policy 7. Accommodate new industrial, commercial, residential, and other developments through carefully considered rezoning</p> <p>Policy 8. Implement the Riverfront Development Plan</p> <p>Policy 9. Wherever possible, encourage pedestrian and bicycle links along the riverfront as well as throughout the City</p> <p>Housing</p> <p>Goal 1. Ensure that residential growth does not adversely affect environmental, recreational, and cultural resources</p> <p>Goal 4. Accommodate increased residential density in the designated Growth Center and mill redevelopment projects</p> <p>Economic Development:</p> <p>Goal 3. Promote economic growth that capitalizes on the City's strengths</p> <p>Goal 4. Use the Growth Center as a focus for economic development</p> <p>Objective 2. Increase the number of businesses in Pawtucket</p> <p>Objective 3. Increase the number of jobs in Pawtucket</p>

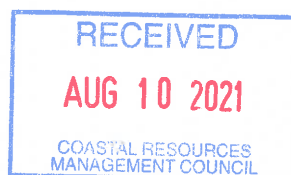


City of Pawtucket Planning Commission
 Master Plan Review Decision

	<p>Policy 1. Support Development that creates a strong, diverse, and vital commercial downtown Policy 11. Utilize federal and state programs and financial incentives as a means to assist developers in remediation and reuse of brownfield sites within the city</p> <p>Recreation: Goal 3. Develop recreation resources that link recreation sites, cultural sites, and natural resource sites, etc., including the Blackstone River Valley Bikeway, the Ten Mile River Bikeway, and walkways along both sides of the Pawtucket River</p>
<p>2. The proposal complies with all applicable provisions within the Zoning Ordinance;</p>	<p>Yes Pending Pawtucket City Council adoption of ordinance amendments establishing the Riverfront Tidewater (RTW) zoning district with accompanying use and dimensional requirements.</p>
<p>3. The proposal complies with all submittal requirements listed for development plan review within the Land Development and Subdivision Regulations;</p>	<p>Yes All required Master Plan Review application materials have been submitted by the applicant as detailed above.</p>
<p>4. The proposal is designed to meet all applicable Design Requirements and Performance Standards as provided in Section XV of the Land Development and Subdivision Regulations.</p>	<p>Yes Project renderings, written narratives, and initial site plans detail riverfront development, public recreation, parking, site circulation and access, landscaping, environmental remediation, floodplain preparedness, and conceptual design that are consistent with applicable design requirements, performance standards, and comprehensive plan goals.</p>
<p>Based on the above findings of fact, a motion was made by Karen Kolozej and seconded by Monique Renaud to:</p>	<p>Conditionally approve the application for Master Plan Review as submitted.</p>
<p>Approval is subject to the following conditions:</p>	<ol style="list-style-type: none"> 1. Prior to preliminary plan review, the applicant shall provide documentation of all project review comments by RIDEM, CRMC, and NBC regarding Phase 1 site modifications, stormwater management, environmental remediation, and erosion control. 2. Prior to preliminary plan review, the applicant shall provide documentation of any project review comments from the Army Corps of Engineers and the RI Coast Guard as needed regarding installation and construction of the pedestrian bridge. 3. Prior to preliminary plan review, the applicant shall demonstrate adequate utility capacity for proposed Phase

City of Pawtucket Planning Commission
Master Plan Review Decision

	<p>I of development including, but not limited to, sewer, electric, water, and gas.</p> <ol style="list-style-type: none"> 4. Prior to preliminary plan review, the applicant shall submit an updated traffic and parking study to demonstrate adequate access to all sites, and adequate parking capacity during normal operations and special event operations, including all roadway alterations that may require approval by the City of Pawtucket and/or RIDOT. 5. Prior to preliminary plan review, all zoning ordinance and comprehensive plan amendments relating to the Riverfront Tidewater (RTW) Zoning District shall be approved by the Pawtucket City Council. 6. The applicant shall establish a master development agreement, and any associated agreements, with the City of Pawtucket, specifically detailing project construction, maintenance, infrastructure improvement, and cost responsibilities of both parties. 7. Prior to preliminary plan review, the applicant shall submit a construction phasing and management plan for review by the Pawtucket Department of Public Works and the Pawtucket Department of Planning and Redevelopment. 8. Prior to preliminary plan review, the applicant shall identify any and all easements required to maintain appropriate access for public use, maintenance, and utilities. 9. The applicant shall complete all required administrative subdivisions associated with parcel reconfiguration and/or merging.
Voting in favor: 4	Steve Pedro, Monique Renaud, Stephanie Olarte, and Karen Kolodziej
Voting against: 0	
Abstaining: 0	-0-
Date of vote:	January 19, 2021
Signature of Chair/Vice Chair 	Date 1/20/2021
A party wishing to appeal this decision must do so within:	20 days of the Planning Commission decision recording and posting.
This decision is valid for:	Two years of the Planning Commission decision recording and posting.





APPLICATION FOR WATER SERVICE

PAWTUCKET WATER SUPPLY BOARD
85 BRANCH ST
PAWTUCKET, RI 02860
(401) 729-5011 / (401) 729-5000

SECTION I (TO BE COMPLETED BY APPLICANT)

SERVICE ADDRESS: 200 Taft Street	SERVICE CITY / STATE / ZIP: Pawtucket RI 02860
SERVICE PLAT / LOT: Plat 65, Lot 0662	DATE NEEDED: September 1, 2021
OWNER NAME (WATER BILLED TO): Tidewater Stadium, LLC	APPLICANT OR DEVELOPER NAME: Fortuitous Development RI, LLC
BILLING ADDRESS: 15113 West Sunset Blvd. (Suite 6)	APPLICANT OR DEVELOPER ADDRESS: 15113 West Sunset Blvd. (Suite 6)
BILLING CITY / STATE / ZIP: Pacific Palisades, CA 90272	APPLICANT OR DEVELOPER CITY / STATE / ZIP: Pacific Palisades, CA 90272
OWNER PHONE: 203.464.3071 Cell? <input type="checkbox"/> OWNER EMAIL: dan@fortuitouspartners.com	APPLICANT OR DEVELOPER PHONE: 203.464.3071 APPLICANT OR DEVELOPER EMAIL: dan@fortuitouspartners.com
PLEASE INDICATE SERVICE TYPE REQUESTED (PLEASE CHOOSE ONLY ONE) <input checked="" type="checkbox"/> DOMESTIC <input type="checkbox"/> IRRIGATION <input type="checkbox"/> FIRE <input type="checkbox"/> PRIVATE FIRE HYDRANT	
PLEASE INDICATE BUILDING USE (PLEASE CHOOSE ONLY ONE) RESIDENTIAL: <input type="checkbox"/> CONDOMINIUM <input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> MULTI-FAMILY (NO. UNITS _____) NON-RESIDENTIAL: <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> PUBLIC <input type="checkbox"/> MEDICAL <input checked="" type="checkbox"/> OTHER Stadium	
<p>PLEASE SEE REVERSE SIDE FOR PWSB NEW WATER SERVICE RULES AND REGULATIONS</p> <p>THE UNDERSIGNED HAS REVIEWED RULES AND REGULATIONS AND AGREES TO CONFORM AND BE SUBJECT TO ALL RULES AND REGULATIONS OF THE PWSB AND ANY AMENDMENTS.</p> <p>PWSB WILL NOT ACTIVATE WATER SERVICES OR METERS IF REQUIREMENTS ARE NOT MET.</p>	
PRINT NAME: Daniel J. Kroeber SIGNATURE: _____ DATE: _____	

SECTION II - ACCOUNT DATA (PWSB USE ONLY)

APP NO.: 024195	INSTALLATION			
DATE OF APP APPROVAL:	CUSTOMER INSTALL	INSPECTOR:	DATE:	TESTING DATE (IF REQUIRED):
ACCT NO.:	T&D INSTALL	WO #:	DATE:	WATER ON DATE: WO #:
DATE PAID:	INITIALS:	METER INSTALL	WO #:	DATE: METER NO.:

SECTION III - SERVICE / BUILDING INFO (PWSB USE ONLY)

REASON FOR APPLICATION	<input checked="" type="checkbox"/> CONSTRUCTION OF NEW BUILDING	<input type="checkbox"/> ADDITION TO EXISTING BUILDING	<input type="checkbox"/> NEW SERVICE TO EXISTING BUILDING	<input type="checkbox"/> ACTIVATION OF AN INACTIVE SERVICE
TYPE OF SERVICE CONNECTION	<input checked="" type="checkbox"/> INSTALL NEW SERVICE TO MAIN	<input type="checkbox"/> CUSTOMER TO CONNECT TO EXISTING PWSB SERVICE	<input type="checkbox"/> NO NEW SERVICE PIPE INSTALLED	PREVIOUS APP# :

SECTION IV - BACKFLOW DEVICE (PWSB USE ONLY)
(BACKFLOW PREVENTION DEVICES TO BE TESTED BY PWSB UPON INSTALLATION)

BACKFLOW DEVICE TO BE INSTALLED	<input checked="" type="checkbox"/> REDUCED PRESSURE ZONE (RPZ)	<input type="checkbox"/> DOUBLE CHECK VALVE ASSEMBLY (DCVA)	<input type="checkbox"/> RESIDENTIAL DUAL CHECK	<input type="checkbox"/> OTHER _____
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SECTION V - CHARGES AND FEES (PWSB USE ONLY)

DESCRIPTION	SIZE	QUANTITY	UNIT PRICE	TOTAL
WATER SERVICE	8 Inch	1	4,324.00 /EA	\$ 4,324.00
WATER METER	Provided by Owner		/EA	\$
WATER METER KIT (COUPLINGS OR FLANGES W/ MIU)	MIU only	1	92.85 /EA	\$ 92.85
SIDEWALK PATCH: <input type="checkbox"/> CONCRETE <input checked="" type="checkbox"/> ASPHALT	--SHORT-- LONG	16 SY	90.00/SY	\$ 1,440.00
ROAD PATCH: <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> ASPHALT	--SHORT-- LONG	16 SY	75.00/SY	\$ 1,200.00
POLICE DETAIL	OFFICER(S)	8 HRS	75.00/HR	\$ 600.00
ROAD CUT	YES NO	1	150.00 /EA	\$ 150.00
MISC.				\$
TOTAL COST				\$ 7,806.85

COMMENTS:
Domestic service with min. 4" meter & RPZ for 750 gpm peak flow

ENGINEERING MANAGER: R. Houde DATE: 7/02/2021



APPLICATION FOR WATER SERVICE

PAWTUCKET WATER SUPPLY BOARD
85 BRANCH ST
PAWTUCKET, RI 02860
(401) 729-5011 / (401) 729-5000

SECTION I (TO BE COMPLETED BY APPLICANT)

Form section I containing service address (200 Taft Street), plat (Plat 65, Lot 0662), owner name (Tidewater Stadium, LLC), applicant name (Fortuitous Development RI, LLC), and service type requested (Fire). Includes a signature line for Daniel J. Kroeber.

SECTION II - ACCOUNT DATA (PWSB USE ONLY)

Form section II for account data, including app no. (024196), installation details, and dates for approval and payment.

SECTION III - SERVICE / BUILDING INFO (PWSB USE ONLY)

Form section III for service and building information, including reason for application (Construction of new building) and type of service connection (Install new service to main).

SECTION IV - BACKFLOW DEVICE (PWSB USE ONLY)
(BACKFLOW PREVENTION DEVICES TO BE TESTED BY PWSB UPON INSTALLATION)

Form section IV for backflow device selection, with 'Double Check Valve Assembly (DCVA)' selected.

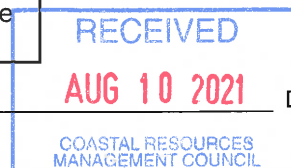
SECTION V - CHARGES AND FEES (PWSB USE ONLY)

Table section V listing charges and fees: Water Service (8 Inch, 1 unit, \$4,324.00), Water Meter, Sidewalk Patch, Road Patch, Police Detail, Road Cut, and Misc. Total cost is \$4,324.00.

COMMENTS: Cost for paving, police and sidewalk repair covered under domestic service

TOTAL COST \$ 4,324.00

ENGINEERING MANAGER: R. Houde



DATE: 7/02/2021



Narragansett Bay Commission
NON-RESIDENTIAL
Sewer Connection Permit Application

INTERNAL USE ONLY	
Permit # _____	
Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

DIRECTIONS

1. A SEWER CONNECTION PERMIT is required in the following situations: **(a)** for each new building sewer connection, **(b)** for any change >20% in the quantity of flow entering the sewer system, and/or **(c)** for any change in the quality of flow entering the sewer system. In addition, a Permit is required whenever alterations are performed on/near structures. See Below for a Full List of available NBC Applications. All NBC Rules and Regulations are located on our website: <http://www.narrabay.com/about-us/rules-regulations>. Permitting information is provided within 835-RICR-20-00-1 Use of Wastewater Facilities.
2. Each building will require its own separate building sanitary sewer pipe to the public sewerage system. Where authorized, a building sewer may service multiple buildings in situations of associations, i.e. condominiums with shared appurtenances. In such cases, a Non-Residential Application will be required.
3. **Complete all applicable SECTIONS associated with the proposed project** - Answer every question in the applicable sections. Answer N/A for any questions that are not applicable to the project.
4. Send electronic data submittals and questions to: permits@narrabay.com
 Further information: <http://www.narrabay.com/customer-service/permitting/>
 Mailed submittals to:
 Narragansett Bay Commission
Permits Section
 One Service Road Providence, RI 02905
5. **PAYMENTS: The Sewer Connection Permit Fee is non-refundable and due upon receipt of a completed application.**
 A preliminary review of the application will be performed. Notification will be sent to the representative on record for any missing information in addition to providing details of any additional charges or expenses due to continue to process the application and issue the Permit. **No PERMIT will be issued PRIOR to receipt of ALL payments.** See PAYMENT FORM AND FEE CALCULATION SECTIONS for more details regarding payments.

A pre-application meeting with NBC can be scheduled to review your application prior to submission. Please contact Permits Staff at (401) 461-8848 or email permits@narrabay.com to schedule a meeting.

ALL AVAILABLE NBC APPLICATIONS

RESIDENTIAL Sewer Connection: Residential structures up to and including six (6) dwelling units.

NON-RESIDENTIAL Sewer Connection: Includes INDUSTRIAL, COMMERCIAL and SUBDIVISIONS

Sewer Alterations: Any construction activity that alters or poses a structural impact to NBC facilities is required to submit documentation detailing activity. NO FEE

Sewer Capping: Any condition in which a building sewer will be abandoned and capped. NO FEE

Temporary Connection: Any connection to the sanitary or combined sewerage system that is not permanent and will be physically disconnected from the system at the end of a certain time frame.





Narragansett Bay Commission
NON-RESIDENTIAL
Sewer Connection Permit Application

INTERNAL USE ONLY

Permit # _____

Account # _____

Direct

Indirect

APPLICATION SECTIONS (Check All Applicable)

SECTION I - GENERAL INFORMATION

Provide information including contact information and other general information as it pertains to the proposed changes to the property.

SECTION II – STORMWATER

ALL applications will need to provide information detailing how stormwater is managed from the property. Storm water can quickly overwhelm the transport system and the wastewater treatment facilities. To reduce/prevent problems associated with stormwater input, NBC has established specific Rules & Regulations for managing stormwater flow. Section 1.4.4 of the NBC Use of the Wastewater Facilities Rules and Regulations state that *“No person(s) shall make direct or indirect connections or shed stormwater from roof down spouts, foundation drains, areaway drains, or other sources of stormwater which in turn are connected to any public sewer unless the NBC determines that a combined sewer is the only reasonable means available for disposal, such connection receives NBC approval, and NBC issues a sewer connection permit.”*

SECTION III –INDUSTRIAL / COMMERCIAL / SUBDIVISION *

INDUSTRIAL: Structures in which water is utilized for the production and/or manufacturing based operations including cooling water. A facility proposing to discharge non-sanitary wastewater; including but not limited to process wastewater generated from manufacturing, pharmaceutical, food/beverage processing, laundry operations, etc.

COMMERCIAL: Structures such as retail, office, residential complexes greater than six (6) units such as apartment buildings, hotels/motels, dormitories, nursing homes, and/or mixed use structures.

SUBDIVISION: A tract of land is divided into multiple individually owned properties which are then developed and connected to the sewer system. This can also include developments in which multiple properties are developed under the same project. A subdivision is likely to require a sewer extension.

* Discharging of non-sanitary wastewater to the NBC sewer system may require the company to apply for and obtain a Wastewater Discharge Permit through the NBC Pretreatment Program. For more information on the Pretreatment Program and permit requirements, please contact the Pretreatment Office at 401.461.8848 ext. 490.

SECTION IV – SIGNATURES

The completed application MUST have all proper signatures before submission.

SECTION V – PAYMENT FORM

This form **MUST** be submitted at the time of application. Your application will be considered Incomplete without this form and the Sewer Connection Fee.

SECTION VI – FEE CALCULATION FORM

This provides details on how the fees and expenses are calculated. The Sewer Connection Permit Fee is non-refundable and due upon receipt of the application. Any additional charges will be invoiced to the contact on record.

IS THIS PROJECT DEEMED AN EMERGENCY FOR HEALTH AND SAFETY REASONS?

If checked, provide details of the health and safety issues:



Narragansett Bay Commission
NON-RESIDENTIAL
Sewer Connection Permit Application

INTERNAL USE ONLY	
Permit # _____	
Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

SECTION I: GENERAL INFORMATION

1. PROPERTY OWNER / PERMITTEE

Name: Daniel Kroeber C/O Brett Johnson
 Company Name (if applicable): Tidewater Stadium, LLC
 Address: 15113 West Sunset Blvd. (Suite 6)
 City/Town: Pacific Palisades State: CA Zip: 90272
 Telephone #: (Bus.) _____ (Cell) (203) 464-3071
 E-mail Address: dan@fortuitouspartners.com

2. ADDITIONAL NOTIFICATION RECIPIENT / APPLICANT: (Engineer/Consultant/Contractor)

Name: Darin Overton
 Company Name (if applicable): SLR International Corp.
 Address: 99 Realty Drive
 City/Town: Cheshire State: CT Zip: 06410
 Telephone #: (Bus.) (203) 271-1773 (Cell) _____
 E-mail Address: doverton@slrconsulting.com

3. EXISTING PROPERTY INFORMATION*

Property Address: 200 Taft Street Property NOT assigned an address yet
 City/Town: Pawtucket State: RI Zip: 02869
 Plat(s): 54, 54, 65 Lot: 0062

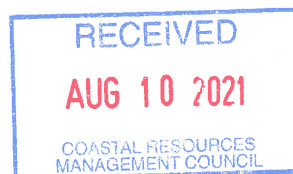
* Email permits@narrabay.com with the above information to request clarification on whether this property is deemed Direct or Indirect.

4. REASON(S) FOR SEWER CONNECTION APPLICATION

- | | |
|--|---|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Renovation/Addition - Increasing flow >20% |
| <input type="checkbox"/> No existing sewer connection | <input type="checkbox"/> Failed existing sewer system or connection |
| <input type="checkbox"/> Change of use/Change in Quality of flow | <input type="checkbox"/> Stormwater/Groundwater Management |

Describe the proposed project:

Tidewater Stadium will be a new multi-purpose stadium that will be the home to RI's new professional soccer team. The stadium will host other live events including concerts. The facility will include food and beverage facilities.





Narragansett Bay Commission
NON-RESIDENTIAL
 Sewer Connection Permit Application

INTERNAL USE ONLY

Permit # _____

Account # _____

Direct

Indirect

SECTION I: GENERAL INFORMATION (continued)

5. Will the proposed sewer connection(s) require a sewer extension to the public sewer system?

(A sewer extension may be required if there is no public sewer directly in front of the property being developed)

YES

NO

If YES, an **authorized representative of the City/Town** must sign below:

By signing below, I am confirming that I am the authorized representative of the City/Town in which the development detailed in this application is located. I have reviewed and approved the development documents and confirm that this sewer extension proposed in this application conforms to industry standards design such as TR-16 – *Guides for Design of Wastewater Treatment Works* and *Ten State Standards – Recommended Standards for Water Works*. Also, this sewer extension complies with the RI DEM approved Facility Plan for the City/Town and the department has issued an Order of Approval to extend the community’s municipal sanitary sewer system, if applicable.

PRINT Name of Authorized City/Town Agent: _____

 Signature of Authorized City/Town Agent

 DATE

6. Is there **EXISTING** sanitary flow from this property currently connected to a public sewer?

YES

NO

UNKNOWN

7. Are there any **EXISTING** Buildings using shared private sanitary pipes - multiple buildings sharing sanitary transport systems prior to connecting to the public sewerage system?

YES

NO

UNKNOWN

If YES, identify Association / Agreement in place to service and maintain these facilities:

8. Provide **EXISTING** Building Utility information

NONE: Property is Undeveloped

POTABLE WATER SUPPLY

GROUNDWATER WELL

OTHER (Provide details) _____

MUNICIPALITY provide name (see list on next page): _____

_____ Water Meter Size*

_____ # of Water Meters

_ Well System

* Proof of water meter size must be submitted at time of application submittal.

SEWER

SEPTIC SYSTEM

OTHER (Provide details) _____

PUBLIC SEWER SYSTEM

_____ # of Building Sewer Connections

_____ Building Sewer Pipe Diameter(s)



Narragansett Bay Commission
NON-RESIDENTIAL
Sewer Connection Permit Application

INTERNAL USE ONLY	
Permit # _____	
Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

SECTION I: GENERAL INFORMATION (continued)

Local Water Supply Boards:		
Cumberland Water Dept.	98 Nate Whipple Highway, Cumberland RI 02864	Phone: (401) 729-5000
East Providence Water Dept.	60 Commercial Way, East Providence, RI 02914	Phone: (401) 435-7500
Johnston Water Department	1385 Hartford Ave., Johnston, RI 02929	Phone: (401) 555-8819
Lincoln Water Commission	P.O. Box 27, Lincoln, RI 02865	Phone: (401) 334-6735
Pawtucket Water Supply Board	85 Branch St, Pawtucket, RI 02860	Phone: (401) 729-5000
Providence Water Supply Board	125 Dupont Dr, Providence, RI 02907	Phone: (401) 521-6300
Smithfield Water Supply Board	64 Farnum Pike, Smithfield, RI 02917	Phone: (401) 233-1034

9. Provide general details of the EXISTING property and the pervious/impervious areas:

0 _____ # of Buildings Vacant Land Vacant Buildings

Total Area: 8.5 _____ Check One: acres square feet

Greenspace/Pervious: 93 _____ % + Hardscape/Impervious 7 _____ % = (Total = 100%)

10. Describe EXISTING conditions and land uses on the property:

The site is owned by National Grid and was formerly a Manufactured Gas Plant. The MGP was abandoned years ago and the site is currently undeveloped with brush cover over a majority of the land. The site is currently being

11. What is the approximate start and finish dates of construction? 9/15/2021 3/15/2023
Start Finish

12. DRAIN LAYER INFORMATION:

Name: TBD License #: _____

Company Name (if applicable): _____

Address: _____

City/Town _____ State: _____ Zip: _____

Telephone # (Bus.): _____ (Cell): _____

E- mail Address: _____

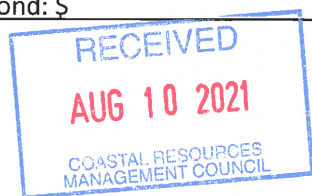
13. DRAIN LAYER BOND COMPANY

Company: TBD

Address: _____

City/Town: Pacific Palisafes State: CA Zip: 90272

Business Telephone #: _____ Amount of Bond: \$ _____





INTERNAL USE ONLY	
Permit # _____	
Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

SECTION II: STORMWATER

1. Does any **STORMWATER** or **GROUNDWATER** currently (PRE-CONSTRUCTION) drain to the public sewerage system?

- YES NO UNKNOWN

If YES, identify all existing connection points on submitted plans and documentation

2. Check any/all **EXISTING** methods used to manage existing on-site stormwater:

- | | |
|--|---|
| <input type="checkbox"/> Shed Flow to public road | <input checked="" type="checkbox"/> Shed flow to on-site greenspace/waterway/wetlands |
| <input type="checkbox"/> Roof Down Spouts connected to sewer/drain | <input type="checkbox"/> Roof Down Spouts discharge to ground surface |
| <input type="checkbox"/> Connected to buried storage/infiltration system on site | <input type="checkbox"/> Connected to existing Catch Basins on site |
| <input type="checkbox"/> Other: Explain: _____ | |

3. Will any stormwater and/or groundwater enter the public sewer system **DURING** and/or **AFTER** construction?

Storm/Ground water cannot be connected to sanitary pipes.

- YES NO

If YES, identify all existing and proposed connection points and details on submitted documentations. If NO, skip question 5.

4. Identify all **PROPOSED** method(s) to manage the onsite stormwater and/or groundwater **POST CONSTRUCTION**.

Provide stormwater/groundwater details on plan submittals

- | | |
|--|---|
| <input type="checkbox"/> Dry Wells/Underground Injection | <input type="checkbox"/> Tree Wells |
| <input checked="" type="checkbox"/> Oil & Grit Separator | <input type="checkbox"/> Roof Down Spouts discharge to Rain Barrels |
| <input type="checkbox"/> Bioretention Areas/Bio Swales | <input type="checkbox"/> Landscape Areas/Rain Gardens |
| <input type="checkbox"/> Infiltration unit | <input type="checkbox"/> Green Roof/Green Wall |
| <input checked="" type="checkbox"/> Permeable Pavement | <input checked="" type="checkbox"/> Filter Strips/Sand Filters |
| <input type="checkbox"/> Connect to Storm Only System | <input type="checkbox"/> Waterway/Wetlands |
| <input type="checkbox"/> Other: Explain: _____ | <input type="checkbox"/> Connect to Public Combined System |
| _____ | |



Narragansett Bay Commission
NON-RESIDENTIAL
 Sewer Connection Permit Application

INTERNAL USE ONLY	
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Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

SECTION II: STORMWATER (continued)

****No stormwater discharge from the site is proposed to the sewer system as part of the development. All stormwater from the site is being filtered and discharged to the river.**

5. Indicate the total volume (CF) of stormwater runoff PRE and POST for the following storms:

STORM EVENT	Pre-Construction Runoff (cubic feet)	Post-Construction Runoff (cubic feet)	% REDUCTION*
3 month (1.6" in six hours)	8.75	13.26	+51%
2 year	20.99	28.77	+37%
10 year	38.13	56.00	+47%
25 year	51.30	78.81	+53%
100 year	86.79	127.10	+46%

6. STORMWATER DOCUMENTATION

*** Peak mitigation is not required when discharging to tidal water bodies such as the Seekonk River.**

a. Has a stormwater design plan been prepared providing details of any low impact development (LID) options utilized?

YES NO

If YES, provide copy. This plan must be stamped by a professional engineer licensed in the State of Rhode Island.

If NO, provide a detailed narrative of why this plan was NOT developed and what changes have been made to the management of stormwater and/or groundwater for this property.

Stormwater Design Plan Attached

Stormwater Design Narrative Attached

b. Has a Stormwater Management Plan and the accompanying Stormwater Operations & Maintenance Plan (as defined in the RI Stormwater Design & Installation Standard Manual, amended March 2015) for this project been submitted and approved by RIDEM?

YES NO **To be reviewed and approved by CRMC.**

If YES, provide copies of the following:

Stormwater Management Plan Attached

Stormwater Operations & Maintenance Plan Attached





Narragansett Bay Commission
NON-RESIDENTIAL
Sewer Connection Permit Application

INTERNAL USE ONLY	
Permit # _____	
Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

SECTION III: INDUSTRIAL / COMMERCIAL / SUBDIVISION

1. **Total Number of Proposed Buildings or Building modifications included in this application:** 4
 If more than one building, make copies of SECTION III and complete for **EACH** building included in the application. Each building will require its own separate building sewer connection to connect to the public sewerage system. Where authorized, the building sewer may service multiple buildings in situations of associations, i.e. condominiums with shared appurtenances.

2. **PROPOSED Building Unique Identification Information:** _____

3. **Type of Building PROPOSED (Check all that apply):**

- | | | | | | |
|---|---|---|--|--|---|
| <input type="checkbox"/> Office Building | <input type="checkbox"/> Residential | <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Machine/Auto Shop | <input type="checkbox"/> Mixed-Use | <input checked="" type="checkbox"/> Laundry |
| <input checked="" type="checkbox"/> Retail | <input type="checkbox"/> Dental/Medical | <input type="checkbox"/> Nursing Home/Dormitory | <input checked="" type="checkbox"/> School/Sports Facility | <input checked="" type="checkbox"/> Storage Facility | |
| <input checked="" type="checkbox"/> Food Processing/Preparation | <input type="checkbox"/> Brewery/Distillery | <input type="checkbox"/> Other: Describe below: | | | |

The stadium has retail, food preparation, locker rooms, laundry rooms and storage areas in separate areas of the facility.

4. **PROPOSED Building Capacity Details:**

_____ Number of Employees 15,000 Maximum Building Capacity
 _____ Seating Capacity (restaurants/cafeterias) _____ Bed Capacity (dormitory/hospital)
 _____ Number of Bedrooms (residential/hotel)

<p>Estimated Average daily wastewater flow = _____ gallons per day *</p> <p>* Attach calculations (See attached guidelines)</p>

5. **PROPOSED Building Details:**

TBD Number of Roof Drains 1 Number of Sump Pumps* 2 Number of Washers*
 TBD Number of Floor Drains 4 Number of Grease Traps _____ Number of Oil/Water Separators

*** Provide and attach details of capacity.** Final washer size TBD



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Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

SECTION III: INDUSTRIAL / COMMERCIAL / SUBDIVISION (continued)

6. Provide PROPOSED Potable Water Utility information:

GROUNDWATER WELL OTHER (Provide details) _____

MUNICIPALITY provide name (see list on page 5): Pawtucket Water Supply Board

Water Meter Size* Number of Water Meters

* Proof of water meter size must be submitted with application.
 Final meter size being determined, will be provided

7. Provide PROPOSED Sanitary Utility information:

1 Number of Sanitary Sewer Connections to the Public Sewerage System for this Building: Pipe Size(s): 8"

Will a pump/lift station be required to transport sanitary waste to the public transport system?

YES NO

If YES, do you have an approved Order of Approval from RIDEM? YES NO

Will this building discharge to a shared private sanitary transport system - multiple buildings sharing sanitary transport systems prior to connecting to the public sewerage system?

YES NO

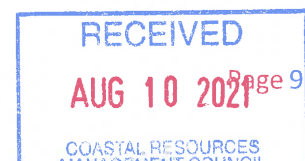
If YES, who will own and maintain the private sewerage infrastructure and/or drainage infrastructure?

- Private Association: Provide a signed copy agreement including contact information.
- City/Town: Question #5 in GENERAL INFORMATION **must** answer YES and include proper signatures.
- Other: Provide details The station discharges into private sewer distribution system prior to connecting into public sewer system.

8. Supporting Documents Attached

- Dated Site Plan(s) stamped by a Professional Engineer licensed in Rhode Island that include the plat/lot info, address, developer, existing and proposed locations of the buildings, utilities, on-site drainage, as well as construction details, landscaping, and other relevant information.
- Capacity and details for any/all washers used in laundry as well as sump pumps Pump station details included, washer capacity to be provided
- Calculation details for average daily wastewater flow estimates.

Discharging of non-sanitary wastewater to the NBC sewer system may require the company to apply for and obtain a Wastewater Discharge Permit through the NBC Pretreatment Program. For more information on the NBC Pretreatment Program and permit requirements, please contact the Pretreatment Office at 401.461.8848 ext.490.





Narragansett Bay Commission
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INTERNAL USE ONLY	
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Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

SECTION IV: SIGNATURES

By signing below, I affirm that I am the property owner or authorized person for the above detailed property and have provided accurate information to the best of my ability. The undersigned applicant agrees to accept and abide by all provisions of the Narragansett Bay Commission's Rules and Regulations for the Use of Wastewater Facilities, as amended, and shall in every respect conform to the terms of this application. Any changes to the application or attached documents must be reported to the Narragansett Bay Commission. By signing this Application, the undersigned applicant and/or Property Owner agrees to be fully responsible for the removal of and/or costs associated with corrections of any obstruction, harm, or other limitation(s) to the NBC's facilities or functionality caused by the activities of applicant/Property Owner or its agents or contractors discovered during or after the construction process.

Daniel Kroeber

Signature of Property Owner or Authorized Representative

DATE

Daniel Kroeber C/O Brett Johnson

Printed Name of Property Owner

Signature of Drain Layer

DATE

TBD

Printed Name of Drain Layer

SUBMIT ALL COMPLETED SECTIONS ALONG WITH THE REQUIRED DOCUMENTS, SIGNATURES AND PAYMENT

NBC OFFICE USE ONLY	
Estimated Average daily flow: _____	<u>gallons per day</u>
Estimated Peak daily flow: _____	<u>gallons per day</u>
Initial: _____	



Narragansett Bay Commission
NON-RESIDENTIAL
Sewer Connection Permit Application

INTERNAL USE ONLY	
Permit # _____	
Account # _____	
<input type="checkbox"/> Direct	<input type="checkbox"/> Indirect

SECTION V: PAYMENT FORM

1. PROPERTY OWNER/PERMITTEE – PRINT CLEARLY

Name: Daniel Kroeber C/O Brett Johnson _____

Company Name (if applicable): Tidewater Stadium, LLC _____

Street Address: 15113 West Sunset Blvd. (Suite 6) _____

City/Town: Pacific Palisades State: CA Zip: 90272 _____

Telephone #: (Bus.) _____ (Cell) (203) 464-3071 _____

E- mail Address: dan@fortuitouspartners.com _____

2. Invoices to be sent to (select one):

Property Owner/Permittee listed above.

Other listed below: MUST Complete Question #4 below

3. Preferred method of invoice delivery:

MAIL to address of designated individual selected in Question #2

EMAIL to individual selected in Question #2

4. Additional Recipient / Applicant Information – PRINT CLEARLY

Check One: Engineer Consultant Contractor Other:

5. Name of Invoice Recipient: Daniel Kroeber _____

Company Name (if applicable): Tidewater Stadium, LLC _____

Street Address: 15113 West Sunset Blvd. (Suite 6) _____

City/Town: Pacific Palisades State: CA Zip: 90272 _____

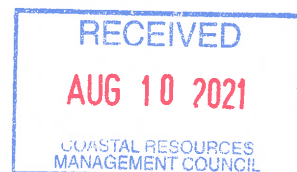
Telephone #: (Bus.) _____ (Cell) (203) 464-3071 _____

E- mail Address: dan@fortuitouspartners.com _____

5. Payments can be made by check or money order only.

Mailed or hand delivered to: Narragansett Bay Commission
Accounts Receivable
 One Service Road
 Providence, RI 02905

6. PAYMENTS: Use the next page to determine your total fee. The Sewer Connection Permit Fee is non-refundable and due upon receipt of a completed application. Any additional charges or expenses due will be invoiced to the representative selected in Question #2 above. **No permit will be issued PRIOR to receipt of ALL payments.**





Narragansett Bay Commission
NON-RESIDENTIAL
 Sewer Connection Permit Application

INTERNAL USE ONLY

Permit # _____

Account # _____

Direct

Indirect

SECTION VI: FEE CALCULATION

SEWER CONNECTION PERMIT FEE: Application fee for all direct and indirect connections to NBC facilities. This is a **non-refundable** fee due upon receipt of the application. **PERMIT FEE = # of Connections * Rate**

Indirect Rate = \$130.00

Direct Rate = \$300.00

PERMIT FEE		
# of Connections	Rate	TOTAL
1	300.00	300.00

ADDITIONAL CHARGES THAT MAY BE DUE:

CAPACITY CHARGE: Applies to all NEW direct and indirect connections to NBC facilities and is based upon the input meter size. This charge will be invoiced to the owner/representative and is due PRIOR to the issuance of the Permit. Any increase in flows >20% is considered a NEW connection and thereby subject to a Capacity Charge.

CAPACITY CHARGE			
Water Meter Size (inch)	# of Water Meters Proposed or Existing	Capacity Charge (per meter)	Total Capacity Charge = # of Water Meters X Capacity Charge
5/8"		350.00	0.00
¾"		525.00	0.00
1"		875.00	0.00
1½ "		1,750.00	0.00
2"		2,800.00	0.00
3"		5,250.00	0.00
4"		8,750.00	0.00
6"	1	17,500.00	17,500.00
8"		28,000.00	0.00
10"		40,250.00	0.00

TOTAL CAPACITY CHARGE = # Water Meters * Capacity Charge

SEWER TIE-IN EXPENSE: Any sewer connection located west of 2100 Hartford Avenue, Johnston will be subject to an additional Sewer Tie-In Expense pursuant to 835-RICR-20-00-1.4.15. Contact permits@narrabay.com for details.

ADDITIONAL CHARGES		
CAPACITY CHARGE	SEWER TIE IN EXPENSE	TOTAL ADDITIONAL
		0.00



May 22, 2020

Mr. Brett Johnson
Fortuitous Partners
14555 N Scottsdale Road, Suite 150
Scottsdale, AZ 85254

**RE: Wetland Report
Tidewater Landing
Division Street
Pawtucket, Rhode Island
MMI #6222-03-03**

Dear Mr. Johnson:

On February 12, 2020, Matthew J. Sanford, professional wetland scientist (PWS) and registered soil scientist, and Alyse Oziolor, wetland professional in training (WPIT), with Milone & MacBroom, Inc. (MMI), completed a wetland delineation on the two properties located along the east and west sides of the Seekonk River, south of Division Street in Pawtucket, Rhode Island (Figure 1). Coastal wetlands and freshwater wetlands in the vicinity of the coast within the project area were delineated in accordance with the regulations of the State of Rhode Island Freshwater Wetlands Act, (Rhode Island General Laws [RIGL] Sections 2-1-18 through 2-1-25), Coastal Resources Management Council (RIGL Section 46-23-6[iii][E]), and the federal Clean Water Act.

Delineation methods followed the 1987 U.S. Army Corps of Engineers *Wetlands Delineation Manual* (USACE, 1987) and Regional Supplement to the U.S. Army Corps of Engineers *Wetland Delineation Manual for the Northcentral and Northeast Region* (USACE, 2012). Freshwater wetland determinations were based on the presence of hydric soils, hydrophytic vegetation, and wetland hydrology. Intermittent watercourse determinations were made based on the presence of a defined permanent channel and bank and the occurrence of two or more of the following characteristics: A) evidence of scour or deposits of recent alluvium or detritus, B) the presence of standing or flowing water for a duration longer than a particular storm incident, and C) the presence of hydrophytic vegetation. Coastal wetland means "any salt marsh bordering on the tidal waters of this state, whether or not the tidal waters reach the littoral areas through natural or artificial watercourses, and those uplands directly associated and contiguous thereto which are necessary to preserve the integrity of that marsh," (RIGL Section 46-23-6(iii)(E)). Wetland boundaries were demarcated (flagged) with pink and blue surveyor's tape (hung from sturdy vegetation), which is generally spaced a maximum of every 30 to 50 feet. Complete boundaries are located along the lines that connect these sequentially numbered flags. The wetland boundaries are subject to change until adopted by local, state, or federal regulatory agencies.

Weather conditions were suitable for delineation activities (i.e., no snow or ice was present). Ambient temperature was 45 °F, and conditions were clear and sunny on the day of the delineation.



The classification system of the National Cooperative Soil Survey and Field Indicators of Hydric Soils in the United States (USDA, 2017) was used in this investigation. A second-order soil survey in accordance with the principles and practices noted in the USDA *Soil Survey Manual* (1993) was completed at the subject site. Soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, hand auger borings (maximum depth of 2 feet) were completed at the site. Geospatial data was accessed via the United States Department of Agriculture – Natural Resources Conservation Service (USDA-NRCS) web soil survey mapping. The soil survey mapping is appended. The survey identifies the following soil mapping units with associated NRCS map unit in the project area:

- Hinckley loamy sand (HkC)
- Merrimac-Urban land complex (MU)
- Udorthents-Urban land complex (UD)

Although NRCS resource mapping did not identify any hydric soils in the project area, two freshwater wetlands containing hydric soils were identified on the properties (Figure 2). Soils across each property have been significantly altered by anthropogenic activities, reflecting the soil classification designations as urban land complexes on both sides of the river. Urban fill material and anthropogenic debris (concrete, bricks, asphalt, millings, etc.) characterize much of the west property (Tidewater/Taft Street). On the east property (Division Street/School Street), the site has general fill piles, abandoned utility structures, construction debris, and general trash.

The Tidewater Landing sites are heavily disturbed, anthropogenically degraded properties along the Seekonk River. The Seekonk River is a tidal watercourse that drains to the Providence River before discharging to Narragansett Bay. Both sites contained a significant amount of anthropogenic debris and disturbed soils as well as steep, eroding slopes. Upland vegetation on the sites consists of a mix of native and non-native woody and herbaceous vegetation. Canopy trees observed on site include Norway maple (*Acer platanoides*), willow (*Salix* sp.), tree of heaven (*Ailanthus altissima*), quaking aspen (*Populus tremuloides*), grey birch (*Betula populifolia*), black cherry (*Prunus serotina*), crabapple (*Malus* sp.), hackberry (*Celtis occidentalis*), cottonwood (*Populus deltoides*), red maple (*Acer rubrum*), box elder (*Acer negundo*), American elm (*Ulmus americana*), black locust (*Robinia pseudoacacia*), and red oak (*Quercus rubra*). Non-native shrubs, vines, and herbaceous vegetation dominate the understory and include multiflora rose (*Rosa multiflora*), Japanese knotweed (*Polygonum cuspidatum*), wineberry (*Rubus phoenicolasius*), Japanese honeysuckle (*Lonicera japonica*), Morrow's honeysuckle (*Lonicera morrowii*), European privet (*Ligustrum vulgare*), Oriental bittersweet (*Celastrus orbiculatus*), wormwood (*Artemisia absinthium*), garlic mustard (*Alliaria petiolata*), and grapevine (*Vitis* sp.). Both sites, including freshwater wetlands identified on the sites, are described in detail below.

Tidewater/Taft Street

The Tidewater property is bordered by Taft Street to the west and the Seekonk River to the east. A community garden and driveway exist along Taft Street on the west side of the property. Topography on the site consists of steep slopes adjacent to the roadway, a flat plateau, followed by another break in slope adjacent to the Seekonk River. Along the banks of the river, a concrete and stone wall is in disrepair. Some erosion exists in areas between concrete wall fragments. A dirt walking path exists along the waterfront and connects to a small park on the north side of the property. Anthropogenic debris is scattered across the site, indicating significant disturbance across the parcel. Tent camps are present on

this site. Soils on the property are mapped by the NRCS as Udorthents-Urban land complex (UD). Remnant asphalt and concrete mixed into on-site soils reflect this designation.

A seasonal seep/intermittent watercourse discharges from a 36-inch-diameter reinforced concrete pipe at the base of the steep slope on the south side of the property and flows east to the Seekonk River. The outfall pipe collects and conveys stormwater runoff from the Taft Street neighborhood. The channel is partially paved with bituminous concrete throughout its length and is approximately 3 to 4 feet wide with 1 to 3 inches of surface water flowing within the channel. During the warmer months, this watercourse/drainage swale is likely dry. A small palustrine emergent wetland dominated by invasive Japanese knotweed and multiflora rose exists along the north bank of the watercourse, adjacent to the stormwater outfall. Some native vegetation, including silky dogwood (*Cornus amomum*) and riverbank grape (*Vitis riparia*), was also observed, but this comprised a minor portion of the vegetation. Upland non-native trees overhang the wetland, including Norway maple and tree of heaven. This wetland system provides few wetland functions and values other than stormwater conveyance to the river. The partially paved nature of the channel prevents significant stormwater infiltration and toxicant or nutrient retention prior to discharging into the river. Given the contaminated nature of these soils, infiltration may not provide any toxicant retention value if allowed. Dense, non-native vegetation atop disturbed soils within this wetland do not provide significant value as wildlife habitat.

Divisions Street/School Street

The Division Street property is bordered by the Seekonk River to the west and School Street to the east. A parking lot and storage yard exist along the north side of the property. A festival pier and boat launch abut the property to the south. A steep, eroding slope exists adjacent to Division Street. Dumped fill material and anthropogenic debris exist across the slope. This slope transitions to a flat plateau followed by another steep, eroding slope that leads to a flat floodplain area adjacent to the Seekonk River. Signs of human occupancy (i.e., tent camps) exist across the site, and a significant amount of anthropogenic debris covers the site. Remnant building foundations, stone walls, outfall headwalls, and manholes exist in the center of the site. NRCS soil mapping indicates the presence of Merrimac-Urban land complex (MU), reflecting the disturbed soils observed on site. Well-drained alluvial floodplain soils, Hinckley loamy sand (HkC), are mapped adjacent to the river.

Coastal wetlands and abutting freshwater wetlands were identified in the southern portion of the property, adjacent to the Seekonk River. Coastal wetlands are dominated by invasive common reed (*Phragmites australis*) and native seaside goldenrod (*Solidago sempervirens*) abutting the river. Japanese knotweed and a single clump of blue flag iris (*Iris versicolor*) were observed within the freshwater palustrine emergent wetlands during site survey. Norway maple and hackberry overhang the wetland from adjacent uplands. A significant accumulation of anthropogenic debris (i.e., plastic bottles and cartons) was observed within freshwater wetlands, and some fill material was also observed mixed into the soils. The wetlands function as a stormwater recharge area, providing some limited functions in sediment, toxicant, and nutrient retention. However, the degraded nature and limited vegetative diversity of these wetlands prevent significant contributions to these functions and other wetland functions and values such as wildlife habitat and production export.



Mr. Brett Johnson | Page 4
May 22, 2020

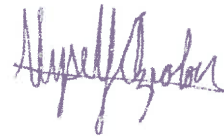
If you have any questions regarding this wetland report, please do not hesitate to contact either of the undersigned at (203) 271-1773.

Very truly yours,

MILONE & MACBROOM, INC.



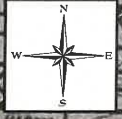
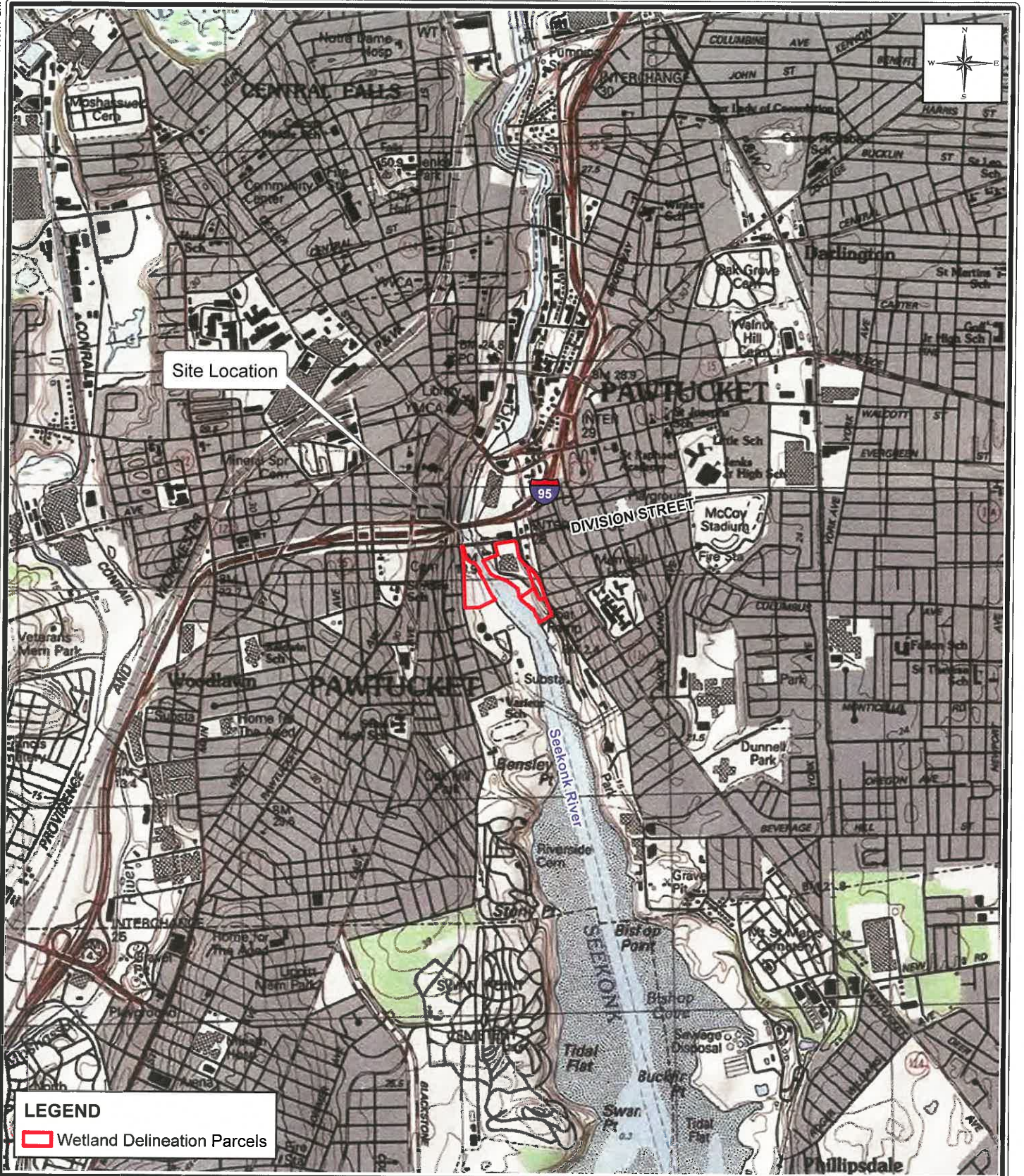
Matthew J. Sanford, MS, PWS, Registered Soil Scientist
Manager of Natural Resources Planning



Alyse Y. Oziolor, MS, WPIT
Environmental Scientist

Enclosures

6222-03-03-m1920-ltr.docx



LEGEND

Wetland Delineation Parcels

MILONE & MACBROOM
 99 Realty Drive
 Cheshire, Connecticut 06410
 (203) 271-1773
 www.mminc.com

SITE LOCATION
 TIDEWATER LANDING
 DIVISION STREET AND SEEKONK RIVER
 PAWTUCKET, CONNECTICUT

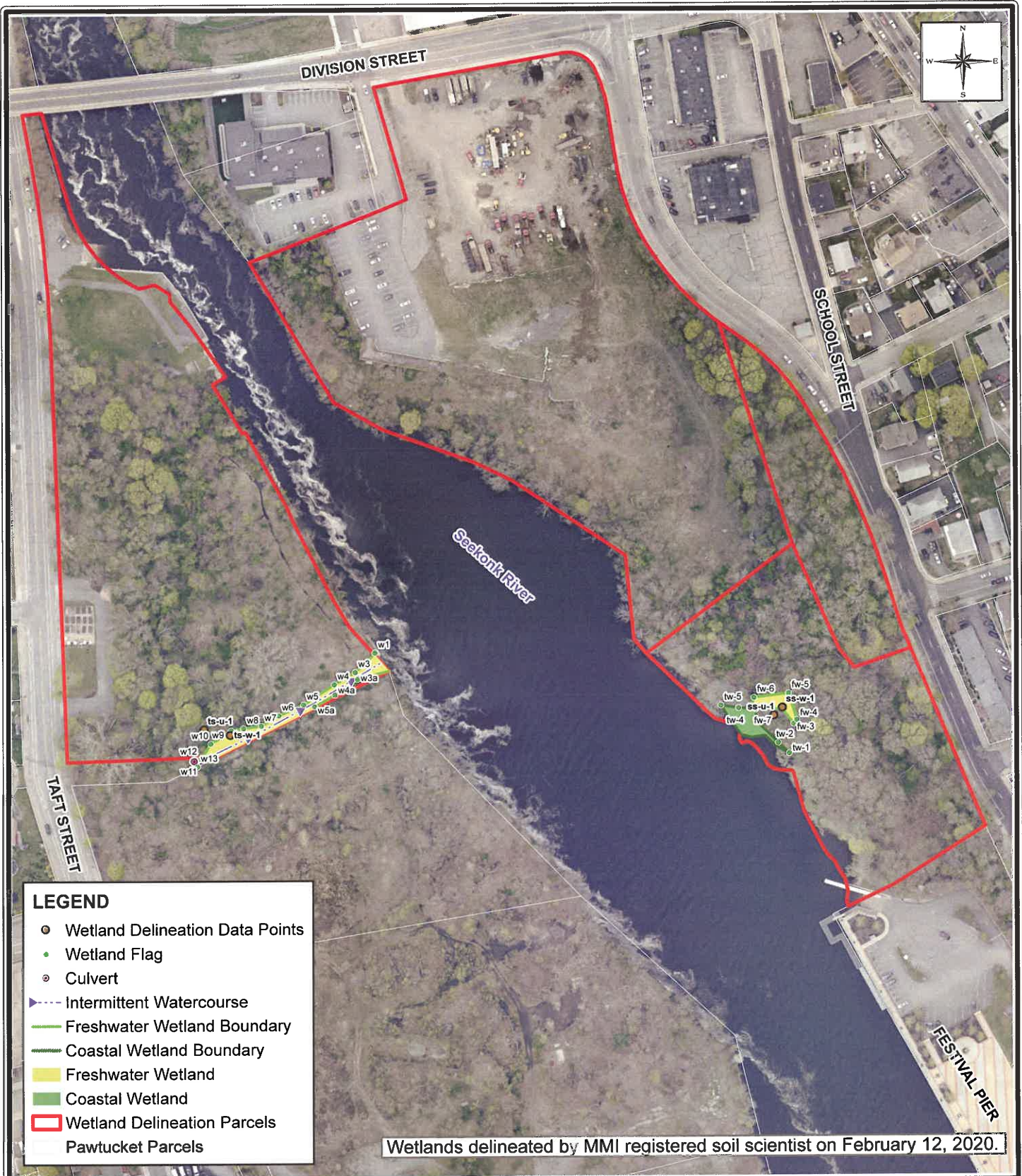


SOURCE: 2013 TOPOGRAPHIC MAP, NATIONAL GEOGRAPHIC SOCIETY

DATE: MAY 18, 2020
 SCALE: 1" = 2,000'
 PROJ. NO.: 6222-03
 DESIGNED AYO DRAWN AYO CHECKED MJS

DRAWING NAME:

FIG. 1



LEGEND

- Wetland Delineation Data Points
- Wetland Flag
- ⊗ Culvert
- Intermittent Watercourse
- Freshwater Wetland Boundary
- Coastal Wetland Boundary
- Freshwater Wetland
- Coastal Wetland
- Wetland Delineation Parcels
- Pawtucket Parcels

Wetlands delineated by MMI registered soil scientist on February 12, 2020.

MILONE & MACBROOM
 99 Realty Drive
 Cheshire, Connecticut 06410
 (203) 271-1773
 www.mminc.com

WETLAND DELINEATION

TIDEWATER LANDING

DIVISION STREET AND SEEKONK RIVER
 PAWTUCKET, CONNECTICUT

SOURCE: 2018 AERIAL PHOTO

DATE: MAY 18, 2020		
SCALE: 1" = 190'		
PROJ. NO.: 6222-03		
DESIGNED AYO	DRAWN AYO	CHECKED MJS

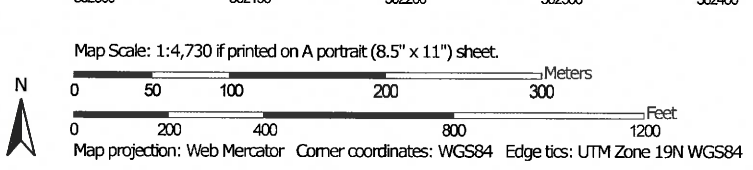
DRAWING NAME:

FIG. 2

Soil Map—State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties (PAWTUCKET)


































Soil Map may not be valid at this scale.



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 COASTAL RESOURCES MANAGEMENT COUNCIL
 2/11/2020 Page 1 of 3

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	Water Features
 Borrow Pit	 Streams and Canals
 Clay Spot	Transportation
 Closed Depression	 Rails
 Gravel Pit	 Interstate Highways
 Gravelly Spot	 US Routes
 Landfill	 Major Roads
 Lava Flow	 Local Roads
 Marsh or swamp	Background
 Mine or Quarry	 Aerial Photography
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
Survey Area Data: Version 19, Sep 12, 2019

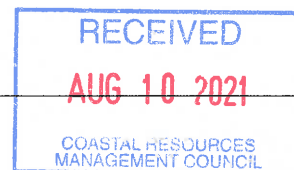
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 3, 2019—Aug 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HkC	Hinckley loamy sand, 8 to 15 percent slopes	8.6	12.5%
MU	Merrimac-Urban land complex, 0 to 8 percent slopes	19.6	28.6%
UD	Udorthents-Urban land complex	27.3	39.8%
Ws	Water, saline	13.1	19.1%
Totals for Area of Interest		68.6	100.0%



WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Tidewater Landing City/County: Pawtucket, Providence County Sampling Date: February 12, 2020
 Applicant/Owner: Fortuitous Partners State: RI Sampling Point: TS-W-1
 Investigator(s): MJS, AYO Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): 1
 Subregion (LRR or MLRA): LRR R 144A Lat: 286710.439 N Long: 359786.366 E Datum: NAD 83
 Soil Map Unit Name: Udorthents-Urban land complex NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Community type: <u>Wet forland</u> Soils on the property consists of fill material, including asphalt.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input checked="" type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>5</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

VEGETATION – Use scientific names of plants.

Sampling Point: TS-W-1

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Acer platanoides</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>
2. <u>Ailanthus altissima</u>	<u>2</u>	<u>N</u>	<u>UPL</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 25% (A/B)

17 = Total Cover

Sapling/Shrub Stratum (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Rosa multiflora</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>
2. <u>Cornus ammomum</u>	<u>1</u>	<u>N</u>	<u>FACW</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>6</u>	x 2 = <u>12</u>
FAC species <u>1</u>	x 3 = <u>3</u>
FACU species <u>120</u>	x 4 = <u>480</u>
UPL species <u>2</u>	x 5 = <u>10</u>
Column Totals: <u>129</u> (A)	<u>505</u> (B)

Prevalence Index = B/A = 3.9

16 = Total Cover

Herb Stratum (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Polygonum cuspidatum</u>	<u>90</u>	<u>Y</u>	<u>FACU</u>
2. <u>Phragmites australis</u>	<u>5</u>	<u>N</u>	<u>FACW</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____

Hydrophytic Vegetation Indicators:

Rapid Test for Hydrophytic Vegetation

Dominance Test is >50%

Prevalence Index is ≤3.0¹

Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

95 = Total Cover

Woody Vine Stratum (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Vitis riparia</u>	<u>1</u>	<u>Y</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

1 = Total Cover

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

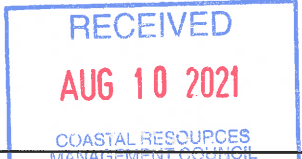
Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

Soils and vegetation have been significantly disturbed. Invasive Japanese knotweed (*Polygonum cuspidatum*), which is a FACU species, has dominated herbaceous stratum as a result. Wetland hydrology and hydric soils are present in this area.



WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Tidewater Landing City/County: Pawtucket, Providence County Sampling Date: February 12, 2020
 Applicant/Owner: Fortuitious Partners State: RI Sampling Point: TS-U-1
 Investigator(s): MJS, AYO Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): 1
 Subregion (LRR or MLRA): LRR R 144A Lat: 286718.921 N Long: 359748.882 E Datum: NAD 83
 Soil Map Unit Name: Udorthents-Urban land complex NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

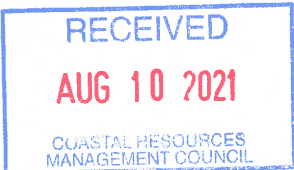
Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Community type: <u>Upland forest</u> Soils on the property consists of fill material, including asphalt.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>13</u> Saturation Present? (includes capillary fringe) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>13</u>	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



VEGETATION – Use scientific names of plants.

Sampling Point: TS-U-1

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer negundo</u>	<u>35</u>	<u>Y</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>40%</u> (A/B)																
2. <u>Acer rubrum</u>	<u>10</u>	<u>Y</u>	<u>FAC</u>																	
3. <u>Acer platanoides</u>	<u>2</u>	<u>N</u>	<u>FACU</u>																	
4. <u>Ailanthus altissima</u>	<u>2</u>	<u>N</u>	<u>UPL</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width:100%; border:none;"> <tr> <td style="text-align:right;">Total % Cover of:</td> <td style="text-align:right;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>45</u></td> <td>x 3 = <u>135</u></td> </tr> <tr> <td>FACU species <u>99</u></td> <td>x 4 = <u>396</u></td> </tr> <tr> <td>UPL species <u>4</u></td> <td>x 5 = <u>20</u></td> </tr> <tr> <td>Column Totals: <u>148</u></td> <td>(A) <u>551</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align:center;">Prevalence Index = B/A = <u>3.7</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>45</u>	x 3 = <u>135</u>	FACU species <u>99</u>	x 4 = <u>396</u>	UPL species <u>4</u>	x 5 = <u>20</u>	Column Totals: <u>148</u>	(A) <u>551</u> (B)	Prevalence Index = B/A = <u>3.7</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>45</u>	x 3 = <u>135</u>																			
FACU species <u>99</u>	x 4 = <u>396</u>																			
UPL species <u>4</u>	x 5 = <u>20</u>																			
Column Totals: <u>148</u>	(A) <u>551</u> (B)																			
Prevalence Index = B/A = <u>3.7</u>																				
7. _____	_____	_____	_____																	
<u>49</u> = Total Cover																				
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer platanoides</u>	<u>2</u>	<u>Y</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
7. _____	_____	_____	_____																	
<u>2</u> = Total Cover																				
<u>Herb Stratum</u> (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Polygonum cuspidatum</u>	<u>95</u>	<u>Y</u>	<u>FACU</u>		Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.															
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>95</u> = Total Cover																				
<u>Woody Vine Stratum</u> (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Celastrus orbiculatus</u>	<u>2</u>	<u>Y</u>	<u>UPL</u>	Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
<u>2</u> = Total Cover																				

Remarks: (Include photo numbers here or on a separate sheet.)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Tidewater Landing City/County: Pawtucket, Providence County Sampling Date: February 12, 2020

Applicant/Owner: Fortuitous Partners State: RI Sampling Point: SS-W-1

Investigator(s): MJS, AYO Section, Township, Range: _____

Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR or MLRA): LRR R 144A Lat: 286746.828 N Long: 360578.782 E Datum: NAD 83

Soil Map Unit Name: Hinckley loamy sand NWI classification: PEM

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) Community type: <u>Wet forland</u> <p align="center">Soils and vegetation have been significantly disturbed with fill material and invasive plant species.</p>	

HYDROLOGY

<p>Wetland Hydrology Indicators:</p> <p><u>Primary Indicators (minimum of one is required; check all that apply)</u></p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Surface Water (A1)</td> <td><input type="checkbox"/> Water-Stained Leaves (B9)</td> </tr> <tr> <td><input checked="" type="checkbox"/> High Water Table (A2)</td> <td><input type="checkbox"/> Aquatic Fauna (B13)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Saturation (A3)</td> <td><input type="checkbox"/> Marl Deposits (B15)</td> </tr> <tr> <td><input type="checkbox"/> Water Marks (B1)</td> <td><input type="checkbox"/> Hydrogen Sulfide Odor (C1)</td> </tr> <tr> <td><input type="checkbox"/> Sediment Deposits (B2)</td> <td><input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)</td> </tr> <tr> <td><input type="checkbox"/> Drift Deposits (B3)</td> <td><input type="checkbox"/> Presence of Reduced Iron (C4)</td> </tr> <tr> <td><input type="checkbox"/> Algae Mat or Crust (B4)</td> <td><input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)</td> </tr> <tr> <td><input type="checkbox"/> Iron Deposits (B5)</td> <td><input type="checkbox"/> Thin Muck Surface (C7)</td> </tr> <tr> <td><input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)</td> <td><input type="checkbox"/> Other (Explain in Remarks)</td> </tr> <tr> <td><input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)</td> <td></td> </tr> </table>	<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)	<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)	<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)	<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)	<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Algae Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		<p><u>Secondary Indicators (minimum of two required)</u></p> <table style="width:100%;"> <tr><td><input type="checkbox"/> Surface Soil Cracks (B6)</td></tr> <tr><td><input type="checkbox"/> Drainage Patterns (B10)</td></tr> <tr><td><input type="checkbox"/> Moss Trim Lines (B16)</td></tr> <tr><td><input type="checkbox"/> Dry-Season Water Table (C2)</td></tr> <tr><td><input type="checkbox"/> Crayfish Burrows (C8)</td></tr> <tr><td><input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)</td></tr> <tr><td><input type="checkbox"/> Stunted or Stressed Plants (D1)</td></tr> <tr><td><input checked="" type="checkbox"/> Geomorphic Position (D2)</td></tr> <tr><td><input type="checkbox"/> Shallow Aquitard (D3)</td></tr> <tr><td><input type="checkbox"/> Microtopographic Relief (D4)</td></tr> <tr><td><input type="checkbox"/> FAC-Neutral Test (D5)</td></tr> </table>	<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Drainage Patterns (B10)	<input type="checkbox"/> Moss Trim Lines (B16)	<input type="checkbox"/> Dry-Season Water Table (C2)	<input type="checkbox"/> Crayfish Burrows (C8)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)	<input type="checkbox"/> Stunted or Stressed Plants (D1)	<input checked="" type="checkbox"/> Geomorphic Position (D2)	<input type="checkbox"/> Shallow Aquitard (D3)	<input type="checkbox"/> Microtopographic Relief (D4)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9)																															
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Aquatic Fauna (B13)																															
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Marl Deposits (B15)																															
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)																															
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)																															
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)																															
<input type="checkbox"/> Algae Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)																															
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Thin Muck Surface (C7)																															
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Other (Explain in Remarks)																															
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)																																
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<input type="checkbox"/> Microtopographic Relief (D4)																																
<input type="checkbox"/> FAC-Neutral Test (D5)																																
<p>Field Observations:</p> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>12</u> Saturation Present? (includes capillary fringe) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u>	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																															
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:																																
Remarks:																																

VEGETATION – Use scientific names of plants.

Sampling Point: SS-W-1

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Celtis occidentalis</u>	<u>25</u>	<u>Y</u>	<u>FAC</u>
2. <u>Acer platanoides</u>	<u>5</u>	<u>N</u>	<u>FACU</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Sapling/Shrub Stratum (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>none</u>	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>2</u>	x 1 = <u>2</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>25</u>	x 3 = <u>75</u>
FACU species <u>55</u>	x 4 = <u>220</u>
UPL species <u>0</u>	x 5 = <u>10</u>
Column Totals: <u>82</u> (A)	<u>297</u> (B)

Prevalence Index = B/A = 3.6

Herb Stratum (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Polygonum cuspidatum</u>	<u>50</u>	<u>Y</u>	<u>FACU</u>
2. <u>Iris versicolor</u>	<u>2</u>	<u>N</u>	<u>OBL</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____

Hydrophytic Vegetation Indicators:

Rapid Test for Hydrophytic Vegetation

Dominance Test is >50%

Prevalence Index is ≤3.0¹

Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Woody Vine Stratum (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>none</u>	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____

Hydrophytic Vegetation Present? Yes No

Remarks: (Include photo numbers here or on a separate sheet.)

Soils and vegetation have been significantly disturbed. Invasive Japanese knotweed (*Polygonum cuspidatum*), which is a FACU species, has dominated herbaceous stratum as a result. Wetland hydrology and hydric soils are present in this area.



WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Tidewater Landing City/County: Pawtucket, Providence County Sampling Date: February 12, 2020

Applicant/Owner: Fortitious Partners State: RI Sampling Point: SS-U-1

Investigator(s): MJS, AYO Section, Township, Range: _____

Landform (hillslope, terrace, etc.): valley Local relief (concave, convex, none): concave Slope (%): 1

Subregion (LRR or MLRA): LRR R 144A Lat: 286735.771 N Long: 360566.484 E Datum: NAD 83

Soil Map Unit Name: Hinckley loamy sand NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, optional Wetland Site ID: _____
Hydric Soil Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Remarks: (Explain alternative procedures here or in a separate report.)

Community type: Upland forest

Soils and vegetation have been significantly disturbed with fill material and invasive plant species.

HYDROLOGY

Wetland Hydrology Indicators:	Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:



VEGETATION – Use scientific names of plants.

Sampling Point: SS-U-1

<u>Tree Stratum</u> (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Celtis occidentalis</u>	<u>70</u>	<u>Y</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33%</u> (A/B)														
2. <u>Malus sp.</u>	<u>60</u>	<u>Y</u>	<u>NI</u>															
3. <u>Acer negundo</u>	<u>10</u>	<u>N</u>	<u>FAC</u>															
4. _____																		
5. _____																		
6. _____																		
7. _____																		
<u>140</u> = Total Cover				Prevalence Index worksheet: <table style="width:100%; border:none;"> <tr> <td style="text-align:right;">Total % Cover of:</td> <td style="text-align:right;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>80</u></td> <td>x 3 = <u>240</u></td> </tr> <tr> <td>FACU species <u>90</u></td> <td>x 4 = <u>360</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>170</u> (A)</td> <td><u>600</u> (B)</td> </tr> </table> <p style="text-align:center;">Prevalence Index = B/A = <u>3.5</u></p>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>80</u>	x 3 = <u>240</u>	FACU species <u>90</u>	x 4 = <u>360</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>170</u> (A)	<u>600</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>80</u>	x 3 = <u>240</u>																	
FACU species <u>90</u>	x 4 = <u>360</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>170</u> (A)	<u>600</u> (B)																	
<u>Sapling/Shrub Stratum</u> (Plot size: <u>15'</u>)																		
1. <u>none</u>																		
2. _____																		
3. _____																		
4. _____																		
5. _____																		
6. _____																		
7. _____																		
<u>0</u> = Total Cover																		
<u>Herb Stratum</u> (Plot size: <u>5'</u>)																		
1. <u>Polygonum cuspidatum</u>	<u>90</u>	<u>Y</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain)														
2. _____																		
3. _____																		
4. _____																		
5. _____																		
6. _____																		
7. _____																		
8. _____																		
9. _____																		
10. _____																		
11. _____																		
12. _____																		
<u>90</u> = Total Cover																		
<u>Woody Vine Stratum</u> (Plot size: <u>15'</u>)																		
1. <u>none</u>																		
2. _____																		
3. _____																		
4. _____																		
<u>0</u> = Total Cover																		
Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																		
				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>														
Remarks: (Include photo numbers here or on a separate sheet.)																		

