



Oliver Stedman Government Center
4808 Tower Hill Road; Suite 116
Wakefield, RI 02879
401-783-3370

MEMORANDUM

Date: October 13, 2021

To: Raymond Coia, Acting Council Chair
Council Members

From: Jeffrey M. Willis, Executive Director

Subject: Application Fee Waiver Request for CRMC File # 2021-08-048: Narragansett Electric Company, dba National Grid & City of Pawtucket, under lease to Fortuitous Partners, LLC

National Grid & City of Pawtucket have submitted a request to waive the application fee for this Project. See attached letters. Public and Quasi-public applicants may request a fee waiver pursuant to CRMC Management Procedures § 1.4.2(D) provided there is a finding by the Executive Director of general public benefit of the project.

The Project as proposed by the applicants 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. Riverfront improvements (stabilization of the river's 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, and temporary 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. The project site includes three parcels: two of which are owned by Narragansett Electric Company (National Grid); the other is owned by the City of Pawtucket.

The applicant has noted that the estimated project costs total over \$63 million. As provided by the CRMC's Fee Schedule contained in its Management Procedures (650-RICR-10-00-1) the Estimated Project Cost application fee would therefore be \$259,000.00.

As described by the applicant, a significant portion of the project costs are slated to support, improve and maintain public infrastructure. These include: preparation and construction of an Urban Coastal Greenway; a Riverwalk; adjacent associated amenities; public parking; waterfront plantings; and, plaza spaces. Additionally the applicant has chosen to provide additional public amenities as compensation for a reduced Urban Coastal Greenway width as allowed under Metro Bay SAMP § 5.13(B)(2) including patios, boardwalk, and pathways. See Staff Report.

Even with removing all specifically-identified construction costs associated with only the public infrastructure elements of the Project, an application fee of over \$227,000 is expected. (What is harder to quantify and not accounted for is the public benefit that restaurants, retail outlets, and other similar associated amenities provide to this equation.)

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The CRMC’s Management Procedures allow for reduced and/or waived application fees when projects are proposed under certain economic conditions (see § 1.4.6(A)(19) and (20)). These include those in Urban Core communities (of which Pawtucket is one); at Brownfield locations (this location has such a designation); and for local dredging projects in support of larger federal navigational projects (as an example). Additionally as above the Management Procedures also allow for the executive director to waive application fees for a public or quasi-public entity should the executive director find there exists a “general public benefit.” The City of Pawtucket, as owner of one of the parcels being developed, has that distinction.

Therefore, and as noted, there are elements of this project that exhibit general public benefit. In balance, and as recognized with the tenets and intentions of the CRMC’s Management Procedures for projects within an urban core or growth center coastal communities, as well as those that are located at brownfield sites, I recommend an application fee reduction – not a waiver – to \$5,000.00.

cc: Council Members
J. Boyd, CRMC Deputy Director
A. DeSisto, CRMC Legal Counsel
R. Lucia, Environmental Engineer IV
T. Silvia, Sr. Environmental Scientist



September 3, 2021

RI Coastal Resource Management Council
4804 Tower Hill Road; Suite 3A
Wakefield, Rhode Island 02879

RE: Application for Assent – Fee Waiver Request
Tidewater Landing – Tidewater Stadium
CRMC File No. D2021-02-063
PLAT: 54/54/65 LOT: 826/662/827
Pawtucket, Rhode Island

Dear Chairman,

As you know, Fortuitous Partners has been working for nearly three years with the State of Rhode Island and City of Pawtucket on Tidewater Landing, a project that will result in an historic transformation of the Pawtucket waterfront. The first Phase of the project includes a \$63,500,000 investment in a new multi-purpose stadium and associated surrounding public infrastructure improvements. The public infrastructure includes surface parking, public plaza spaces, a Riverwalk and other waterfront amenities. The stadium is privately financed.

Tidewater Landing will revitalize the banks of the Seekonk River in accordance with the CRMC Urban Coastal Greenway regulations, providing public access to land that was previously inaccessible and underutilized. The banks of the river will be stabilized and replanted with native plantings in order to enhance aesthetics and provide long-term resilience. The resulting amenities will provide tremendous opportunities for public recreation while the economic benefits for the region and the state will be significant, as well.

From the outset, there has been a financial partnership amongst all parties to ensure that the public and private funds invested make the most of this opportunity. If not for the public investment, Tidewater Landing would simply not be feasible. Public funds from Rhode Island Rebuild Tax Credits and a SuperTIF bond will be utilized to fund the public infrastructure improvements included in this application. Meanwhile, Fortuitous is managing the design, permitting, and implementation of these improvements. Given the nature of this partnership, and that if this application were submitted by the host City of Pawtucket the application fee would be waived, I write today to respectfully request the Council's consideration of a waiver of the Assent fee associated with the first Phase of the Tidewater Landing project.

We have worked diligently with our public and private partners to bridge the financing gaps described in the attached letters of support from the City and State. Given these gaps and the challenges they present, we believe that a waiver of the application fee estimated to be \$209,000 is appropriate and prudent.

Fortuitous has been working collaboratively with CRMC staff since early this year. We deeply appreciate the professionalism and continued support we have received from everyone as we move forward together to make this generational redevelopment project a reality for the people of Rhode Island.

Thank you for your consideration,

Sincerely,

Daniel J. Kroeber, PE
Director of Development



**DONALD R. GREBIEN
MAYOR**



September 13, 2021

Executive Director Jeffrey Willis
Stedman Government Center, Suite 3
4808 Tower Hill Road
Wakefield, RI 02879-1900

RE: Tidewater CRMC Assent Fee Waiver Letter of Support

Dear Executive Director Willis,

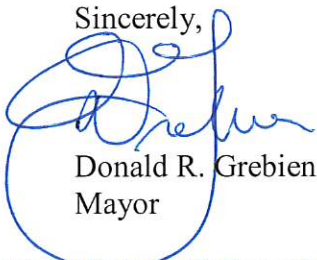
I am pleased to provide this letter of support for Fortuitous Partners' request for a waiver of the Council's Assent fee related to the first Phase of the Tidewater Landing project. The proposed \$284M economic development project which includes a new United Soccer League (USL) Championship soccer team and a privately financed stadium will transform Pawtucket's riverfront and provide new opportunities for our community. The development will be constructed on multiple parcels, including two owned by the City.

These exceptional properties have been underutilized for many years, as the Council is aware, and we are looking to bring these sites to life by including expanded waterfront access through a riverwalk park connecting downtown to the currently underutilized riverfront, a new pedestrian bridge, and other key infrastructure upgrades in the project. In addition to a new multi-use stadium, the developers, who specialize in sports-anchored mixed-use real estate projects, plan to include workforce housing, commercial office space and a number of other amenities. In short, this transformational proposal will serve as a catalyst to drive future economic growth along the Pawtucket riverfront.

Given the many benefits of Tidewater Landing, and the tight budget that is required to bring this joint public and private investment to reality, I would like to state my support for Fortuitous' request for a waiver of the Council's Assent fee. Such an action can only benefit the people of the City of Pawtucket, and the citizens of Rhode Island.

Please let me know if you have any questions or concerns. Members of my Administration are prepared to discuss our position at your convenience. We look forward to working with you in the future.

Sincerely,



Donald R. Grebien
Mayor