

## **YOU SPOKE. WE LISTENED. And Economic Benefits Too**

**Economic benefits of the redevelopment of the property include: \$8-10 million dollars of annual tax revenue that will benefit the entire city.**

- Lessening the tax burden on residential property owners.
- Generating new tax revenue from this property will help support projects like the City's new high school.
- Creating thousands of temporary and permanent jobs in various sectors such as construction, retail and office.

**In addition to the economic benefits the entire City of East Providence can rely on, Marshall Properties has committed to the following:**

- Commit to maintaining over 50% of the site for open space (71 acres of the 138 acres at the property). This includes:
  - ✓ 51 acres of open space surrounding and including Watchemoket Cove (Watchemoket Cove accounts for 21.5 acres of the 51 acres).
  - ✓ An additional 8 acres of the property preserved for open space in the northeast corner of the parcel.
  - ✓ At least 10+ acres of green space within the development.
- Commit to building only residential along Fort and Fisher Streets consistent with zoning in the surrounding neighborhood.
- Double the buffer along Fisher Street from 50 feet to 100 feet. ***This is a new commitment since the last community meeting.***
- Increase the buffer along Fort Street from 50 feet to 75 feet. ***This is a new commitment since the last community meeting.***
- Landscape and maintain the existing trees and natural buffer along Lyon, Fort and Fisher Streets.

- Create a pedestrian path within the newly announced 75-foot buffer along Fort Street.
- Agree to no new curb cuts along Fort Street west of Bentley Street (except as may be required by city and state officials for emergency services access).
- Agree to withdraw the request that a hotel be a by-right permitted use.
- Commit to the following studies prior to any building being permitted at the property:
  - Comprehensive traffic study
  - Wildlife impact study
  - Storm water mitigation study
  - Wetlands survey
- Commit to a robust public process with extensive community input and participation in connection with any development of the property.