



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

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PUBLIC NOTICE

File Number: 2026-01-056 Date: February 16, 2026

This office has under consideration the application of:

City of Pawtucket
137 Roosevelt Avenue
Pawtucket, RI 02860

for a State of Rhode Island Assent for: The Project is the second phase of the overall project associated with the Tidewater Stadium Development (Phase 1A). Phase 1B of the Project is a public/private joint development that proposes the following:

- Construction of two pathways, a Lower Riverwalk (primary ADA public access path) and an Upper Riverwalk (secondary non-ADA access trail). The upper path will consist of a stabilized aggregate, and the lower path will consist of a combination of wooden boardwalk and asphalt paving to increase public visual access to the Seekonk River. The upper path will generally follow along an existing trail that begins at Festival Pier and extends northerly along the existing Narragansett Bay Commission utility easement and the lower path boardwalk will span a coastal wetland.
- Construction of one (1) stormwater basin and associated stormwater control measures.
- Construction of one (1) underground sand filter infiltration chamber (UIC) system and associated stormwater control measures.
- Construction of the Tidewater East plaza.
- Restoration of uplands at the Site, including buffer zone/invasive species management and establishment of an Urban Coastal Greenway (UCG) per the Metro Bay Special Area Management Plan (MB SAMP);
- Restoration and enhancement of a degraded coastal wetland, including invasive species management.
- Establishment of two (2) “future development” inland lots along Division Street, Portuguese Social Club Way and School Street. The lots are included in this Assent Application for planning purposes. The development review of each lot will be submitted separately in the future.

6.1.1 VARIANCES – SECTION 1.1.7

The Project is designed to adhere to MB SAMP UCG Sections 5.7(2) and is requesting a Variance for Buffer Zone width. In accordance with this section, the Project is being proposed under Option 2: Variance Request to Reduce Buffer Width.

A portion of the Project is located within the MB SAMP Development Zone. Accordingly, the Project is requesting a variance from the required buffer within this area to adhere to Option 3: Compact UCG Width (50 feet) with compensation for the reduced UCG width.

Work within the MB SAMP Area of Particular Concern (APC) Zone is requesting to be permitted using Option 2: Variance Request to Reduce Buffer Width. A Special Exception is also being requested to allow for reduced buffer widths for segments of the proposed work including 150 LF of public boardwalk, 75 LF of public access path, 200 LF of public nature trail, and site grading associated with the improvements (including the future development on Lot 3).

A variance to applicable design standards of Section 1.3.1(Q) is also requested for the proposed wetland walkover structure crossing a coastal wetland in order to achieve ADA compliance,

6.1.2 SPECIAL EXCEPTIONS – SECTION 1.1.8

The project is seeking two special exceptions to allow for the proposed improvements to be fully implemented as depicted in the plan set and as described in the Application. The first Special Exception is to allow for additional encroachment into Option 2: Variance Reduction 75-foot Buffer within the APC Zone.

The second special exception is to allow the structure to be constructed over a Coastal Wetland and to allow an observation deck to be constructed along the structure.

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|-------------------|--|
| Project Location: | 177 School Street |
| City/Town: | Pawtucket |
| Plat/Lot: | 23 35A / 599,672,673 361 |
| Waterway: | Seekonk River, Type 4, Multipurpose Waters |

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before March 18, 2026.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat

CITY OF PAWTUCKET, RI

TIDEWATER LANDING PHASE 1B

STORMWATER PARK AND RIVERWALK EAST

PERMITTING SUBMISSION

JANUARY 2026



OWNER:
 CITY OF PAWTUCKET
 137 ROOSEVELT AVENUE,
 PAWTUCKET, RI 02860



 PROJECT LOCATION

LOCATION MAP
 1"=200'

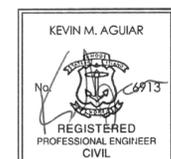
PREPARED BY:



www.BETA-inc.com
 ISSUE DATE: 1/15/2026

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REGISTERED PROFESSIONAL DATE

1/15/26

