

# TIVERTON CROSSINGS

- **A complex, carefully integrated, refined mixed-use development that knits into the community fabric seamlessly.**
- **The exciting, energized, playful place to shop, live, work and play in Tiverton.**

The development is composed of the following elements:

- Hotel & Conference Center
- Restaurants
- Retail
- Rental Apartments
- Labs and Offices
- Underground Parking and surface parking



# Tiverton Crossings

# Why Project Scale is Critical

- Marketability
- Lasting success
- Attract tenants, retail, and residential
- Fulfill community goals for the development project



## Project Summary

- Total Development Budget....\$80-100 million
- Total Construction Jobs annual over multi-year period.....350 jobs
- Total Permanent Full Time & Part Time Positions.....1,500 jobs
- Total Full Build Annual Taxes.....\$1.6 Million to \$2.0 million
- (Hotel and Restaurant Sales Taxes = 1%)

# Positive Economic Impact of the Crossings

- Tax Benefits – The Crossings anticipates generating the following real estate and sales taxes on a stabilized basis to the Town of Tiverton and State of Rhode Island
- Construction Period Employment – It is projected that the project will generate 350 jobs during the construction phase. In addition, the project will generate another 1,500 jobs through indirect and induced activities during the construction period resulting in an additional \$50,000,000 of economic wages and benefits.

- Macro Benefits – Project of this magnitude will attract positive major media recognition and will highlight the favorability of development.
- Minority Participation – Applicant will work to include minority participation in the design and construction of The Crossings.
- Micro Benefits – In the immediate community, the project will serve as the retail anchor to the Main Road retail corridor.



identifying a

# Community

Mixed-Use *Diversity*

Density *Immersion*

Walkable *Sense of Place*



*piazza*



*park*

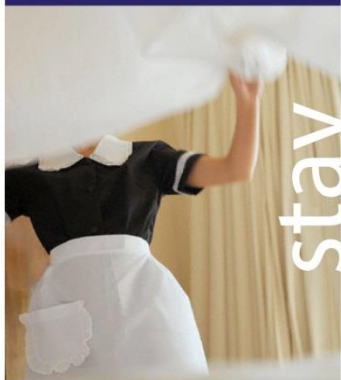


*housing*



# opportunity for *Placemaking*

*hotel*



*restaurant*



*lab*



*office*





Shop

Visit

Play

Work

Live

An aerial photograph of a large outdoor concert. A large crowd of people is seated on the grass, facing a white gazebo where a band is performing. The gazebo has a multi-tiered roof and is surrounded by trees. In the foreground, there are manicured hedges and a paved walkway. A small tent is visible in the bottom right corner. The scene is set in a park-like area with many trees in the background.

# *Summer Concert Series*

Join us on Wednesday nights from 6-8 pm at the Gazebo with  
live music from local bands





# *Tiverton Center Stroll*

Each Retailer & Restaurant offers a special or discounted product or service outside their storefront for patrons

# *Christmas Events*

Meet Santa & Holiday Strolls

Lighting of the Trees

Sleigh Rides & Carolers







# *Easter Events*

Meet the Easter Bunny  
Easter Egg Hunt  
Egg Coloring



# *Cooking Classes*











# TEAM OF EXCELLENCE





# The Vision



# The Opportunity



# The Execution







CHAPEL  
*View*



# The Results





















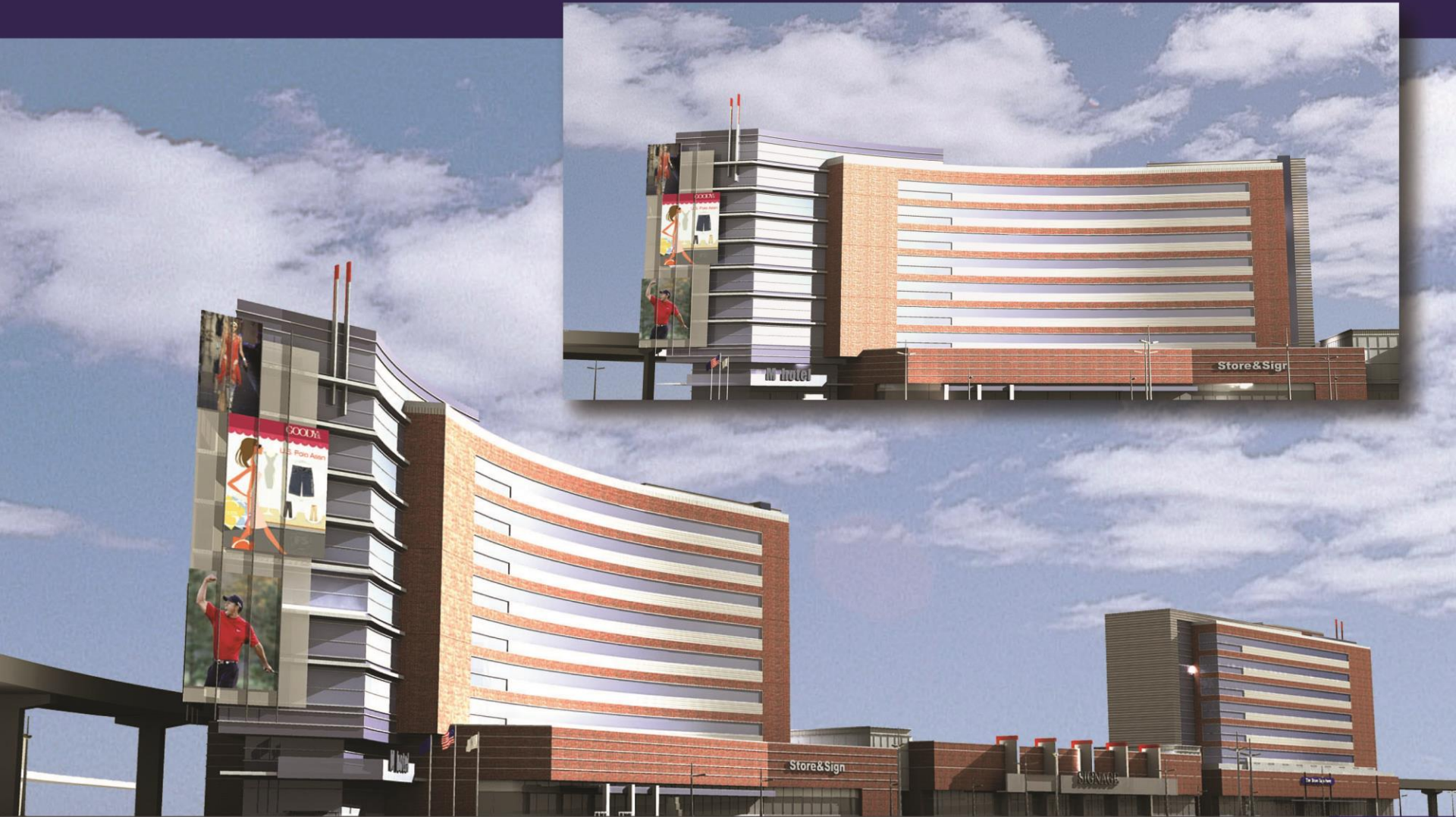








# PROVIDENCE SHOPS



Harris Avenue.Providence



PROPOSED DESIGN

# AVON TOWNE CENTER

1.2 MILLION SQUARE FEET ON 95 ACRES



LIVE.WORK.  
CONNECTICUT

*Ray*





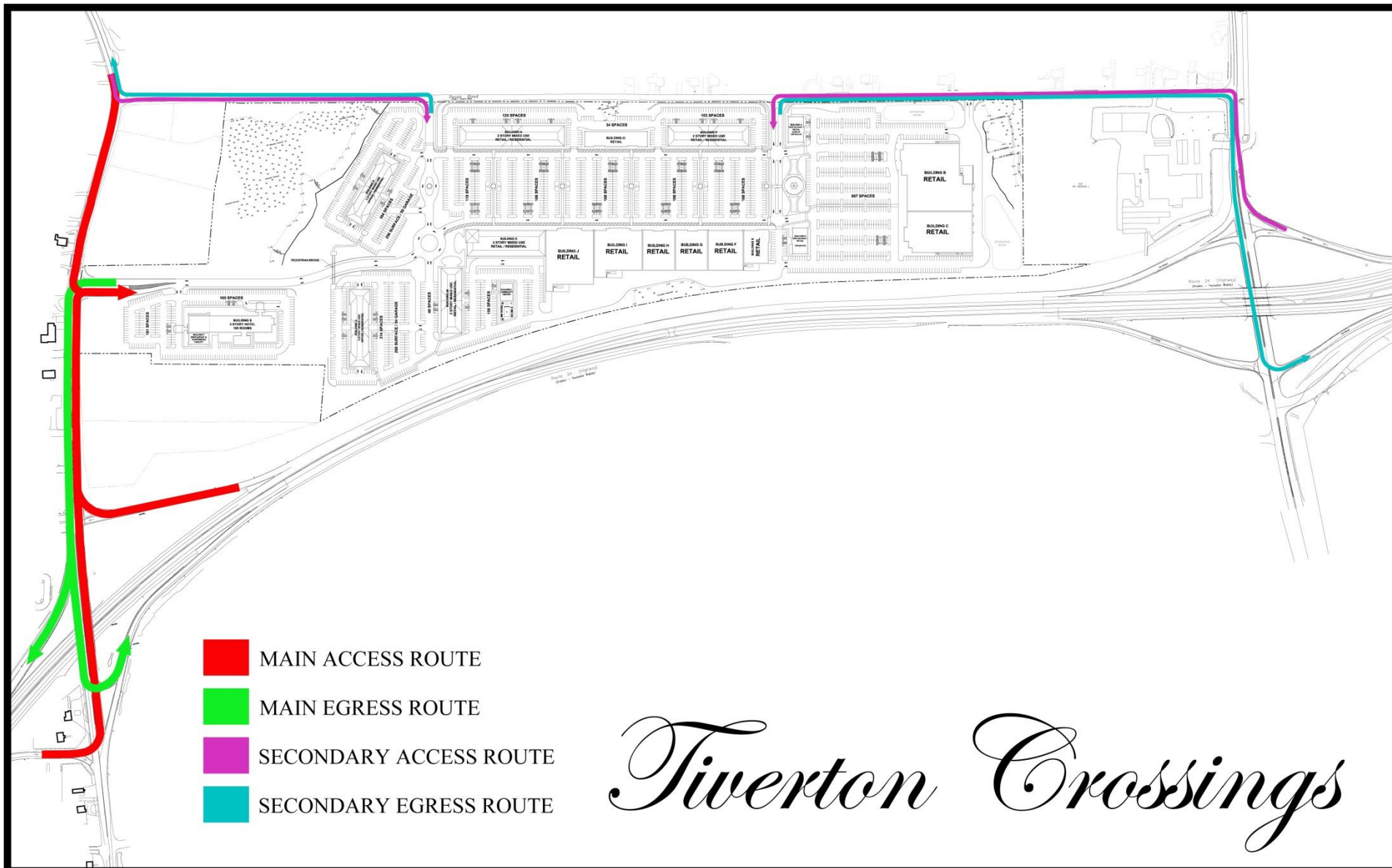






# Pedestrian Walkways









TURKEY CREEK









the Shoppes  
AT ARBOR LAKES

















Souza Rd

125 SPACES

BUILDING N  
2 STORY MIXED USE  
RETAIL / RESIDENTIAL  
32,000 SF RETAIL  
32 - RESIDENTIAL UNITS

34 SPACES

BUILDING O  
RETAIL  
14,400 SF

103 SPACES

BUILDING P  
2 STORY MIXED USE  
RETAIL / RESIDENTIAL  
24,800 SF RETAIL  
25 - RESIDENTIAL UNITS

BUILDING A  
RESTAURANT  
4,500 SF  
100 SEATS

BUILDING D  
RESTAURANT  
4,500 SF  
100 SEATS

119 SPACES

168 SPACES

168 SPACES

168 SPACES

168 SPACES

BUILDING K  
2 STORY MIXED USE  
RETAIL / RESIDENTIAL  
30,000 SF RETAIL  
30 - RESIDENTIAL UNITS

BUILDING J  
RETAIL  
40,000 SF

BUILDING I  
RETAIL  
30,000 SF

BUILDING H  
RETAIL  
19,200 SF

BUILDING G  
RETAIL  
19,200 SF

BUILDING F  
RETAIL  
20,750 SF

BUILDING E  
RETAIL  
12,500 SF

304 SPACES

256 SURFACE / 50 GARAGE

40 SPACES

BUILDING M  
2 STORY MIXED USE  
RETAIL / RESIDENTIAL  
20,000 SF RETAIL  
20 - RESIDENTIAL UNITS

156 SPACES

BUILDING L  
COMMUNITY  
CENTER  
3,000 SF

314 SPACES

260 SURFACE / 54 GARAGE

BUILDING Q  
3 STORY MIXED USE  
OFFICE / RESIDENTIAL  
22,000 SF PER FLOOR  
14,000 SF OFFICE - 22 RESIDENTIAL UNITS

PEDESTRIAN BRIDGE



h Rd

103 SPACES

BUILDING P  
DRY MIXED USE  
RETAIL / RESIDENTIAL  
800 SF RETAIL  
RESIDENTIAL UNITS

168 SPACES

G  
L  
SF  
  
BUILDING F  
RETAIL  
20,750 SF

BUILDING E  
RETAIL  
12,500 SF

BUILDING A  
RESTAURANT  
RETAIL  
3,000 SF  
100 SEATS

BUILDING D  
RESTAURANT  
RETAIL  
3,000 SF  
100 SEATS

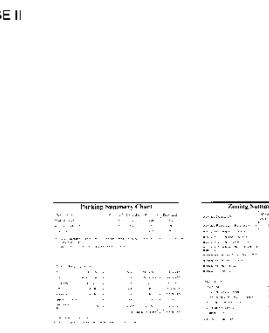
667 SPACES

BUILDING B  
RETAIL  
60,000 SF

BUILDING C  
RETAIL  
40,000 SF







Parking Summary Chart					Zoning Summary Chart				
Map No.	City	County	Project No.	Project Name	City	County	Project No.	Project Name	City
Map No. 1	1	2	3	4	5	6	7	8	9
Map No. 2	1	2	3	4	5	6	7	8	9
Map No. 3	1	2	3	4	5	6	7	8	9
Map No. 4	1	2	3	4	5	6	7	8	9
Map No. 5	1	2	3	4	5	6	7	8	9
Map No. 6	1	2	3	4	5	6	7	8	9
Map No. 7	1	2	3	4	5	6	7	8	9
Map No. 8	1	2	3	4	5	6	7	8	9
Map No. 9	1	2	3	4	5	6	7	8	9
Map No. 10	1	2	3	4	5	6	7	8	9
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Map No. 13	1	2	3	4	5	6	7	8	9
Map No. 14	1	2	3	4	5	6	7	8	9
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Map No. 26	1	2	3	4	5	6	7	8	9
Map No. 27	1	2	3	4	5	6	7	8	9
Map No. 28	1	2	3	4	5	6	7	8	9
Map No. 29	1	2	3	4	5	6	7	8	9
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Map No. 52	1	2	3	4	5	6	7	8	9
Map No. 53	1	2	3	4	5	6	7	8	9
Map No. 54	1	2	3	4	5	6	7	8	9
Map No. 55	1	2	3	4	5	6	7	8	9

Zoning Summary Chart			
Zoning District(s)	Min. Lot & Development Metrics (R424.02)	Required	Provided
Zoning Regulations Requirements		75 Feet	65.25 Feet
MIN. LOT AREA PER LOT		5000 Sq. Ft.	3250 Sq. Ft.
MIN. LOT FRONT YARD SETBACK		50 Feet	32.50 Feet
MIN. LOT SIDE/REAR YARD SETBACK		10 Feet	12.50 Feet
MIN. LOT FRONT YARD SETBACK FOR 2ND STORY		10 Feet	12.50 Feet
MIN. LOT SIDE/REAR YARD SETBACK FOR 2ND STORY		10 Feet	12.50 Feet
MIN. LOT SIDE/REAR YARD SETBACK FOR 3RD STORY		50 Feet	6.50 Feet
MIN. LOT SIDE/REAR YARD SETBACK FOR 4TH STORY		50 Feet	1.50 Feet
MIN. LOT SIDE/REAR YARD SETBACK FOR 5TH STORY		50 Ft.	0 Ft.
MIN. LOT SIDE/REAR YARD SETBACK FOR 6TH STORY		50 Ft.	0 Ft.
DEVELOP. OF LOTS			
MIN. LOT AREA REQUIRED	45,000 SQ. FT.	45,000 SQ. FT.	45,000 SQ. FT.
MIN. LOT FRONT YARD SETBACK	50 FEET	50 FEET	32.50 FT.
MIN. LOT SIDE/REAR YARD SETBACK	10 FEET	10 FEET	12.50 FT.
MIN. LOT SIDE/REAR YARD SETBACK FOR 2ND STORY	10 FEET	10 FEET	12.50 FT.
MIN. LOT SIDE/REAR YARD SETBACK FOR 3RD STORY	50 FEET	50 FEET	6.50 FT.
MIN. LOT SIDE/REAR YARD SETBACK FOR 4TH STORY	50 FEET	50 FEET	1.50 FT.
MIN. LOT SIDE/REAR YARD SETBACK FOR 5TH STORY	50 FEET	50 FEET	0 FT.
MIN. LOT SIDE/REAR YARD SETBACK FOR 6TH STORY	50 FEET	50 FEET	0 FT.

*Vanasse Hangen Brustlin, Inc.*

Land Development  
Environmental Services

36 Derranck Street, Suite 400  
Providence, Rhode Island 02903  
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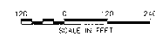
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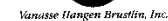
## Tiverton Crossings

Main Road  
 Tiverton, Rhoda Island  
 01392 821111  
 Master Plan Approval

Not Approved for Construction

Overall  
Layout and  
Materials Plan





Transportation  
Land Development  
Environmental Services

10 Derrance Street, Suite 400  
 Providence, Rhode Island 02901  
 401.272.8100 • FAX 401.273.9694

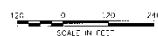


Figure 1: A schematic diagram of a 2D lattice system. The diagram shows a grid of sites. A central vertical line of sites is labeled "1D chain". To its right, a horizontal line of sites is labeled "1D chain". The entire grid is labeled "2D lattice". At the bottom, there is a label "As N=100" and a date "July 29, 2014".

As of: July 29, 2014

Tiverton  
Crossings

Main Road  
Tavernon, Rhode Island

### Master Plan Approval

Not Approved for Construction

Overall  
Grading and  
Drainage Plan

RAYMOND A. CORDERA  
No. 6517  
REGISTERED  
PROFESSIONAL ENGINEER  
12/31/19

C-7

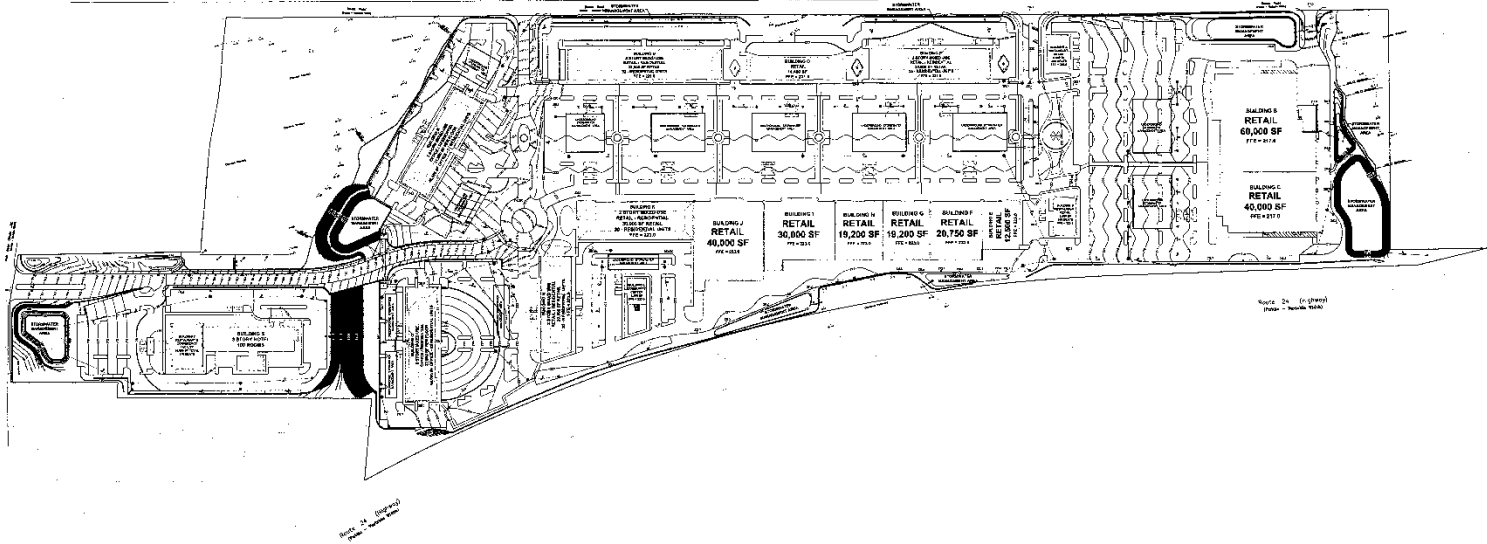




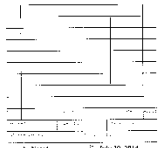
Vannasse Hangen Brustlin, Inc.

Transportation  
Land Development  
Environmental Services

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Sheet 24 (Overall)  
Plan - North View



As Noted July 29, 2014

Tiverton  
Crossings

Main Road  
Tiverton, Rhode Island  
Master Plan Approval

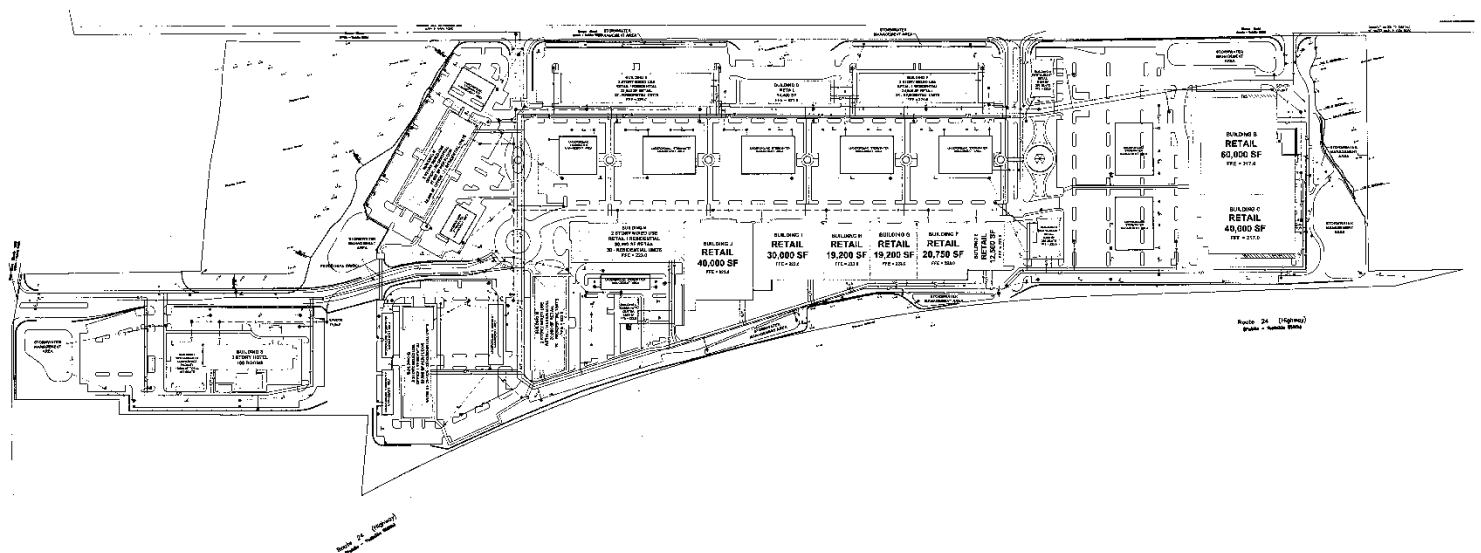
Not Approved for Construction

Overall  
Grading and  
Drainage Plan

120 0 120 240  
SCALE IN FEET

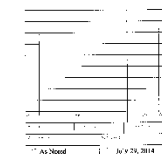
WORK SHEET	DATE	05/12
NO.	10	7/12
REGISTERED PROFESSIONAL ENGINEER	7/12/14	7/12/14

C-7



Source	Flow (MGD)	Concentration (mg/L)	Flow (MGD)	Concentration (mg/L)	Flow (MGD)
Office	0.05	100	0.05	100	0.05
Manufacturing	0.10	100	0.10	100	0.10
Wastewater	0.10	100	0.10	100	0.10
Shop	0.10	100	0.10	100	0.10
Wastewater	0.10	100	0.10	100	0.10
Confidential Facility	0.10	100	0.10	100	0.10

NOTE:



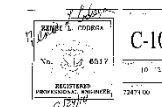
### Tiverton Crossings

Main Road  
Tiverton, Rhode Island

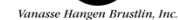
### Master Plan Approval

Not Approved for Construction

## Overall Utility Plan

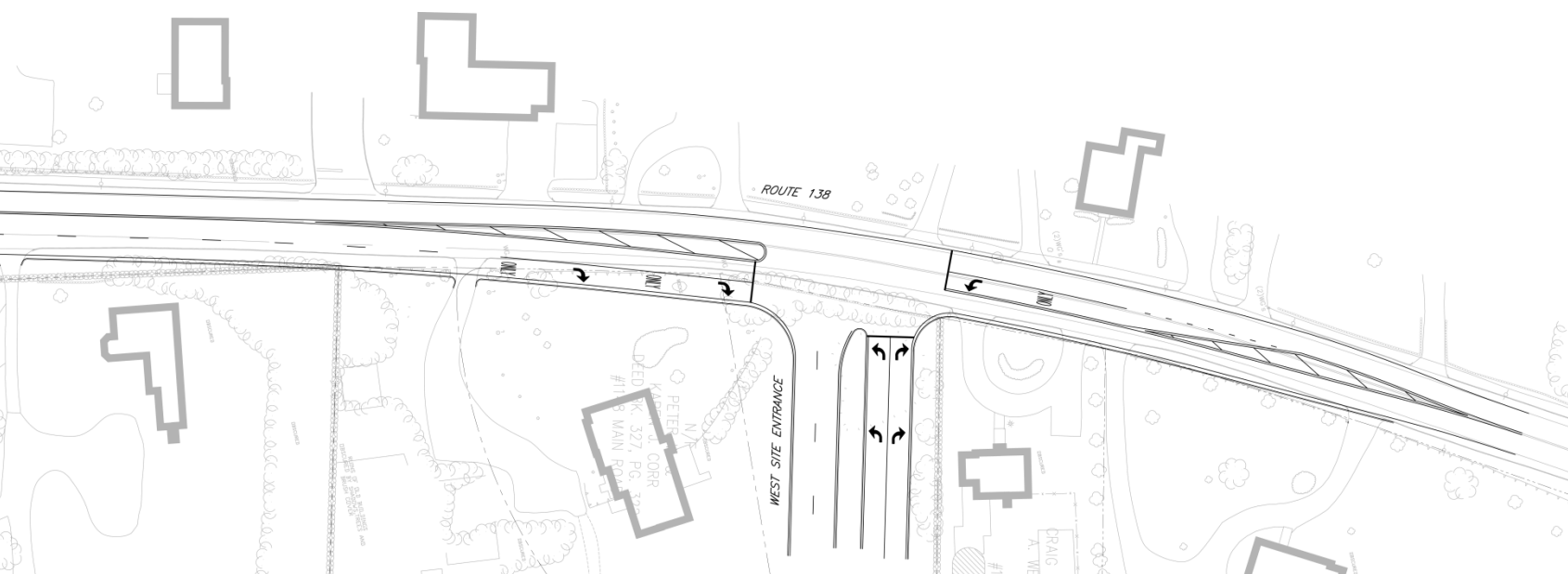






Transportation  
Land Development  
Environmental Services

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No.	Description	Date	Paid	
Designed by	Drawn by	Checked by		
CAD checked by	Approved by			
Scale	Date			
<b>As Noted</b>		<b>July 29, 2014</b>		

## Tiverton Crossings

Main Road  
Tiverton, Rhode Island

## Master Plan Approval

Not Approved for Construction

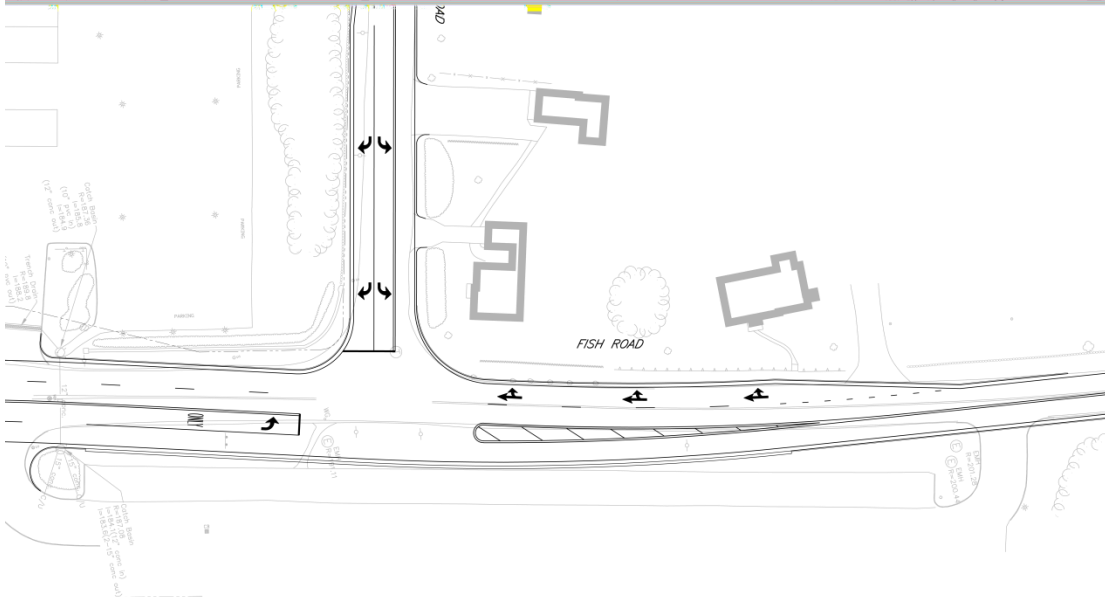
Transportation Improvements  
Route 138 at West Site  
Entrance

Drawing Number

T-3

Project Number  
72473.00

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Providence, Rhode Island 02903  
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No.	Revision	Date	
Designed by	Drawn by	Checked by	
CAD checked by	Approved by	Date	
Scale	As Noted	July 29, 2014	

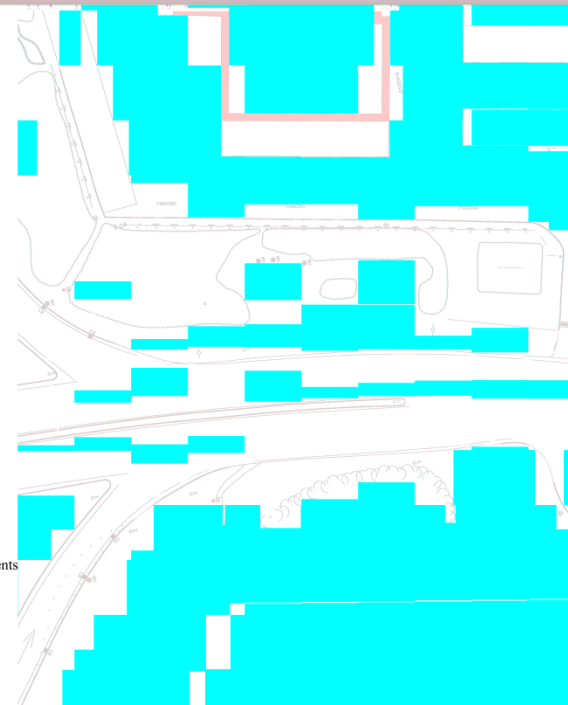
### Transportation Improvements

#### Souza Road at Fish Road

Drawing Number

T-2

Sheet of 24



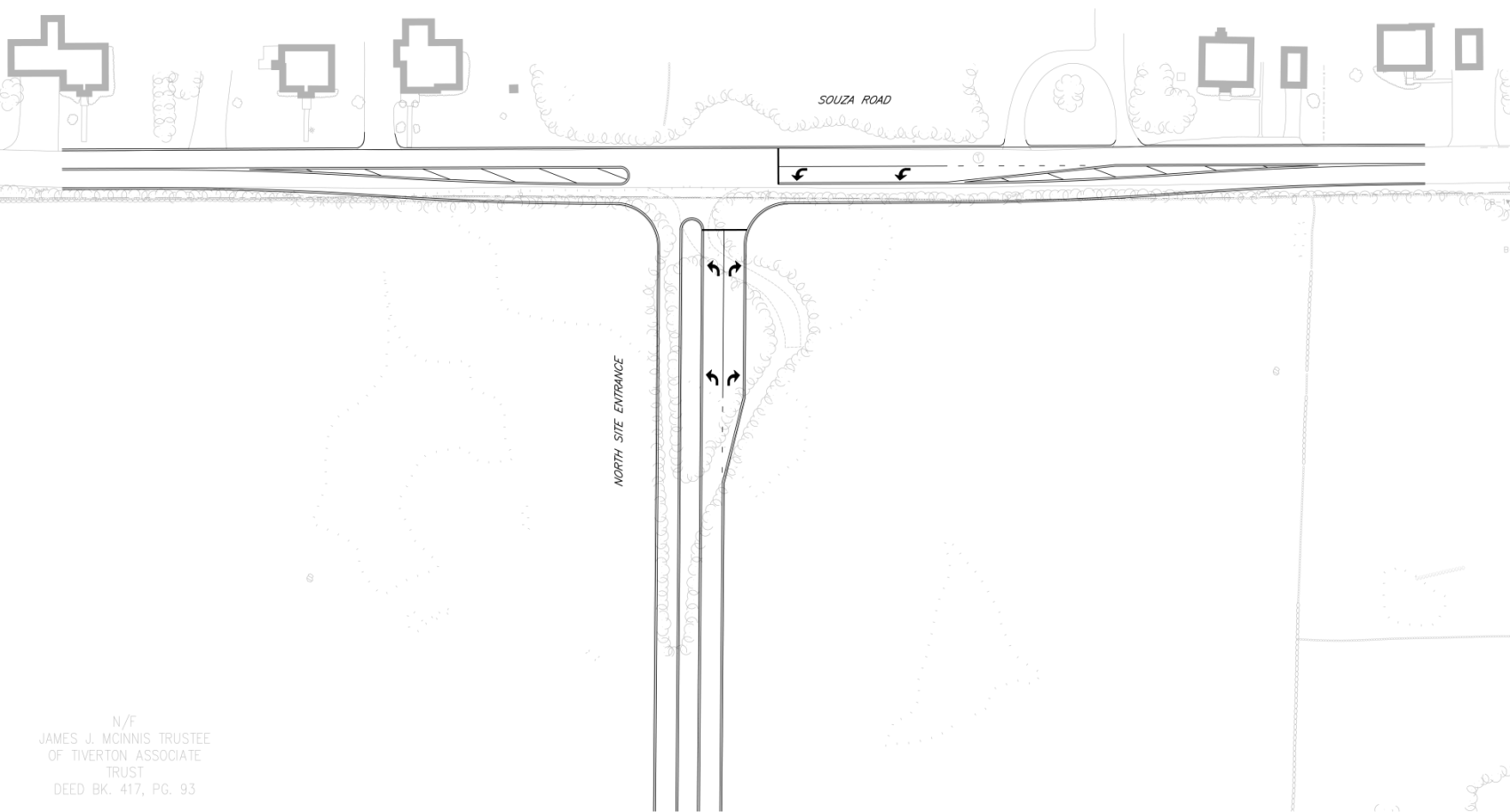




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Transportation  
Land Development  
Environmental Services

10 Dorrance Street, Suite 400  
Providence, Rhode Island 02903  
401.273.1000 • FAX 401.273.9604



N/F  
JAMES J. MCINNIS TRUSTEE  
OF TIVERTON ASSOCIATE  
TRUST  
DEED BK. 417, PG. 93


As	Revised	DATE	BY
Designed by	Drawn by	Checked by	
CDT reviewed by	Reviewed by		
Scale	As Noted	Date	July 28, 2014
Project Title			

### Tiverton Crossings

Main Road  
Tiverton, Rhode Island  
Drawn for  
Master Plan Approval

Not Approved for Construction  
Drawing Title

Transportation Improvement  
Souza Road at North Site  
Entrance

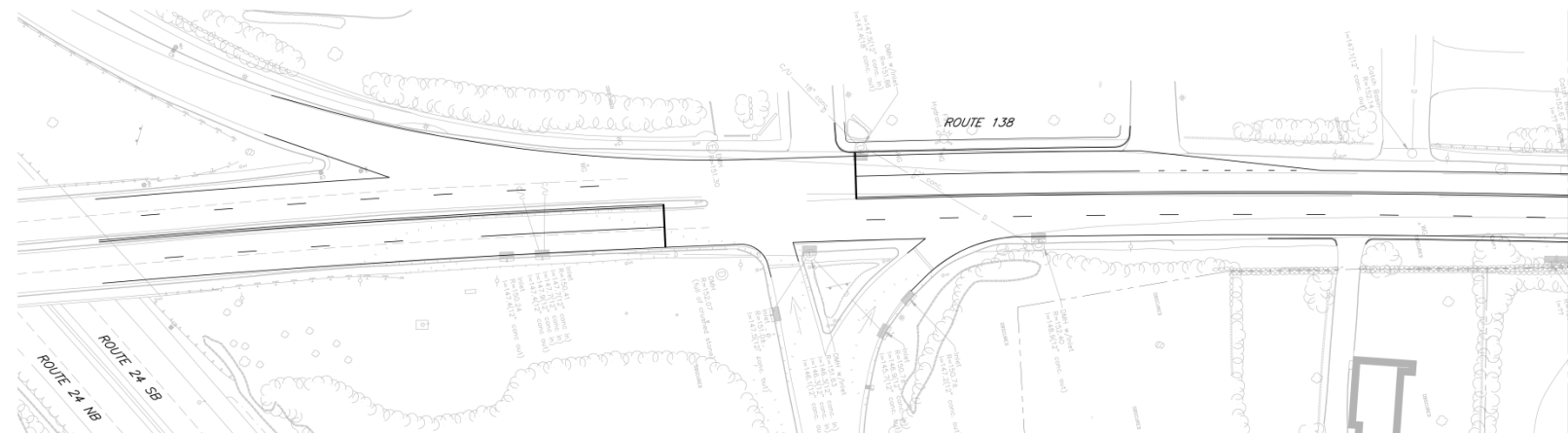


Growing Number  
**T-4**  
Sheet of  
**4 4**  
Project Number  
**72473.00**

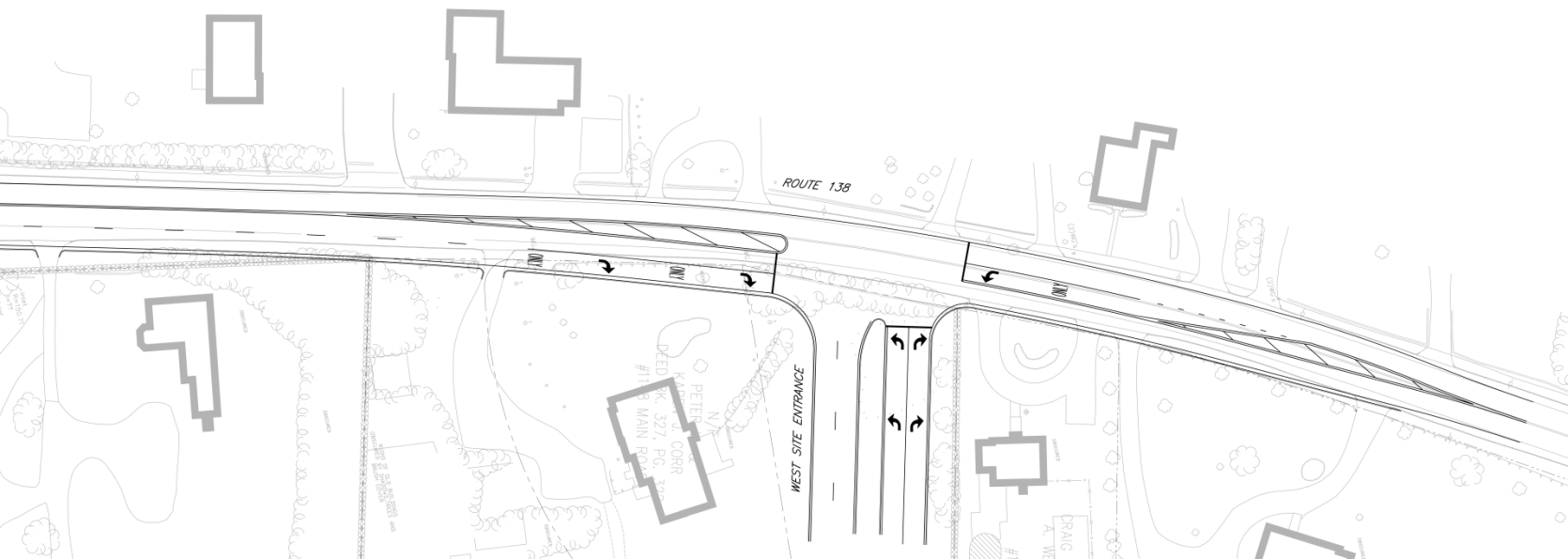


Transportation  
Land Development  
Environmental Services

10 Dorrance Street, Suite 400  
Providence, Rhode Island 02903  
401.272.8100 • FAX 401.273.9694



MATCHLINE TO BELOW



No.	Revision	Date
Designed by	Drawn by	Checked by
Drawn	As Noted	Date July 29, 2014

# Tiverton Crossings

Main Road  
Tiverton, Rhode Island

Master Plan Approval

Not Approved for Construction

Transportation Improvements  
Route 138 at West Site  
Entrance

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T-3

Sheet of  
3 4

Project Number  
72473.00





