



MARSHALL PROPERTIES

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CONTACT: Lauren Greene

(401) 965-3972

lgreene@nharbor.com

Metacomet Proposal Continues to Make Progress

EAST PROVIDENCE, R.I. – Progress on the proposed mixed-use development in East Providence on the site of the former Metacomet Country Club continued this week at a public meeting of the East Providence Waterfront Commission. Representatives of the developer reviewed the site plans and highlighted the benefits of the proposal for East Providence, with detailed presentations about key components of the development, including a financial impact analysis and offsite improvements.

The proposal has already received approvals from the East Providence City Council for a zone change and creation of the Metacomet Subdistrict (July 2021) and final approval of the Subdivision Plan by the East Providence Planning Board (June 2022). Additionally, the East Providence Waterfront Commission amended their comprehensive plan to include certain real property which comprises the Metacomet sub-district (July 2022); the City Council then voted to accept and ratify the modifications (August 2022). Since that time, the Commission has visited the site, reviewed design guidelines and held informational meetings and workshops on the project. In December, Marshall Properties appeared before the Waterfront Commission for a preapplication review and discussion of the review process, explaining the scope of the proposed development and responding to public comment. The Waterfront Commission voted on December 21, 2023 to have the developer undertake a fiscal impact study, noise study, traffic study, archeological assessment, and public safety impact statements (all of which are [online here](#)).

“We appreciate the opportunity to share our vision for the property and highlight how we have incorporated the community’s input into our plans,” said Lianne Marshall, of Marshall Properties, developer of The Met. “This is a great opportunity for East Providence, and the public interaction has only made our original proposal better.”

The mixed-use development is planned with a goal of protecting the important scenic and recreational resources along Veteran’s Memorial Parkway and the East Providence waterfront. The town center would feature retail, including an anchor grocery store, housing, pedestrian promenade and walking paths, and an amphitheater. There will also be a 9-hole golf course open to the public, with an anticipated opening of summer 2024.

The proposed residential units include a mix of 845 rental units, 22 duplexes, and 24 townhouses. Ten percent of the housing would be designated as affordable inclusionary housing. The development also includes a safe link between the site and the bike path across the Parkway.

The developers have consistently accommodated public input into their proposal, including:

- Deeding 9.6 acres of open space to the City of East Providence
- Doubling the buffer along Fisher Street from 50 feet to 100 feet
- Increasing the buffer along Fort Street from 50 feet to 75 feet
- 100-foot landscape buffer along the full length of the Parkway
- Residential uses will abut residential areas providing an additional buffer between commercial uses
- Planting of several hundred new trees

As was stated last night, the development is expected to contribute \$5.3 million in taxes to the city; create approximately 3,640 full- and part-time jobs during construction; and approximately 630 permanent full- and part-time jobs in the first year of stabilized operation in the county, according to a study by [4Ward Planning](#).

“As long-time members of the community, we continue to approach the public process in an open, good faith way to ensure that we build a town center that best meets the needs of the community,” Marshall said. “We look forward to continuing to work with the City of East Providence and the Waterfront Commission to make this proposal a great asset for the community, and for Rhode Island as a whole.”

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