



**EAST PROVIDENCE WATERFRONT SPECIAL
DEVELOPMENT DISTRICT COMMISSION
NOTICE OF DECISION**

Date: November 10, 2016
RE: Live Nation
Applicant: Waterfront Productions LLC
Owner: City of East Providence
Location: 0 Bold Point Park
Zoning: Bold Point Waterfront Sub-District
Assessors
Map: Map 6, Block 1, Parcel 3

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As required by Chapter 19, Article 9 of the *Revised Ordinances of the City of East Providence* the East Providence Waterfront Special Development District Commission ("Waterfront Commission") staff reviewed one phase of a previously-approved plan for the purpose of determining if they are consistent with the purposes, intent and performance standards of the *Waterfront District Zoning District Regulations*. The Applicant plans to hold approximately twenty to thirty concerts per year at a temporary concert venue in Bold Point Park that will be erected in the spring and removed in the fall. The facility will have approximately 3,500 seats and the tent covering the stage will be approximately 132' x 180'. Parking for approximately one thousand cars will be provided.

The application and supporting materials were received by the Waterfront Commission on October 11, 2016. A public hearing on the application was held on October 27, 2016.

In its review of the proposed development, the Waterfront Commission received a presentation by the representatives of the Applicant, Waterfront Productions, LLC and the operator, Live Nation, as well as supporting documentation, including the site plans of the proposed development submitted to the Waterfront Commission. The Commission considered the advisory recommendation of the East Providence Police Chief and the Fire Chief

In reviewing this application, the Commission considered, among other factors, the following:

1. Protection of adjoining properties and other parcels in the waterfront district from any detrimental use on the site;
2. Convenience and safety of vehicular and pedestrian movement within the site in relation to adjacent streets, properties, improvements and in conformance with the express design intent;
3. Adequacy of the methods of disposal for sewage, refuse and other wastes.
4. Provisions of off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the site;
5. Adequacy of all other municipal facilities and services to meet the needs of the site; and
6. Achievement of overall design objectives of the development plan.

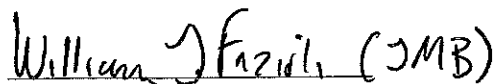
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Based upon the presentation and supporting materials, the Waterfront Commission voted 7-0 on to approve the Waterfront Productions, LLC project, as proposed, subject to the following conditions:

1. The approval be based on the application dated October 11, 2016 and plans and supporting documentation submitted to the Waterfront Commission.
2. The Proposal meets the purposes and objectives of Section 19-470 of the *Revised Ordinances of the City of East Providence* and is consistent with the goals and objectives of the *East Providence Special Waterfront Development District Plan*.
3. The Proposal is in conformance with the Performance Standards and Site Development Criteria established in Article IX, "Waterfront Special Development Districts"
4. The Applicant shall meet all conditions imposed by this Commission at the October 27, 2016 hearing.
5. The Applicant shall find suitable off-street parking.
6. The Proposal shall meet all requirements imposed by the Rhode Island Department of Environmental Management and the National Park Service.
7. All concerns of the Director of Public Works shall be addresses to his satisfaction.
8. All comments received from the Fire Chief and Police Chief shall be addressed to their satisfaction.
9. The East Providence City Council shall approve a lease agreement with the Applicant.
10. The Proposal shall meet all applicable federal, State and local regulatory requirements.
11. The Applicant shall obtain all applicable federal, State and municipal permits and approvals for the proposed development.

Present and voting were: Vice-Chairman Fazioli, Mr. Torrado, Mr. Pesce, Mr. Moura, Mr. Willey, Mr. Kern and Mr. Coulombe.

Absent was Mr. Hardcastle.


William J. Fazioli, Vice-Chairman

cc: Waterfront Commission
City Council
Planning Board
City Solicitor
Fire Chief
Building Inspector
Zoning Officer
Applicant: Waterfront Productions LLC