

# Tidewater Landing

Project Update  
Pawtucket City Council  
September 23, 2020



# PROJECT PROGRESS

Despite the obstacles and new realities created by the pandemic, Tidewater Landing continues to forge ahead, making significant progress in recent months, with the continued commitment of the City, State and Fortuitous.

- December 2019: Public Announcement
- December 2019 - September 2020
  - Performed numerous site investigations, market and engineering studies
  - Coordination with Narragansett Bay Commission (NBC), Pawtucket Water, RI Coastal Resource Management Council (CRMC), RI Dept. of Environmental Management (DEM)
  - City Council reviews/approves lease Option
  - Coordination with National Grid on remediation efforts, scheduling and lease
  - Complete due diligence process



# NEXT STEPS

With initial stages complete and a strong foundation prepared, Tidewater Landing is poised to move into the next stage of design, permitting, and financial planning.

## Next Major Steps:

- Lease review/execution process with City Council
- Finalize Public Financing Negotiations
- Master Development Agreement with City/State
- First Phase of City Permitting Process
  - Rezoning of properties (Planning Commission + City Council)
  - Master Plan (Riverfront Commission + Planning Commission)
  - Redevelopment Plan and Project TIF Plan (Planning Commission + Pawtucket Redevelopment Agency + City Council)
  - Additional State, Federal, City permits to follow



# KEY DESCRIPTIONS

- **Master Development Agreement:** Define components of the development, obligations to fund the various components, timelines for completion, assignment of maintenance responsibilities.
- **Master Plan:** Conceptual land use site plan defining general components, orientation and required improvements, identification of access points, parking, all intended to guide long-term implementation.
- **Site Plan:** Detailed site and architectural plans of proposed improvements. Site plans are more definitive and are utilized for detailed City, State and Federal review of project specifics.



# DECEMBER 2019 PLAN



TIDEWATER SITE

DIVISION STREET MIXED-USE DEVELOPMENT

## Tidewater Landing

TIDEWATER SITE & DIVISION STREET MIXED-USE DEVELOPMENT



ODELL

JCJ ARCHITECTURE



# UPDATED MASTERPLAN

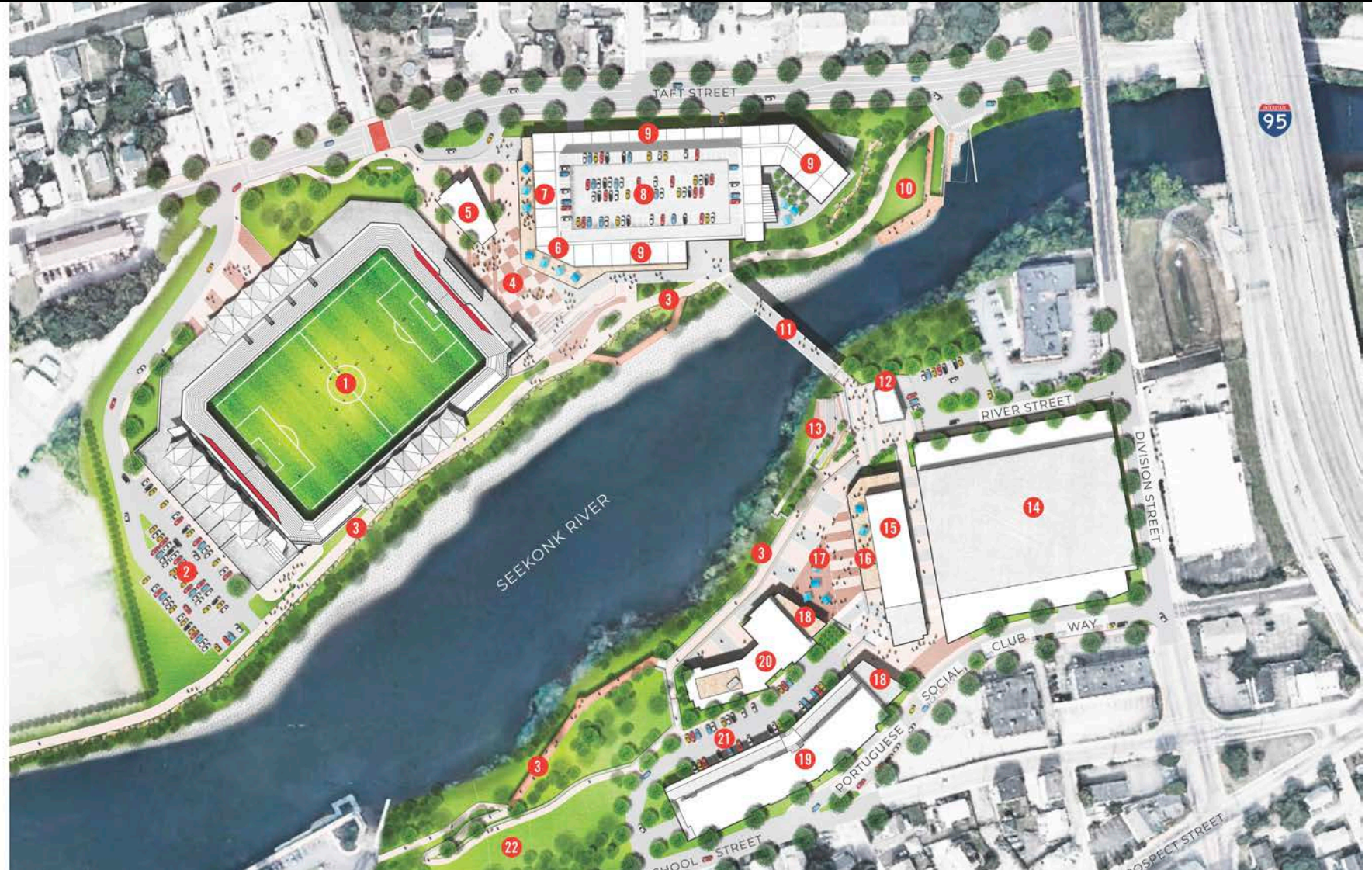


## TIDEWATER SITE

- 1 USL CHAMPIONSHIP SOCCER STADIUM
- 2 PARKING LOT
- 3 RIVER WALK
- 4 EVENT PLAZA
- 5 STADIUM AMENITY BUILDING
- 6 RETAIL RESTAURANT
- 7 SOCCER TEAM FRONT OFFICE
- 8 PARKING GARAGE
- 9 RESIDENTIAL BUILDING
- 10 TOWN LANDING
- 11 PEDESTRIAN BRIDGE

## DIVISION STREET DEVELOPMENT

- 12 POP-UP RETAIL
- 13 AMPHITHEATER TO WATER
- 14 EVENT CENTER
- 15 HOTEL
- 16 RETAIL/FOOD HALL
- 17 EVENT/DINING PLAZA
- 18 GROUND FLOOR RETAIL
- 19 RESIDENTIAL BUILDING WITH PARKING
- 20 RESIDENTIAL BUILDING
- 21 PARKING LOT
- 22 OVERLOOK PARK
- 23 FESTIVAL PIER



# Tidewater Landing

TIDEWATER SITE & DIVISION STREET MIXED-USE DEVELOPMENT



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# PERSPECTIVE VIEW OF UPDATED PLAN



**Tidewater Landing**  
TIDEWATER SITE & DIVISION STREET MIXED-USE DEVELOPMENT



MILONE & MACBROOM

ODELL

JCJARCHITECTURE



FORTUITOUS  
PARTNERS

# SITE PLAN SUMMARY

- Stadium still privately financed and privately owned.
- Office space initially pared back in response to the pandemic. Retaining flexibility for office uses when the market recovers.
- Increased density and highest and best use for the sites by relocating the indoor event center and hotel to Division.
- Increased multi-family residential housing on Tidewater and Division.
- Maintained waterfront revitalization initiatives including public riverfront amenities, park space and pedestrian bridge



# COMMUNITY OUTREACH + ENGAGEMENT

- **City/State Approvals:** Public hearing process for multiple regulatory reviews (i.e. zoning, masterplan, TIF Plan, Preliminary Site Plan, others) open to public comment
- **Direct Contact:** Fortuitous has begun contacting parties directly adjacent to the sites to review plans, answer questions and discuss opportunities
- **Neighborhood Meetings:** Fortuitous intends to host neighborhood meetings to discuss the project
- **Other:** Fortuitous open to other suggestions on appropriate forums for engaging the community



THANK YOU

