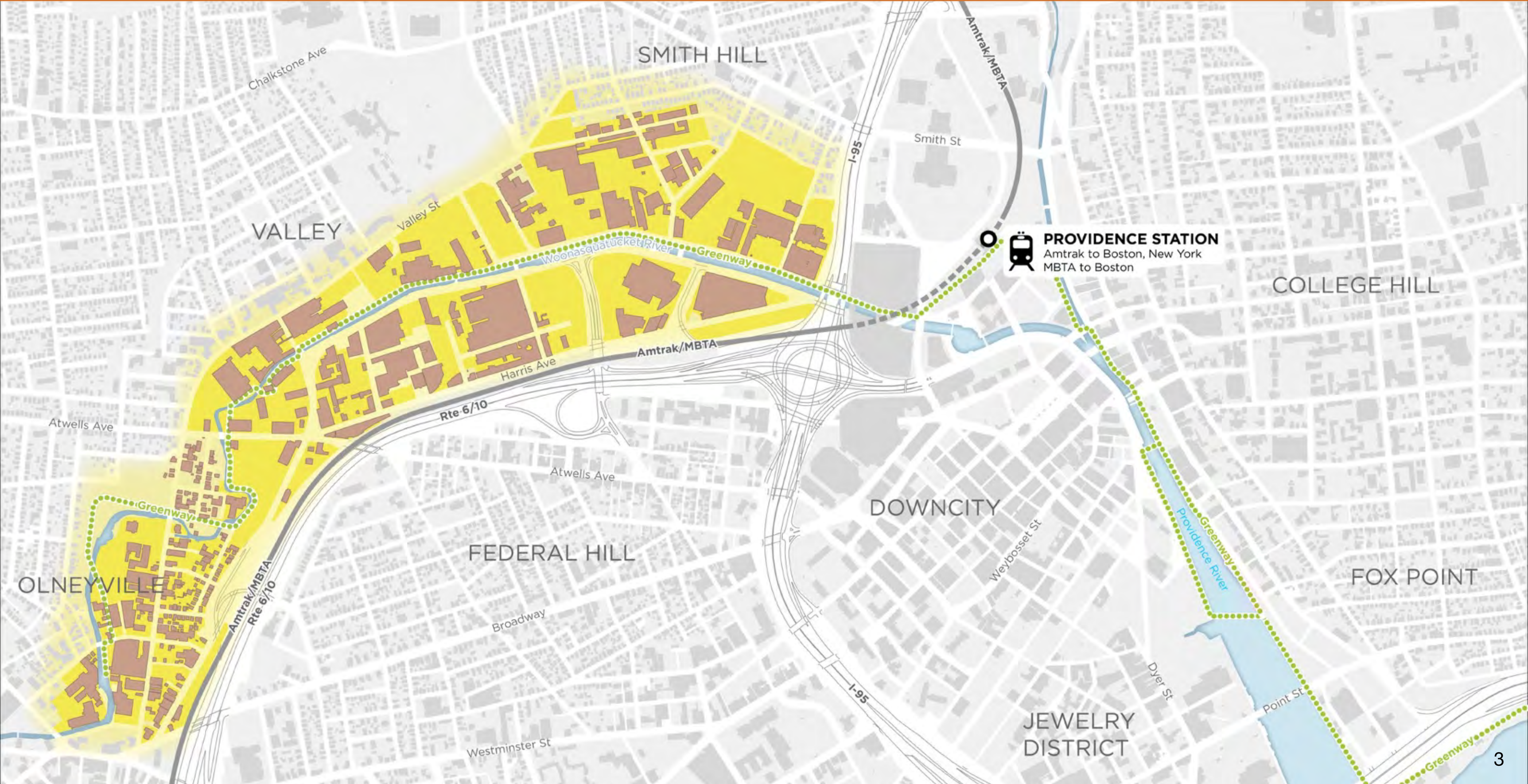


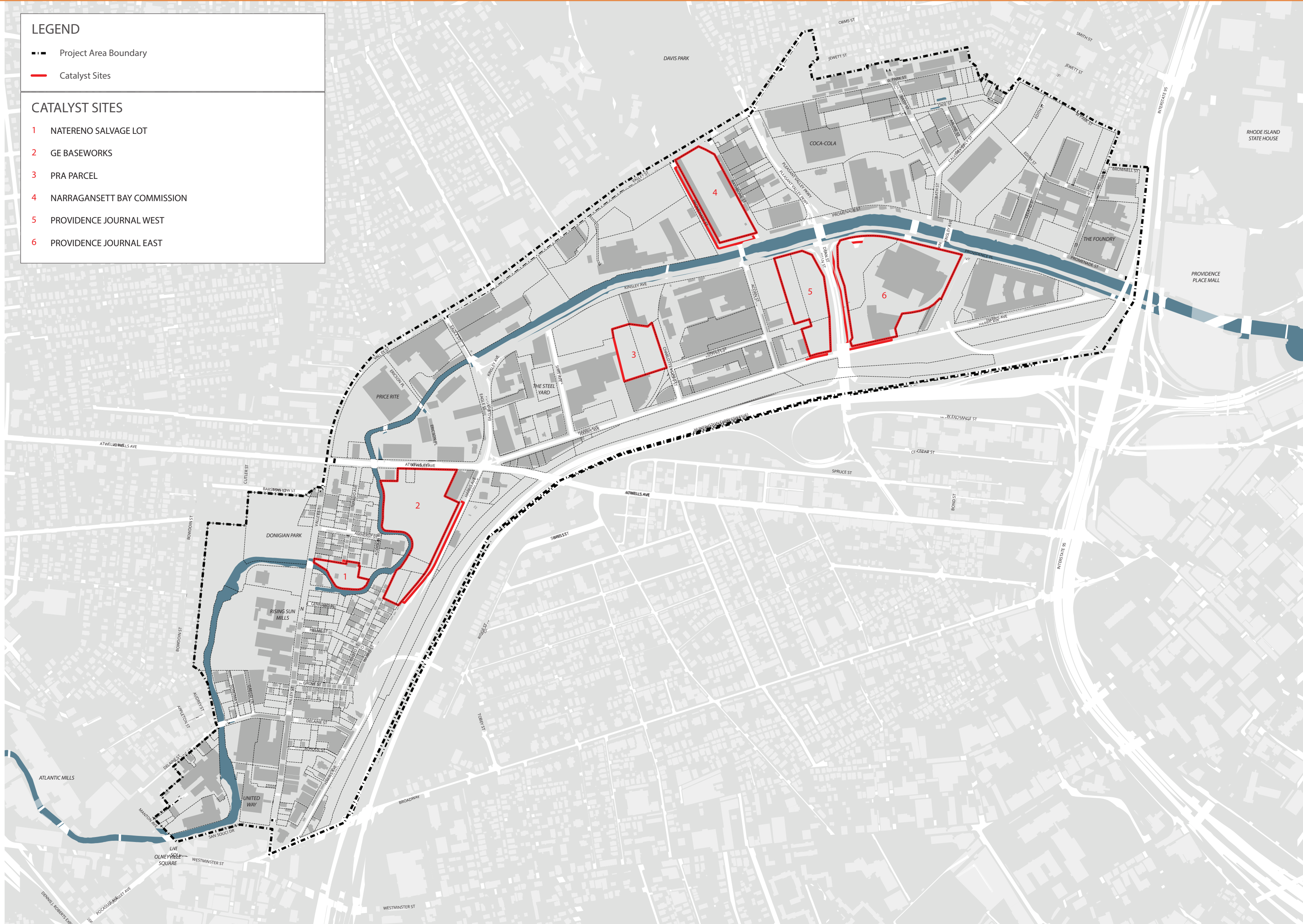
WOONASQUATUCKET VISION PLAN

FINAL WORKSHOP REVIEW
NOVEMBER 18, 2017

PROJECT AREA



CATALYST BROWNFIELD SITES



WHAT IS AN “AREA-WIDE PLAN”?

- Community involvement in crafting the plan’s recommendations and strategies
- Community priorities for reusing “catalyst brownfield sites”
- Due diligence research for brownfield and project area conditions
- Specific reuse scenarios for the catalyst brownfield sites
- Detailed implementation strategies



**A vision with
action steps**

Source: EPA FY17 Brownfields Area-Wide Plan Guidelines

“COMMUNITY CONNECTORS” GROUP





ARTISTS - PROPERTY OWNERS - RELIGIOUS LEADERS - EPA - CITY OFFICIALS - TENANTS -
NON-PROFIT LEADERS - RIDEM - DEVELOPERS - ENTREPRENEURS

Woonasquatucket Vision Plan

Help create a plan for the future of your community.

Learn more:

providenceri.gov/planning/woonasquatucket

  @ProvPlanning · #woonasquatucket

— Community Picnic

Saturday, September 30, 2017
1:00PM – 4:00PM
Parking lot of Iglesia Puerta de Refugio
247 Valley Street, Providence

— Planning Workshop

November 14-18, 2017
10:00AM – 8:00PM Daily
WaterFire Arts Center
475 Valley Street, Providence

— Open House

February 2018
Time and location to be announced

Workshop Kickoff

Tuesday, November 14, 2017
6:00PM – 8:00PM

Mid-Workshop Review

Thursday, November 16, 2017
6:00PM – 8:00PM

Workshop Closing Review

Saturday, November 18, 2017
2:00PM – 4:00PM

P

PLANNING AND DEVELOPMENT
Mayor Jorge O. Elorza | City of Providence



PROVIDENCE
CITY COUNCIL



OLNEYVILLE · VALLEY · SMITH HILL

Plan de Visión de Woonasquatucket

Ayude a crear un plan para el futuro de su comunidad.

Aprenda más:

providenceri.gov/planning/woonasquatucket

  @ProvPlanning · #woonasquatucket

— Picnic Comunitario

Sábado, 30 de Septiembre, 2017
1:00PM – 4:00PM
Estacionamiento de Iglesia Puerta de Refugio
247 Calle Valley, Providence

— Taller de Planificación

14-18 de Noviembre, 2017
10:00AM – 8:00PM de cada día
WaterFire Arts Center
475 Calle Valley, Providence

— Casa Abierta

Febrero 2018
Hora y lugar a anunciar

Inicio del Taller

Martes, 14 de Noviembre, 2017
6:00PM – 8:00PM

Revisión a Mitad del Taller

Jueves, 16 de Noviembre, 2017
6:00PM – 8:00PM

Revisión de Cierre del Taller

Sábado, 18 de Noviembre, 2017
2:00PM – 4:00PM

P

PLANNING AND DEVELOPMENT
Mayor Jorge O. Elorza | City of Providence



PROVIDENCE
CITY COUNCIL

OLNEYVILLE · VALLEY · SMITH HILL

COMMUNITY PICNIC (SEP 30, 2017)

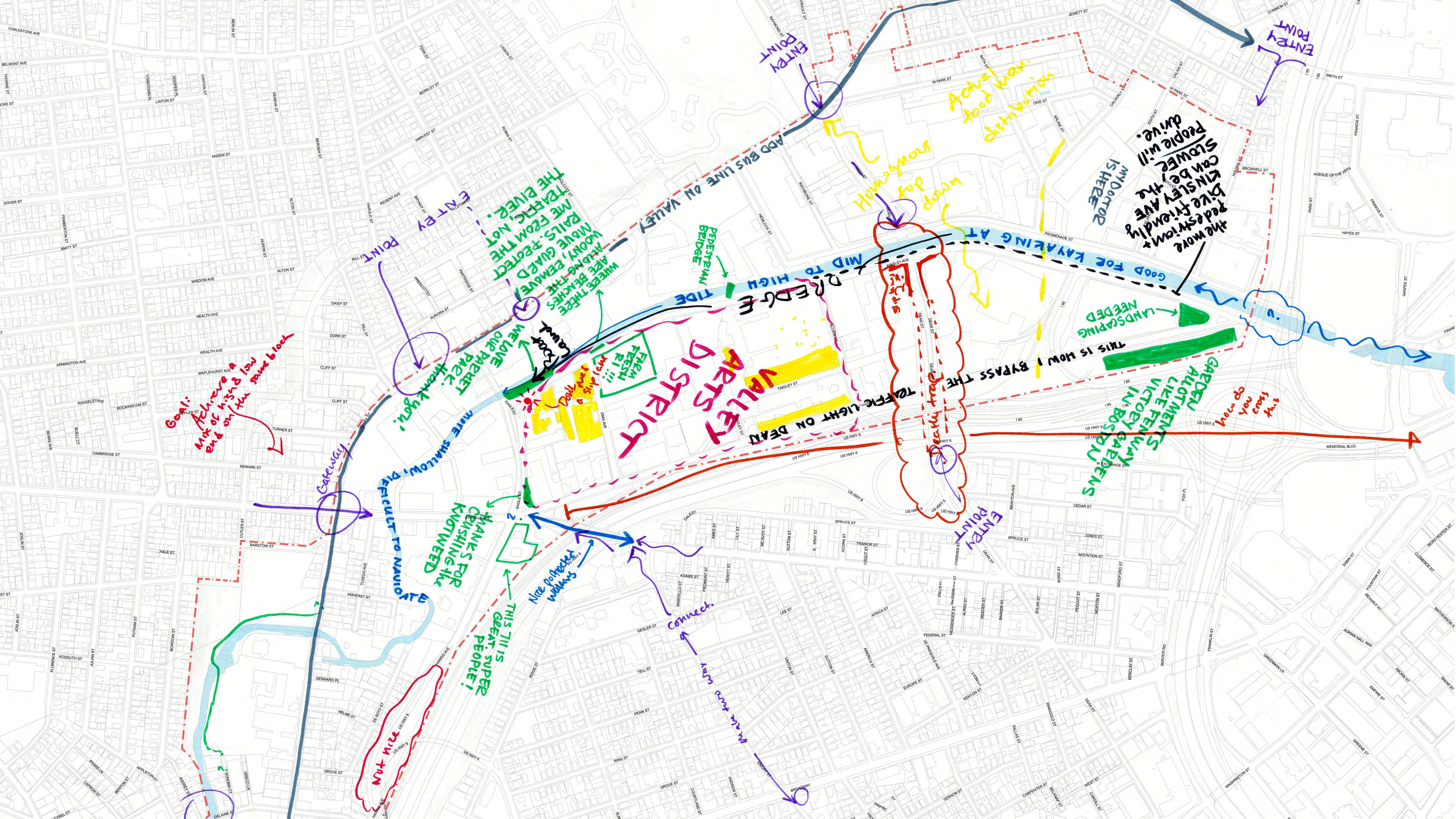


COMMUNITY PICNIC (SEP 30, 2017)



COMMUNITY PICNIC (SEP 30, 2017)





ARTS VALLEY DISTRICT

GOOD FOR KAYAKING AT MID TO HIGH TIDE

LANDSCAPING NEEDED

THIS IS HOW I BYPASS THE TRAFFIC LIGHT ON DEAN

WALKWAY

ADD BUS LINE ON VALLEY

Goal: 100% of the area will be walkable and bicycle friendly

WHERE THERE ARE BEACHES, WE MOVE THE RAILS FROM THE RIVER. ADDING THE WOODS, REMOVES THE TRAFFIC, NOT TRAPING THE RIVER.

THANKS FOR CUSHING THE GREAT SUPER PEOPLE!

the more pedestrian friendly bike friendly drive can be, the slower people will drive. MY DOCTOR IS HERE

stay cool you go man

connect

Nice walkway

WALKWAY

Actual good walk distribution

ENTRY POINT

ENTRY POINT

ENTRY POINT

ENTRY POINT

Gateway

more shallow, difficult to navigate

run thru

make sure the walkway connects

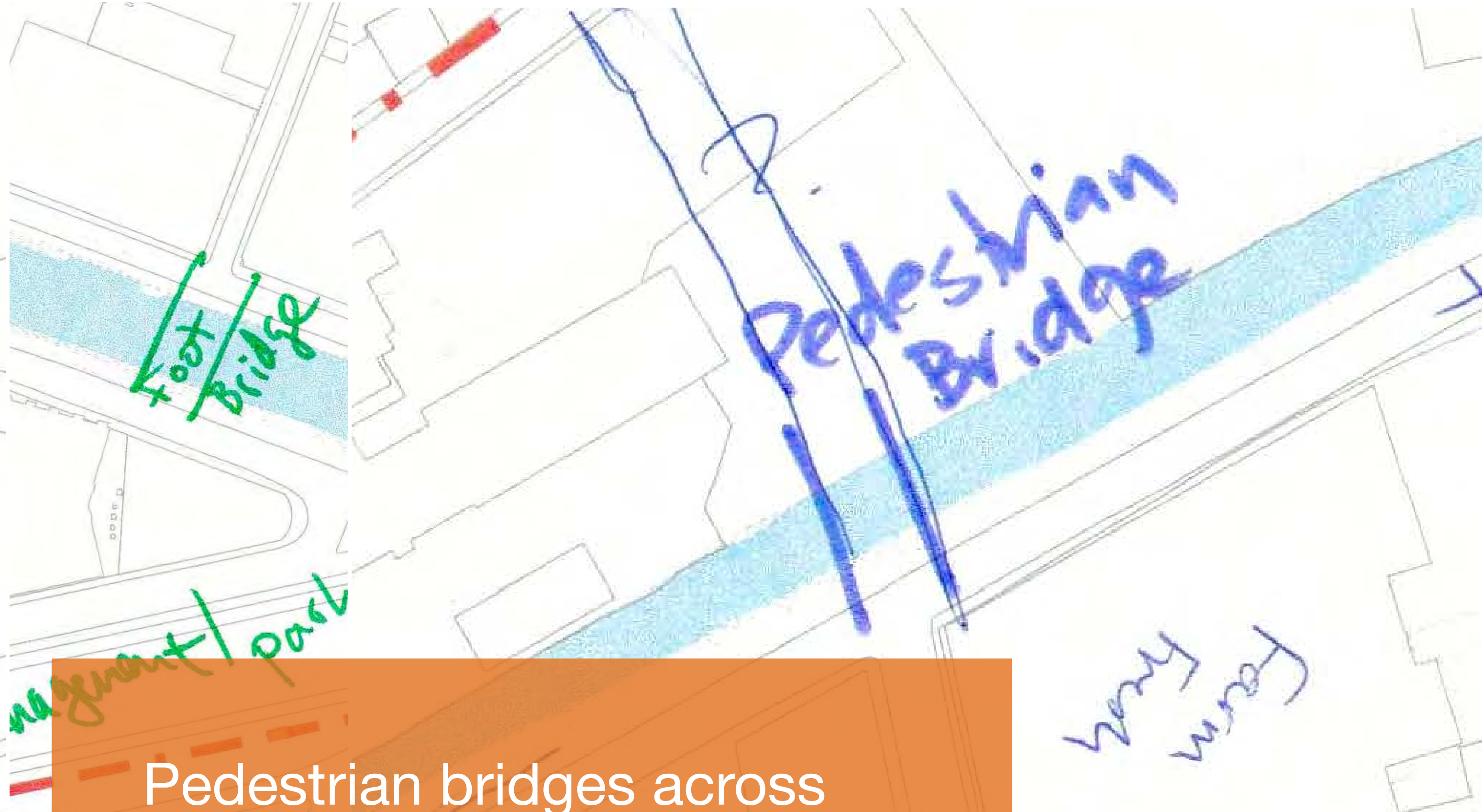
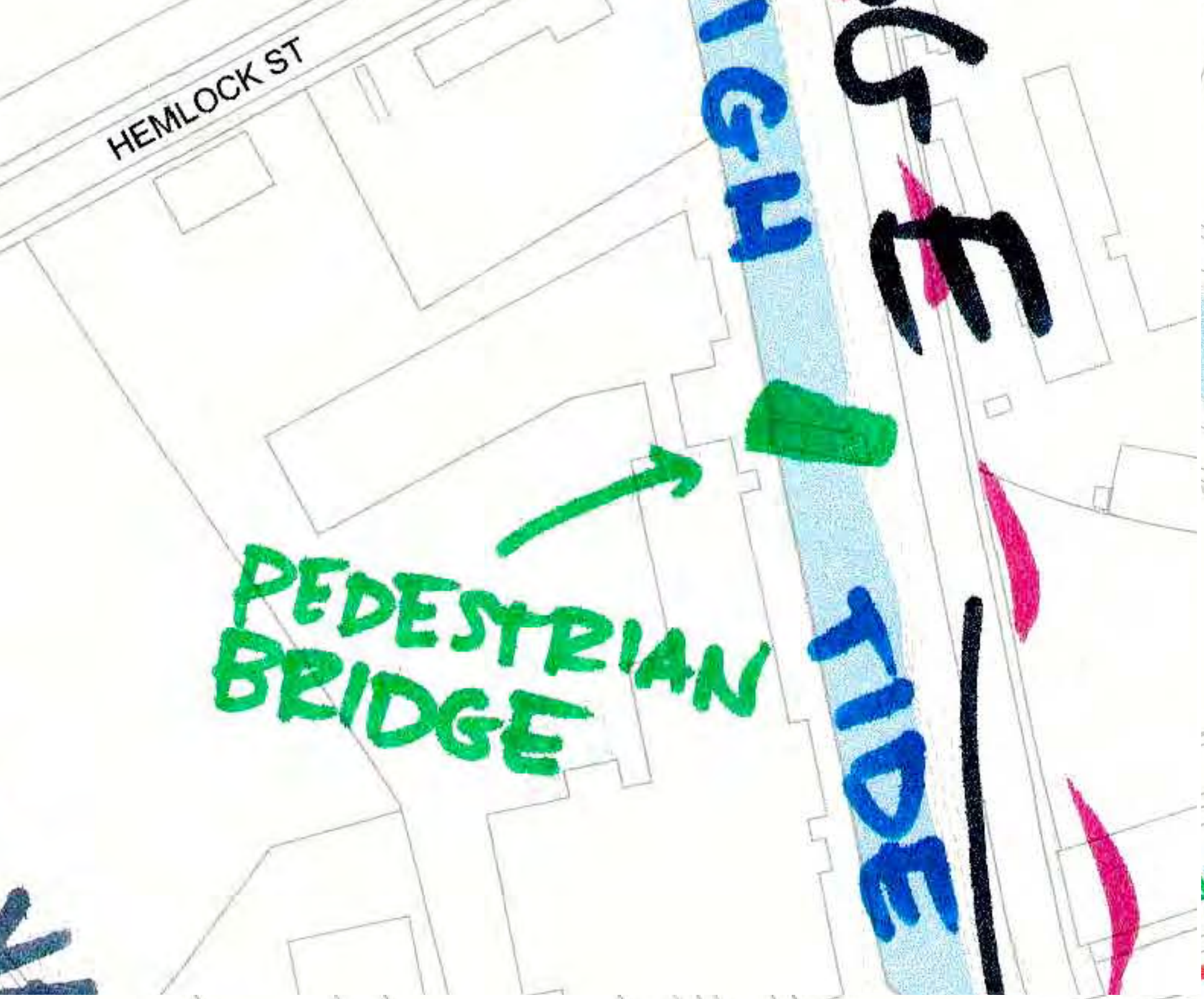
GREENWAY VICTORY GARDENS IN BOSCH GARDENS

SMALLER

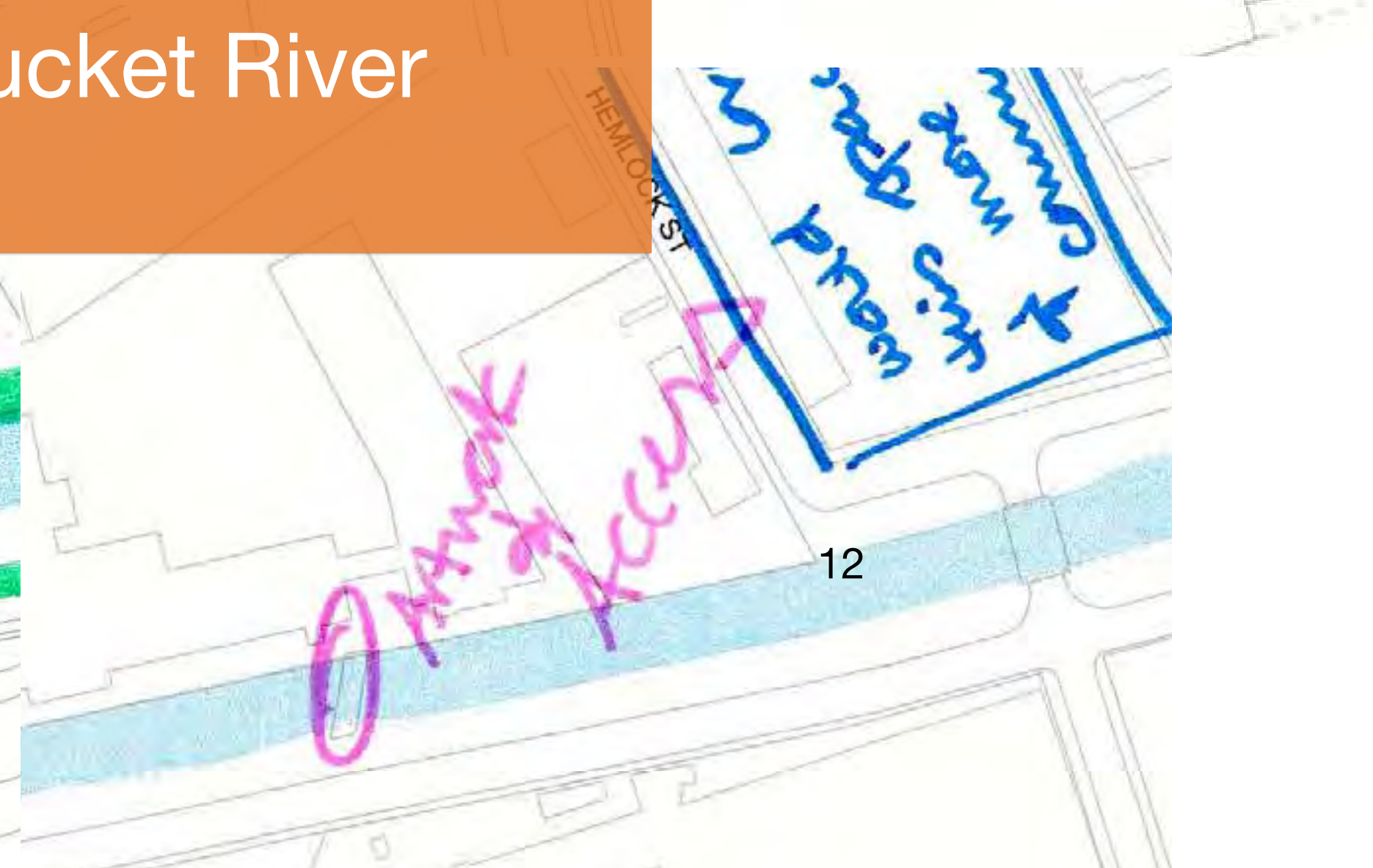
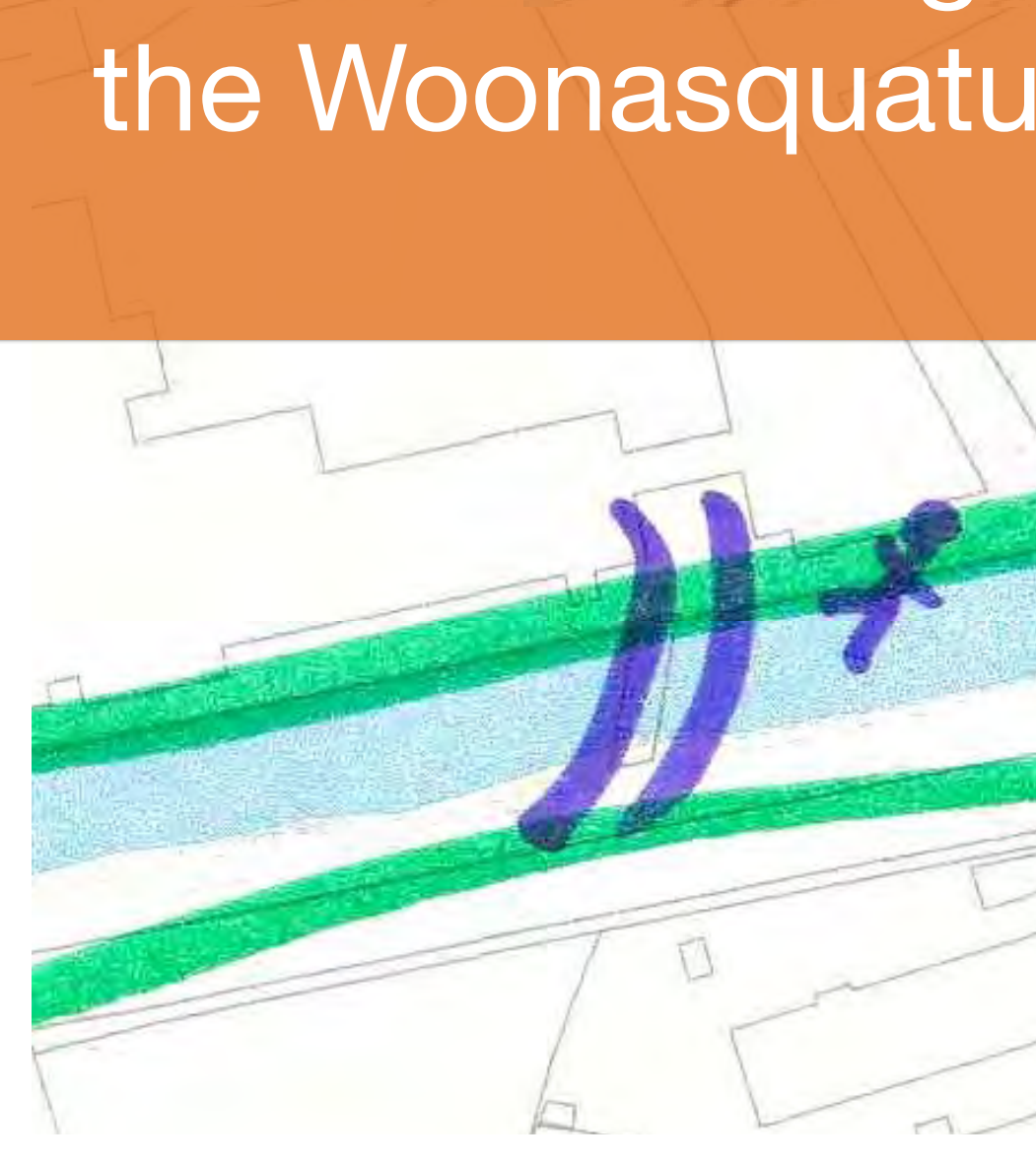
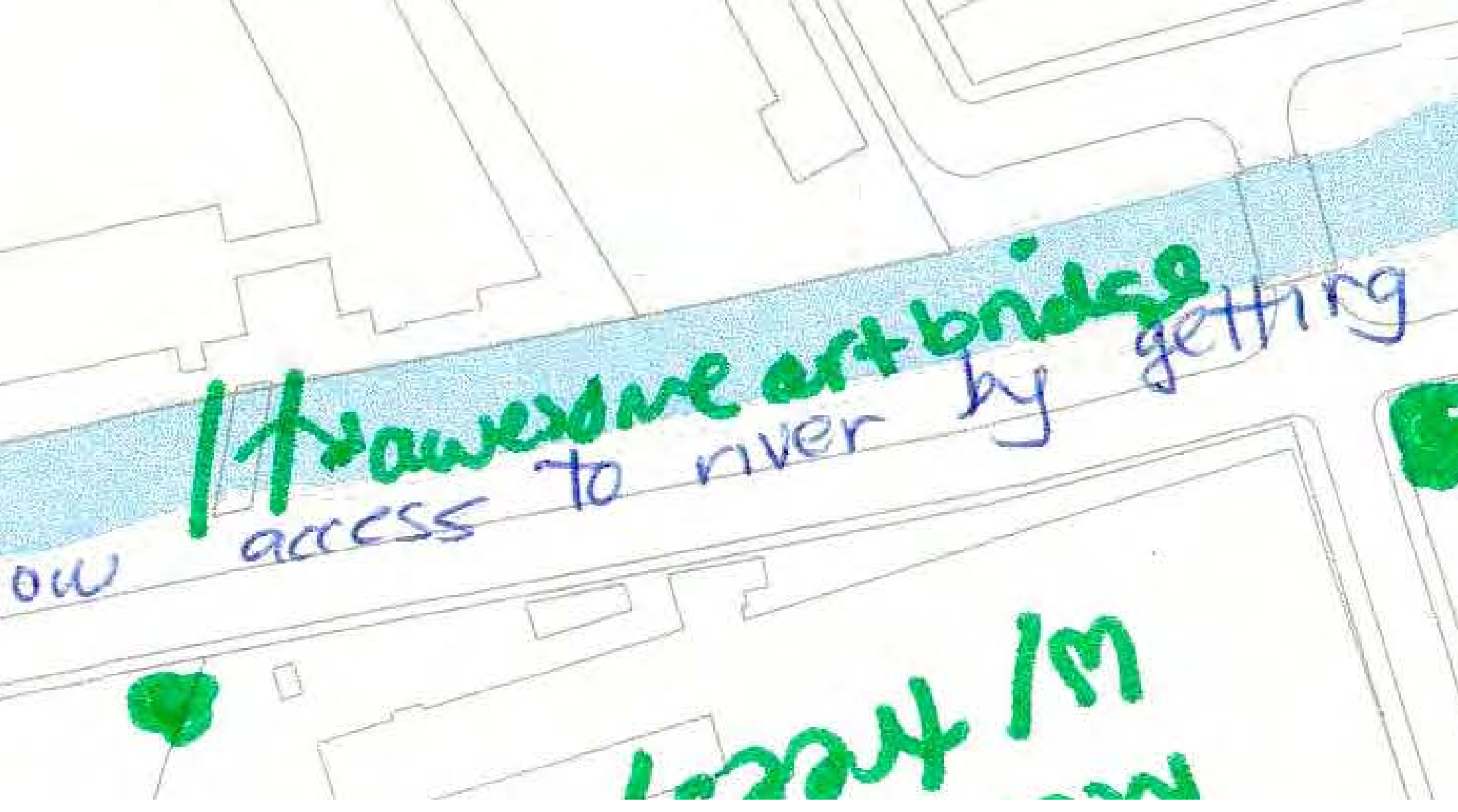
SMALLER

SMALLER

SMALLER



Pedestrian bridges across the Woonasquatucket River





Dangerous Intersections and Missing Connections





Woonasquatucket Visioning Picnic

Visioning Worksheet

NAME _____
 NAME _____
 NAME _____
 NAME _____
 NAME _____
 NAME _____
 NAME _____
 NAME _____
 NAME _____
 NAME _____

WHAT? <small>What is your vision for the Woonasquatucket Corridor? What would you like this area to look like or feel like in ten years? Write a short description of your vision in the box below. Choose up to three if your group can't settle on just one!</small>	WHEN? <small>What needs to be accomplished to reach your vision for the area? What progress should be made to accomplish your idea over time? Break your vision into three smaller goals that can be accomplished in the time periods below.</small>	HOW? <small>What action steps need to be taken along the way? How does the neighborhood reach the smaller goals for each time period? Break it down into simple actions that the City, community members, or specific organizations can take.</small>	WHO? <small>Who needs to be involved to achieve each action step? Is it the City? A developer? A specific group or organization? A combination of multiple groups?</small>
Vision 1 MORE GREEN/RECREATIONAL SPACE skate park/public pool/ amphitheater / gathering spaces boat launches for street access year-round indoor/outdoor covered structure	IN 2 MONTHS I WANT TO SEE _____ (PUT YOUR ANSWER BELOW) <i>find out which spaces are available to develop bio-blitz! find out what plants are native</i> IN 1 YEAR I WANT TO SEE _____ (PUT YOUR ANSWER BELOW) <i>park design competitions community activities (sporting, etc) group bike rides</i> IN 4 YEARS I WANT TO SEE _____ (PUT YOUR ANSWER BELOW) ALL THE PARKS	2 MONTH GOAL <i>organize community bio blitz</i> 1 YEAR GOAL <i>send out a community call organize schedule for recreational activities</i> 4 YEARS GOAL <i>create the parks</i>	2 MONTH GOAL <i>City Planning WRWC</i> 1 YEAR GOAL <i>RISD Planning. K-12 students Local Architects + designers</i> 4 YEARS GOAL <i>EPA, WRWC, City of Prov.</i>
Vision 2 ARTIST OWNERSHIP + MAINTAINING AFFORDABILITY <i>designated rent control spaces that allow artists to run their spaces and have businesses</i>	IN 2 MONTHS I WANT TO SEE _____ (PUT YOUR ANSWER BELOW) <i>getting people on board/organized</i> IN 1 YEAR I WANT TO SEE _____ (PUT YOUR ANSWER BELOW) <i>that city buys buildings and subsidize space</i> IN 4 YEARS I WANT TO SEE _____ (PUT YOUR ANSWER BELOW)	2 MONTH GOAL <i>valley arts district email blast / reach out to local artist businesses</i> 1 YEAR GOAL <i>epa money? angel investors OEM/NEA/RISCA city investment</i> 4 YEARS GOAL <i>purchase and lease of buildings utilize artist organizations that already exist</i>	2 MONTH GOAL <i>V.A. District, Local working Artists + organizations, City Planning, Investors.</i> 1 YEAR GOAL 4 YEARS GOAL
Vision 3 More Solar + GREEN ROOFS + Garden Roof TOPS -	IN 2 MONTHS I WANT TO SEE _____ (PUT YOUR ANSWER BELOW) IN 1 YEAR I WANT TO SEE _____ (PUT YOUR ANSWER BELOW) IN 4 YEARS I WANT TO SEE _____ (PUT YOUR ANSWER BELOW)	2 MONTH GOAL 1 YEAR GOAL 4 YEARS GOAL	2 MONTH GOAL 1 YEAR GOAL 4 YEARS GOAL

Vision 2

IT IS AN ACCESSIBLE ~~WALK~~
CORRIDOR - INTERNALLY,
WALKING, BIKING, TRANSIT
AND EXTERNALLY VIA ENTRY
POINTS THAT ARE DIRECT,
WELCOMING + EASY TO
NAVIGATE.

Vision 1

SAFE CONNECTIONS FROM
NEIGHBORHOODS TO THE
GREENWAY & THE RIVER.

Vision 2

Speed Bumps +
traffic lights
on valley

Better Network for Getting Around

Vision 2

Neighborhoods connectivity

Vision 1

Better secondary road
connections to ease
congestion at major
intersections

Bridge to
Connect Knight St and Sims Ave
Connect DeSoto St and Harris Ave →

Vision 3

Preserve and enhance
diversity of workspaces
for different types of businesses

Enhance Opportunity for
Local Businesses, Artists,
and Makers

Vision 3

IT'S A WORKING NEIGHBORHOOD.
WE MAKE NOISE, WE KICK UP
DUST. WE PROVIDE ACCESSIBLE
SPACES FOR CREATIVE PURSUITS.
WE BELIEVE IN WHAT IS
MADE HERE.

Vision 3

Incentives for ^{local} employers to hire
local people & businesses, and
to train locals

Vision 2

ARTIST OWNERSHIP +
MAINTAINING AFFORDABILITY
designated rent control spaces
that allow artists to run ~~at~~ their
spaces ~~and~~ and have businesses

Vision 3

FARMER'S MARKET ^{Common}
ZONE TO PROMOTE ^{SPACE}
SMALL LOCAL
BUSINESSES - NO MORE
GAS STATIONS

Create a Complete Neighborhood

Vision 2

More parks & trees,
including community gardens.
Less pavement

Complete Greenway/bike path

Vision 1

- Green Manufacturing (walk to work)
Solar / Wind

- Integrated Parks / Flood Management
(Woony Greenway)

- Hardware Store

Flood Reservoirs, drainage
with skatepark Use
(Roshilde, Denmark storm water
skatepark / Edgemont Pith.
Pollard Pith. El PASO,
Texas)

Vision 2

- Ayuda a las Instituciones o
Negocios - (sin fines de lucro)
a mejorar en Infraestructura
para dar mejor Apariencia
a el Area -

Vision 1

EXPAND PARK/BIKE
PATHS - Sky bridge To Mall

TO
MAKE
TAN
EL DISTRICT
RIVER PERMANENT

Vision 1

MORE GREEN/RECREATIONAL

SPACE

skate park/public pool/
amphitheater / gathering spaces
boat launches for street access
year-round indoor/outdoor
covered structure

TABLING: VALLEY ARTS DISTRICT OPEN STUDIOS



TABLING: OLNEYVILLE FALL FESTIVAL



Welcome to the Woonasquatucket Visioning Picnic!
Please answer the following survey questions while you get food!

1. What about the project area do you love?
Vibrancy, Electric Atmosphere
2. Imagine being in the project area 10 years into the future. What experience? What kind of neighborhood would you like to be in?
Aford ability, for Artist and family the areas improve livability.
3. If you live or would consider living in the project area, how are your needs or are they falling short? Please explain:
More access to fresh produce, better
4. If you run a business or create art in the project area, how are your needs or are they falling short? Please explain:
infrastructure, Breakfast.
5. Where in the project area do you go to experience culture and available cultural and community gathering spaces meeting your needs? Please explain:
Garden of Eden
6. What type of shopping and services do you patronize in the project area? What options meeting your needs or are they falling short? Please explain:
Grocery, Record Store
7. How do you typically get to and around the project area today? What transportation options available in the project area meeting your needs or are they falling short? Please explain:
Drive, Bike
8. What else do you want to tell the planning team about the project area?
*Don't make it too prescriptive
keep the artist*

Welcome to the Woonasquatucket Visioning Picnic!
Please answer the following survey questions while you get food!

1. What about the project area do you love?
Greenway -
2. Imagine being in the project area 10 years into the future. What experience? What kind of neighborhood would you like to be in?
greener & cleaner -
3. If you live or would consider living in the project area, how are your needs or are they falling short? Please explain:
4. If you run a business or create art in the project area, how are your needs or are they falling short? Please explain:
5. Where in the project area do you go to experience culture and available cultural and community gathering spaces meeting your needs? Please explain: *cleaner Parks,*
6. What type of shopping and services do you patronize in the project area? What options meeting your needs or are they falling short?
Parks, Play ground
7. How do you typically get to and around the project area today? What transportation options available in the project area meeting your needs or are they falling short? Please explain: *Car/Bike*
8. What else do you want to tell the planning team about the project area?
more GR-

Welcome to the Woonasquatucket Visioning Picnic!
Please answer the following survey questions while you get food!

1. What about the project area do you love?
bikepath
2. Imagine being in the project area 10 years into the future. What experience? What kind of neighborhood would you like to be in?
small, local retail mix
3. If you live or would consider living in the project area, how are your needs or are they falling short? Please explain:
keep it mixed to all
4. If you run a business or create art in the project area, how are your needs or are they falling short? Please explain:
5. Where in the project area do you go to experience culture and available cultural and community gathering spaces meeting your needs? Please explain: *I would*
6. What type of shopping and services do you patronize in the project area? What options meeting your needs or are they falling short?
7. How do you typically get to and around the project area today? What transportation options available in the project area meeting your needs or are they falling short? Please explain:
8. What else do you want to tell the planning team about the project area?

Welcome to the Woonasquatucket Visioning Picnic!
Please answer the following survey questions while you get food!

1. What about the project area do you love?
It has nature in it, sometimes just wild.
2. Imagine being in the project area 10 years into the future. What experience? What kind of neighborhood would you like to be in?
BUILDINGS + INFRASTRUCTURE, IN SYSTEM SERVICES ON STREETS + SIDE
3. If you live or would consider living in the project area, how are your needs or are they falling short? Please explain:
4. If you run a business or create art in the project area, how are your needs or are they falling short? Please explain: *I have an apartment that is well maintained, availability and relatively expensive*
5. Where in the project area do you go to experience culture and available cultural and community gathering spaces meeting your needs? Please explain: *Park space, Restaurants, expand repair an edge where food culture + food control - CREATE PARK*
6. What type of shopping and services do you patronize in the project area? What options meeting your needs or are they falling short? Please explain:
ie. FOOD - BIKE
7. How do you typically get to and around the project area today? What transportation options available in the project area meeting your needs or are they falling short? Please explain: *WALK MOSTLY BUT PREFER BIKING AND IT IS PRESENT BUT NOT ENOUGH BIKE PATH ON*
8. What else do you want to tell the planning team about the project area?
ADD BUILDINGS THAT HELP BUSINESSES TAKE SPACE



WOONASQUACKET VISION PLAN

Help create a plan for the future of your community.

Planning Workshop Nov. 14th - 18th

Drop in anytime to chat one-on-one with the planners and/or attend the workshop events.

All workshop events will be held at:

WaterFire Arts Center

475 Valley Street

Tue-Fri 10AM to 8PM &

Sat 10AM to 4PM.

Input Sessions

Join us for a series of public meetings to provide feedback and ideas!

Planning Workshop Kick-Off

Tuesday, November 14, 2017 | 6:00PM – 8:00PM

6:00PM Presentation | 6:30PM Mapping Activity & Report Out

7:30PM Visual Preference Activity | 8:00PM Next Steps

Roll up your sleeves and contribute your ideas in a hands-on brainstorm. Use maps, drawings, images, and other tools to tell the planning team what you want for the future of the neighborhood.

Mid-Workshop Review

Thursday, November 16, 2017 | 6:00PM – 8:00PM

6:00PM Presentation | 6:45PM Gallery

Review initial design and policy ideas at the halfway mark. See your ideas take shape, and share your feedback with the planning team.

Closing Review

Saturday, November 18, 2017 | 2:00PM – 4:00PM

2:00PM Presentation | 3:00PM Gallery

Review the revised design and policy ideas that emerge from community input. See ideas evolve based on your feedback.

Focus Groups

Interested in digging deep into a specific topic? Join us for a focused conversation with other stakeholders. All focus groups are open to the public. Focus group topics will also be discussed at the public sessions.

Mobility

Tuesday, November 14th, 1:00PM - 2:00PM

Open Space & Sustainability

Wednesday, November 15th, 1:30PM - 2:30PM

Neighborhood & Family Life

Wednesday, November 15th, 6:30PM - 7:30PM

Artists & Maker Economy

Thursday, November 16th, 1:30PM - 2:30PM

Food Economy

Thursday, November 16th, 2:30PM - 3:30PM

Brownfields

Friday, November 17th, 11:00AM - 12:00PM



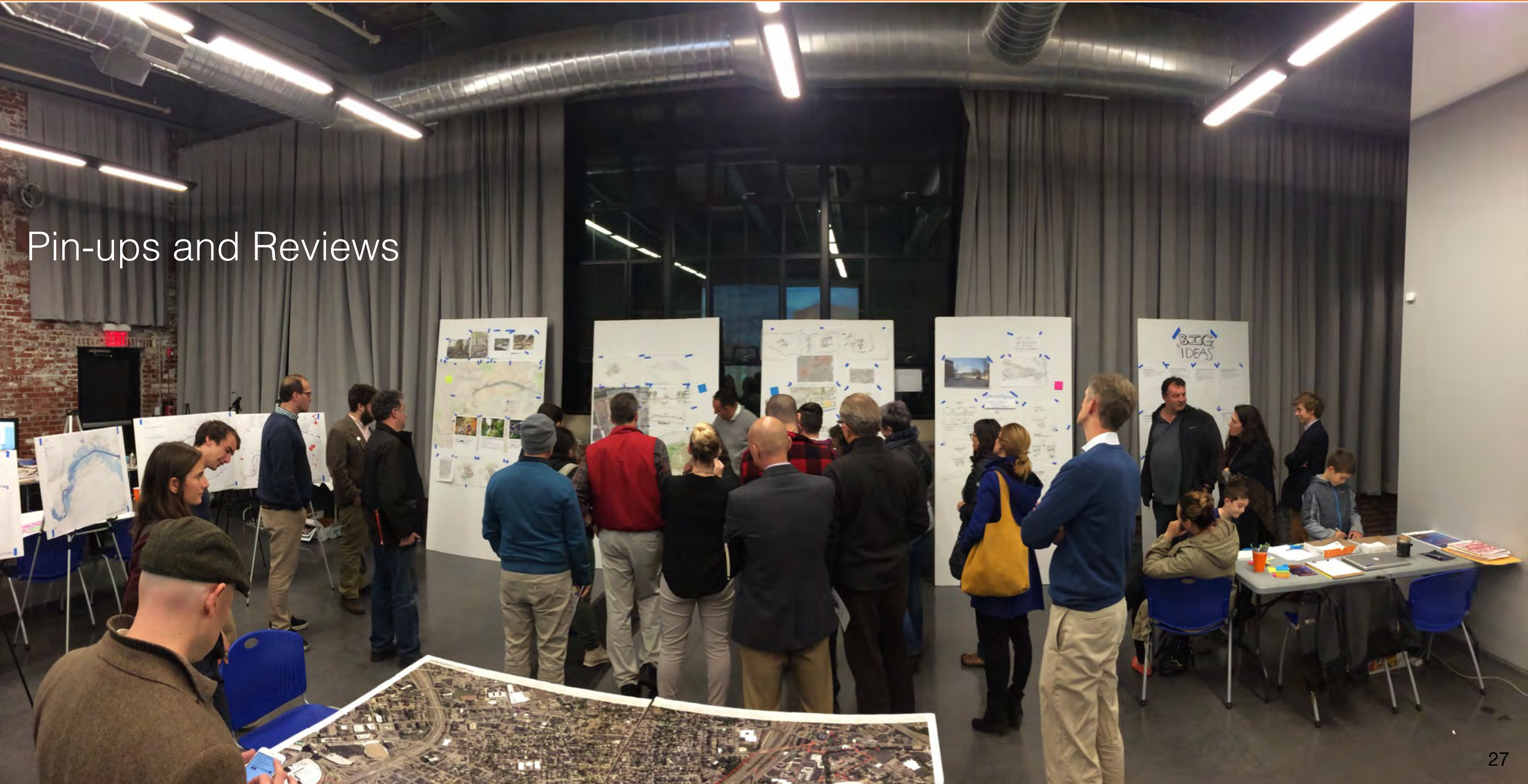


Focus Groups

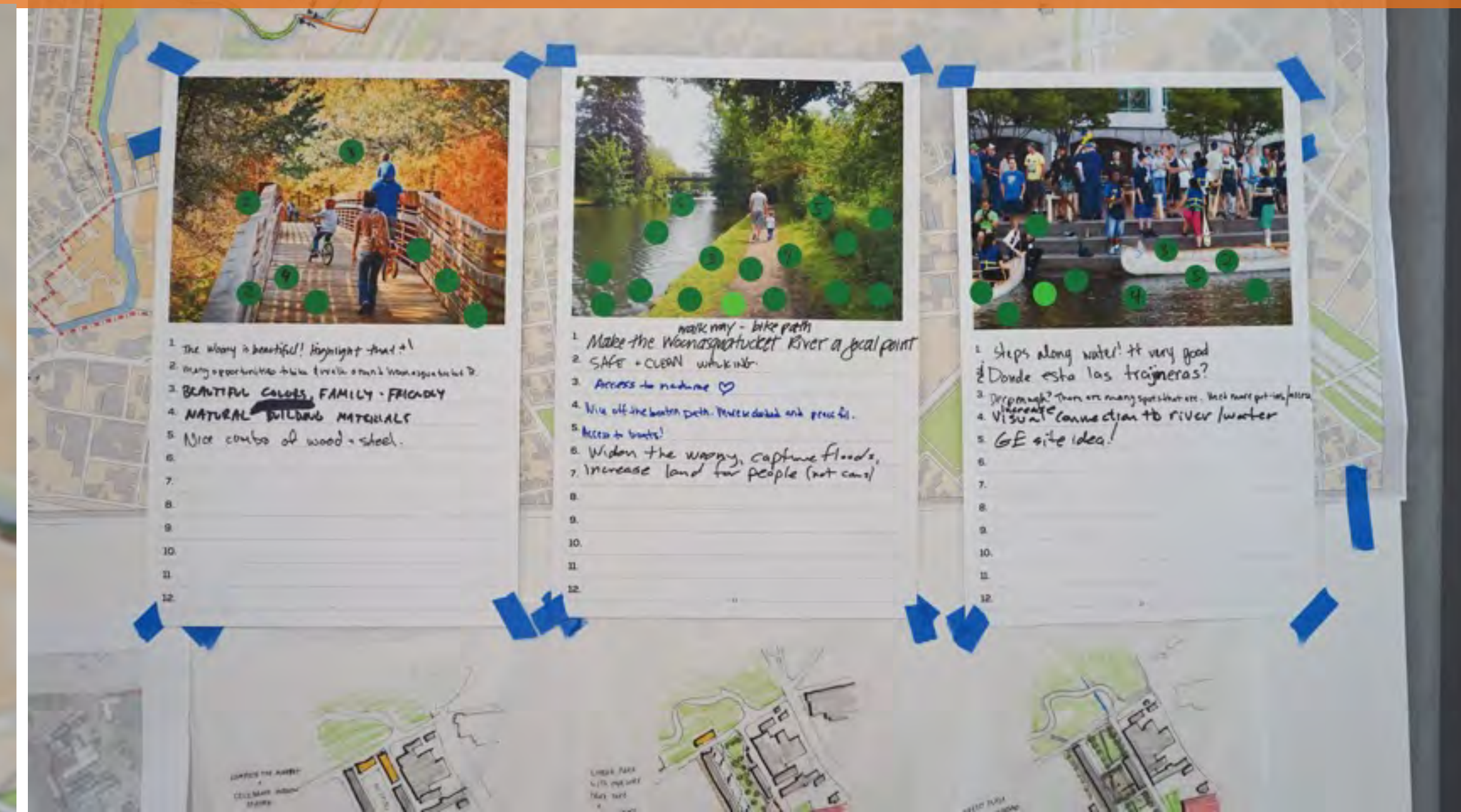
Focus Groups + Field Office



Pin-ups and Reviews



PLANNING WORKSHOP (NOV 14-18, 2017)





WHAT HAPPENS AFTER THE WORKSHOP?

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  @ProvPlanning · #woonasquatucket

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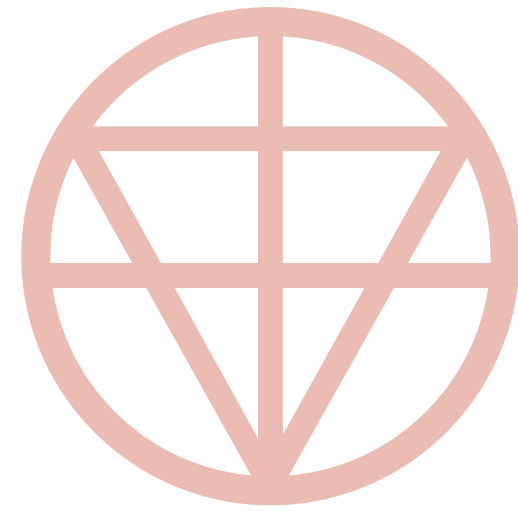
PLANNING AND DEVELOPMENT
Mayor Jorge O. Eiorza | City of Providence



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- Sign in to receive email updates
- Check the website for updates:
 - providenceri.gov/planning/woonasquatucket
- Follow us on Facebook and Twitter
 - @ProvPlanning
 - #woonasquatucket
- Contact Allen Penniman:
 - apenniman@providenceri.gov
 - 401-680-8523
- Invite us to your meetings!



VISION PLAN



COURTYARD BUILDINGS FOR INSTITUTIONAL TENANT.

CONNECT PARK WITH RIVER.
(FLEXIBLE SPACE TO ADAPT FOR LOADING & TRUCKS QUEUING WORK DAY)

FABRICATION LIVE/WORK TOWNHOMES

NEW PARK PLAZA

GATEWAY PLAZA PAYMENT

REUSE BUILDING

2-WAY CYCLE TRACK

PIX INTERSECTION
RAIN GARDEN

2-WAY CYCLE TRACK

ROUND ABOUT

NEW STREET COMMERCIAL

FORMER STREET

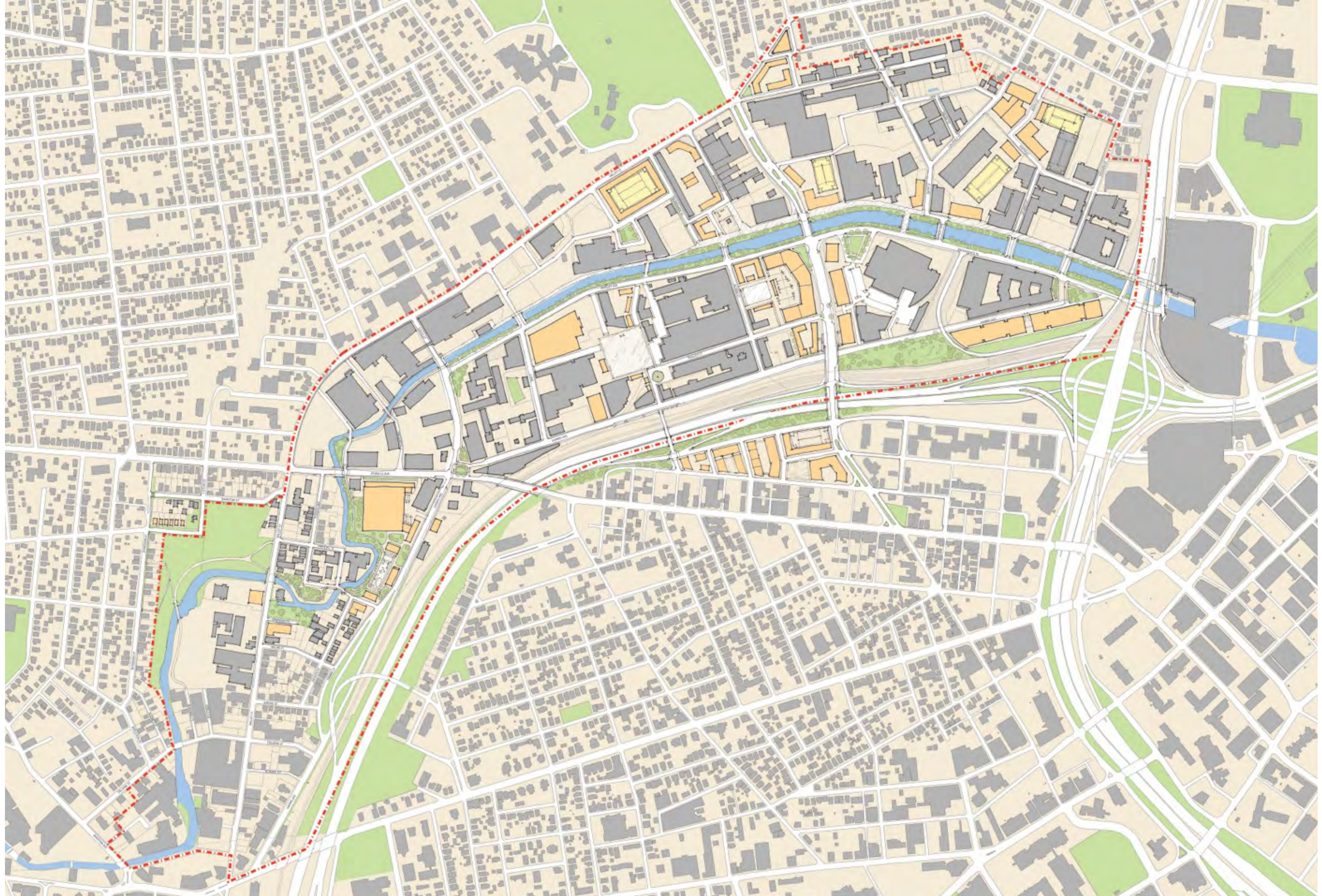
COMMERCIAL LINERS
NEW COMMERCIAL TENANT

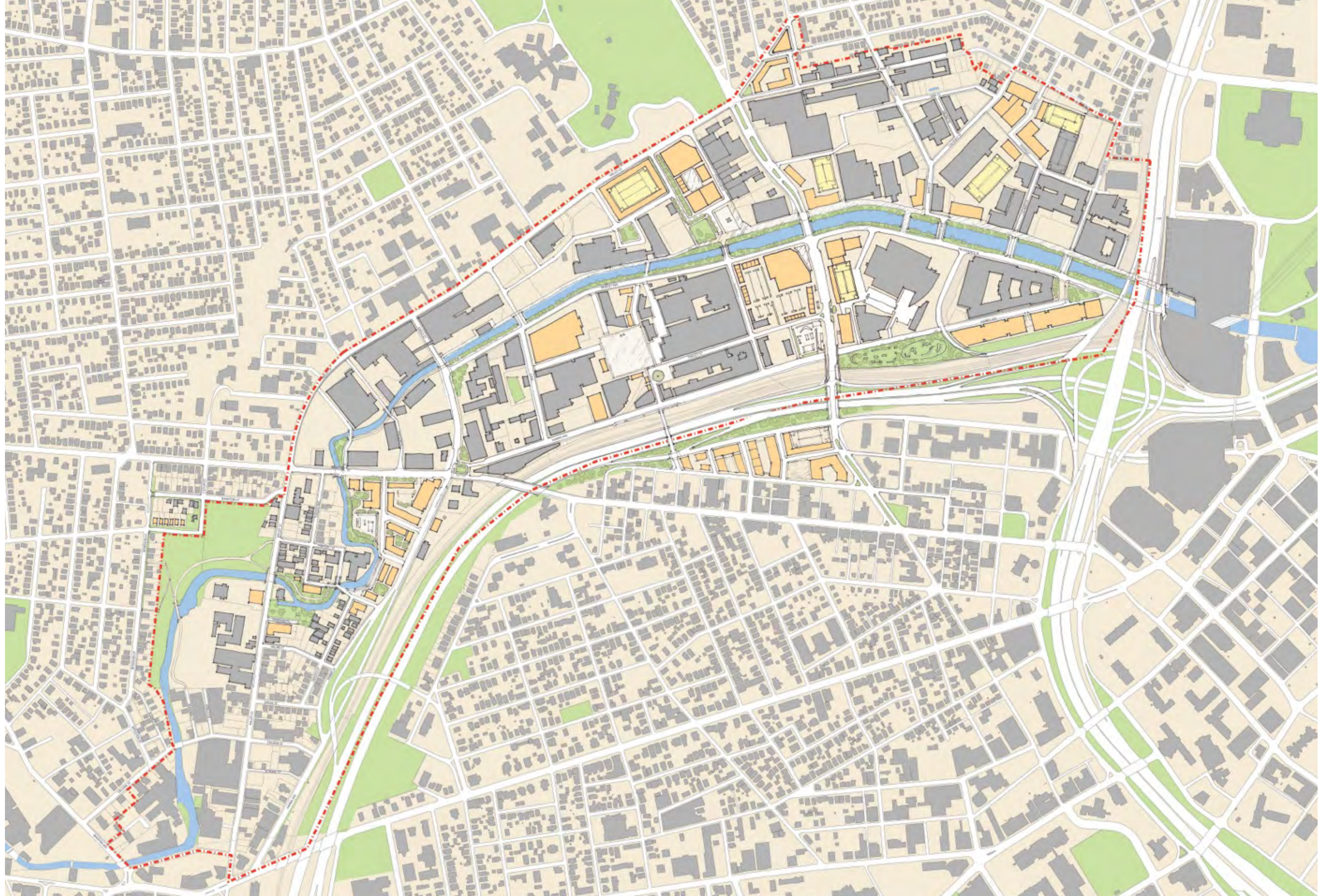
SHADE PARKING (HEAD IN) ON STREET.
FLEXIBLE PLAZA (PARKING, EVENTS, TRUCKS, ETC.)

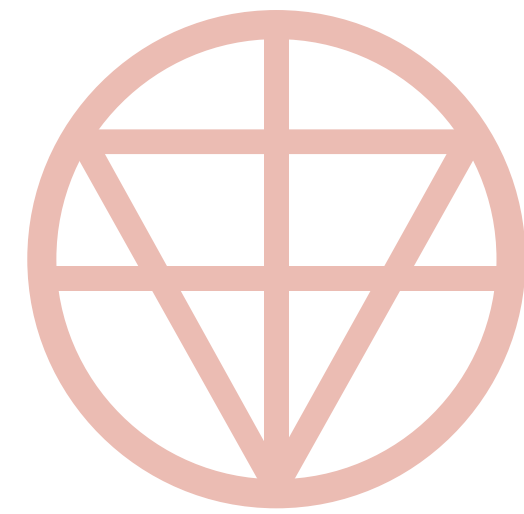
NEW PARK

BOX OFFICE #2

NEW "SMART WATER" PARK. (FLOOD CONTROL)







CATALYST SITES

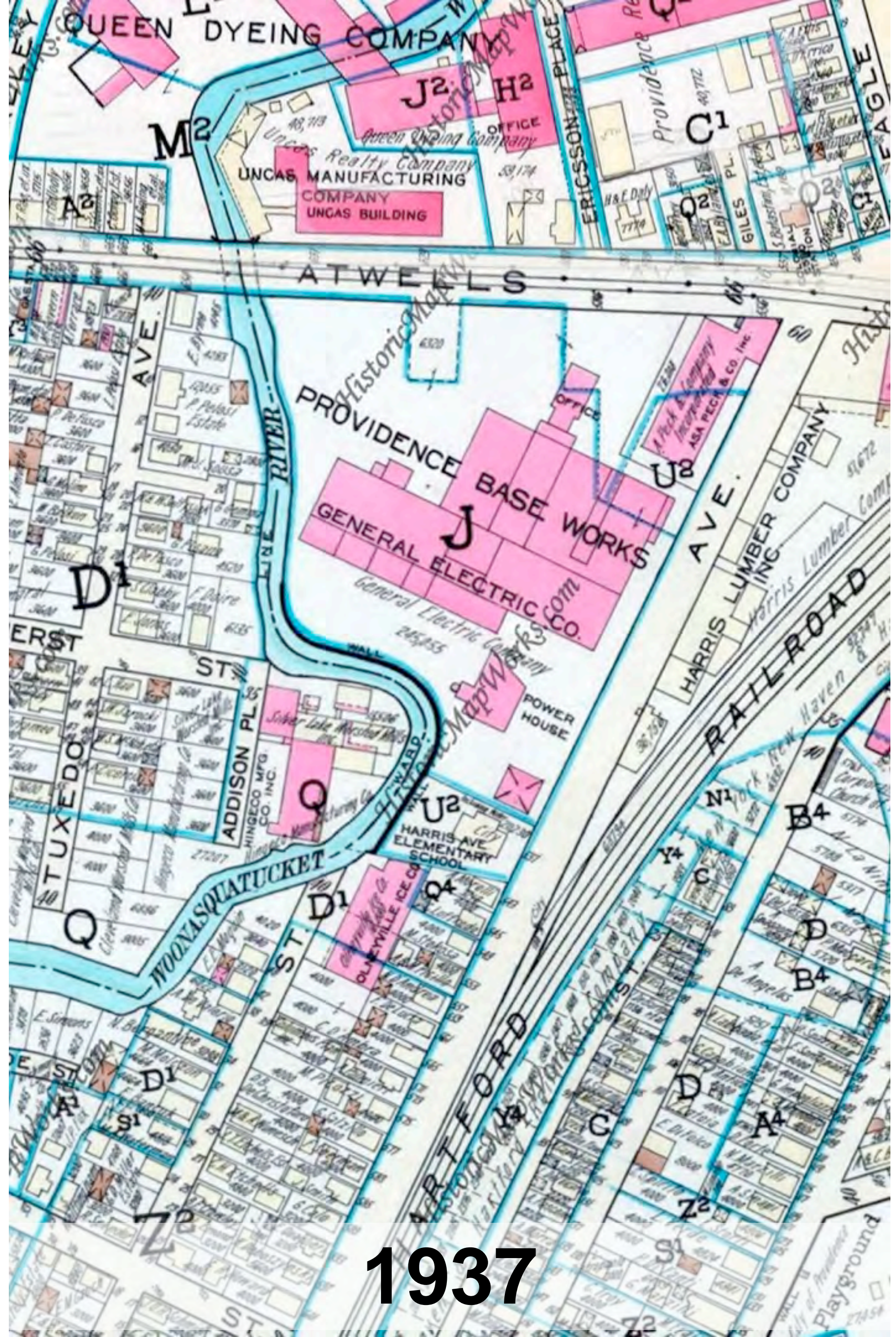
GE BASEWORKS





2017





1937

GE BASEWORKS

Brownfield Summary

OWNER:

- General Electric Company

PHASE I & PHASE II ASSESSMENT FINDINGS:

- SVOCs, PAHs, arsenic beryllium, and lead; LNAPL and fuel oil

REMEDIAL ACTION WORK PLAN STATUS:

- Maintained existing cap, installed new cap, maintained ELUR, passive recovery of LNAPL

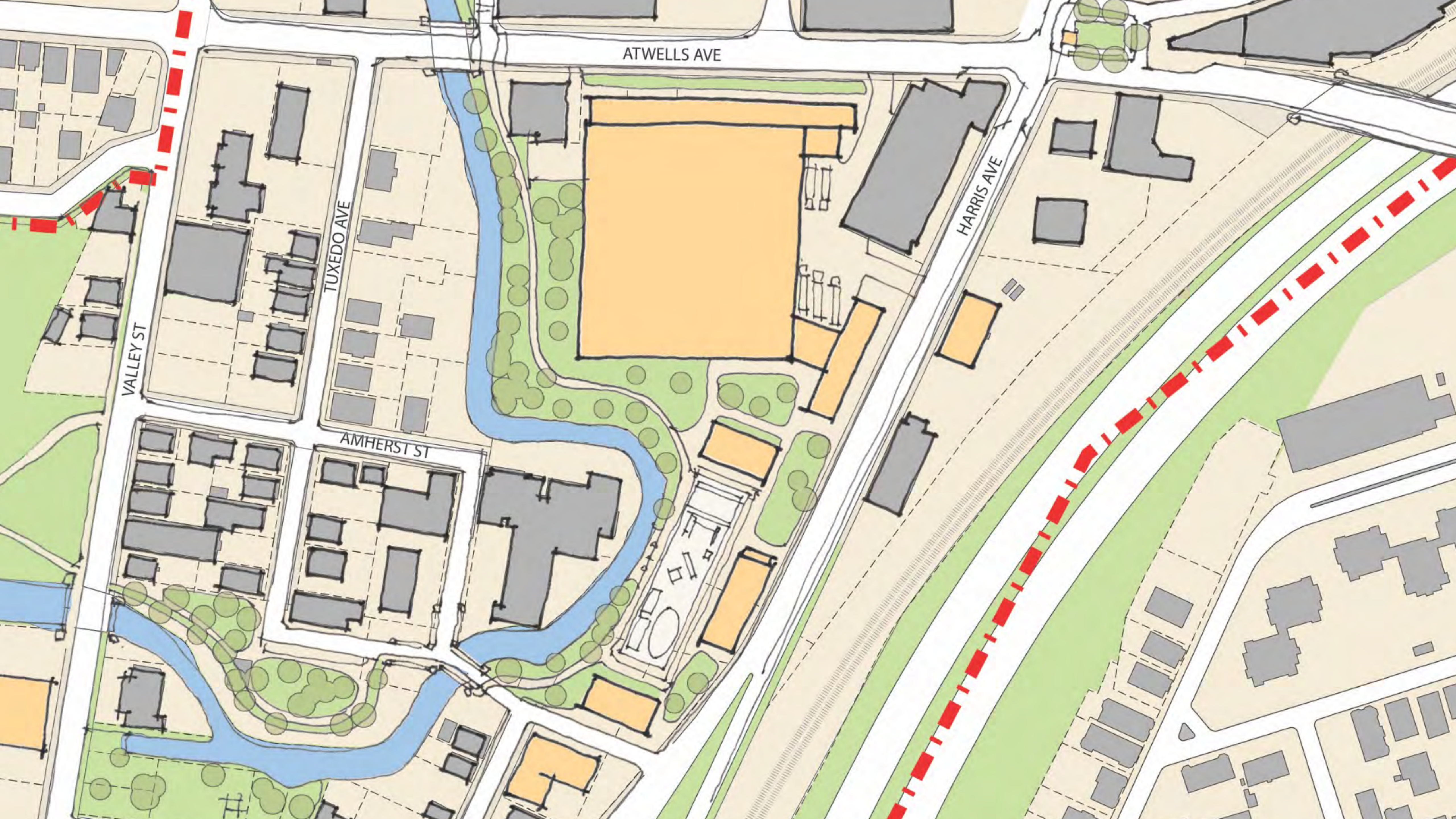
ENVIRONMENTAL LAND USE RESTRICTIONS PLACED ON DEED:

- Guidelines on cap maintenance and soil disturbance

ZONING DESIGNATIONS:

- M-MU-75, Mixed-Use Industrial District (Lots 30, 634, 282, 657, 556)
- Historic District - Providence Landmark District (Lot 30)





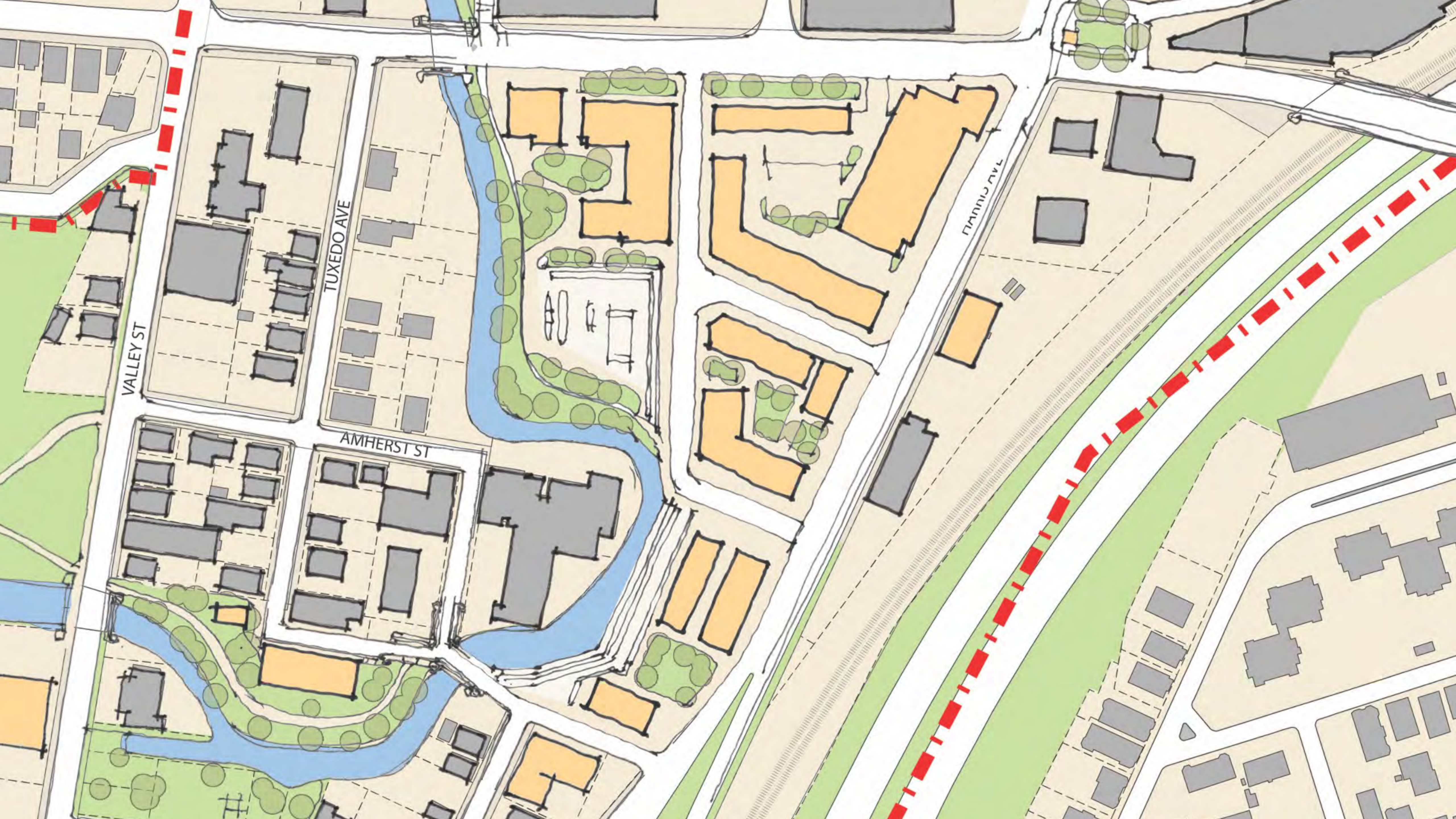
ATWELLS AVE

HARRIS AVE

TUXEDO AVE

AMHERST ST

VALLEY ST



VALLEY ST

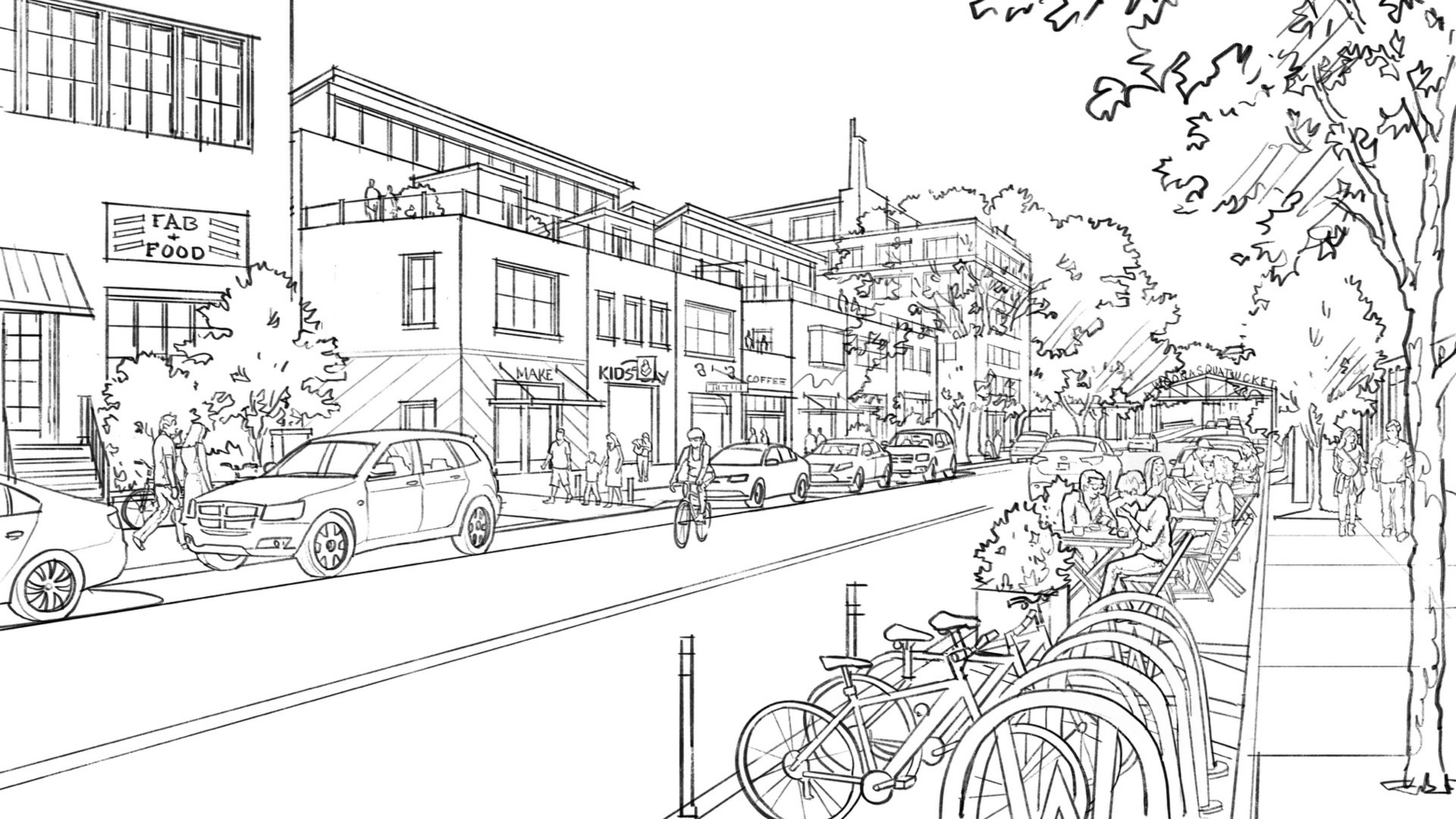
TUXEDO AVE

AMHERST ST

HANNIBAL AVE



CENTRAL



FAB + FOOD

MAKE

KIDS

COFFEE

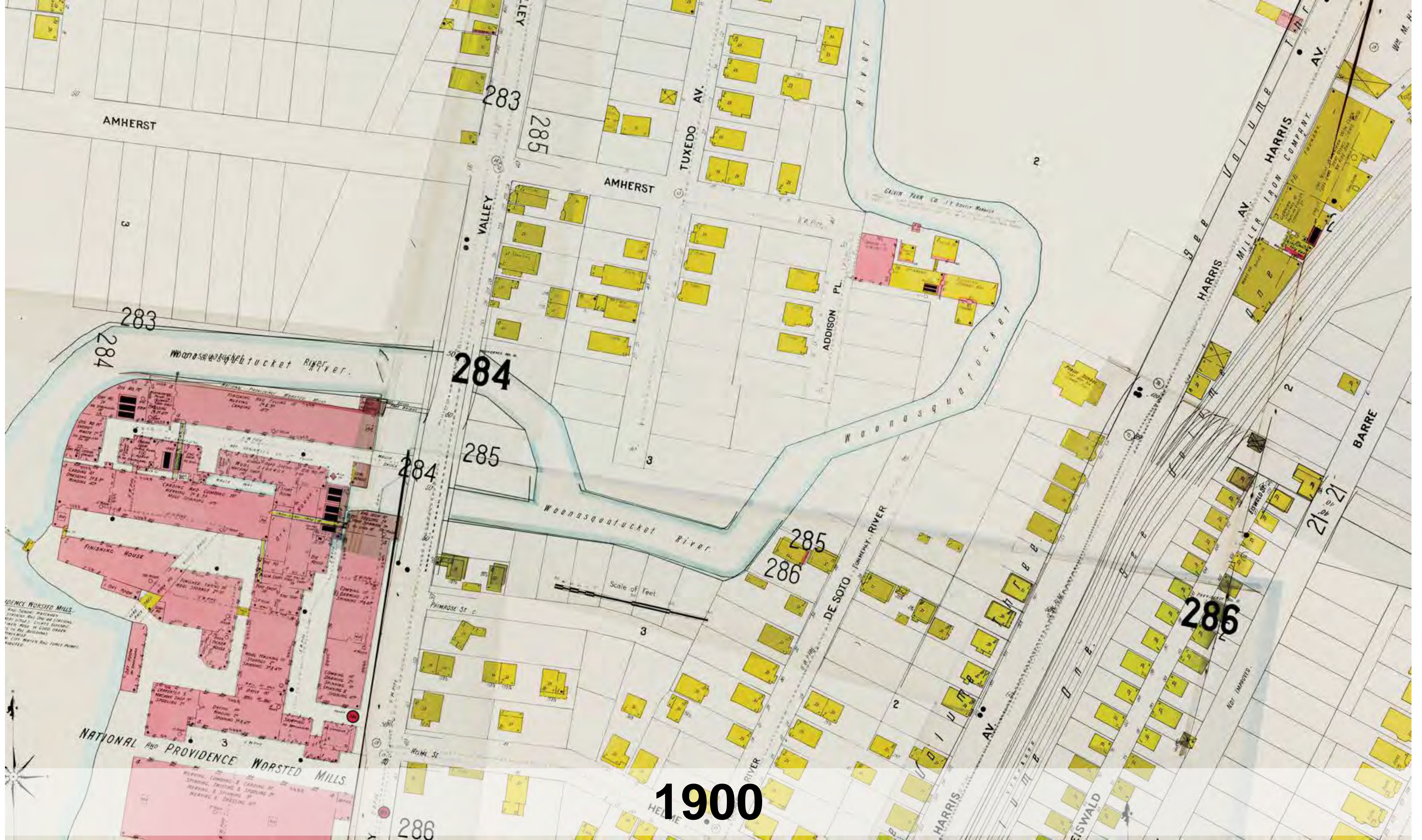
DRUMSQUATBUCKET

NATERENO SALVAGE LOT





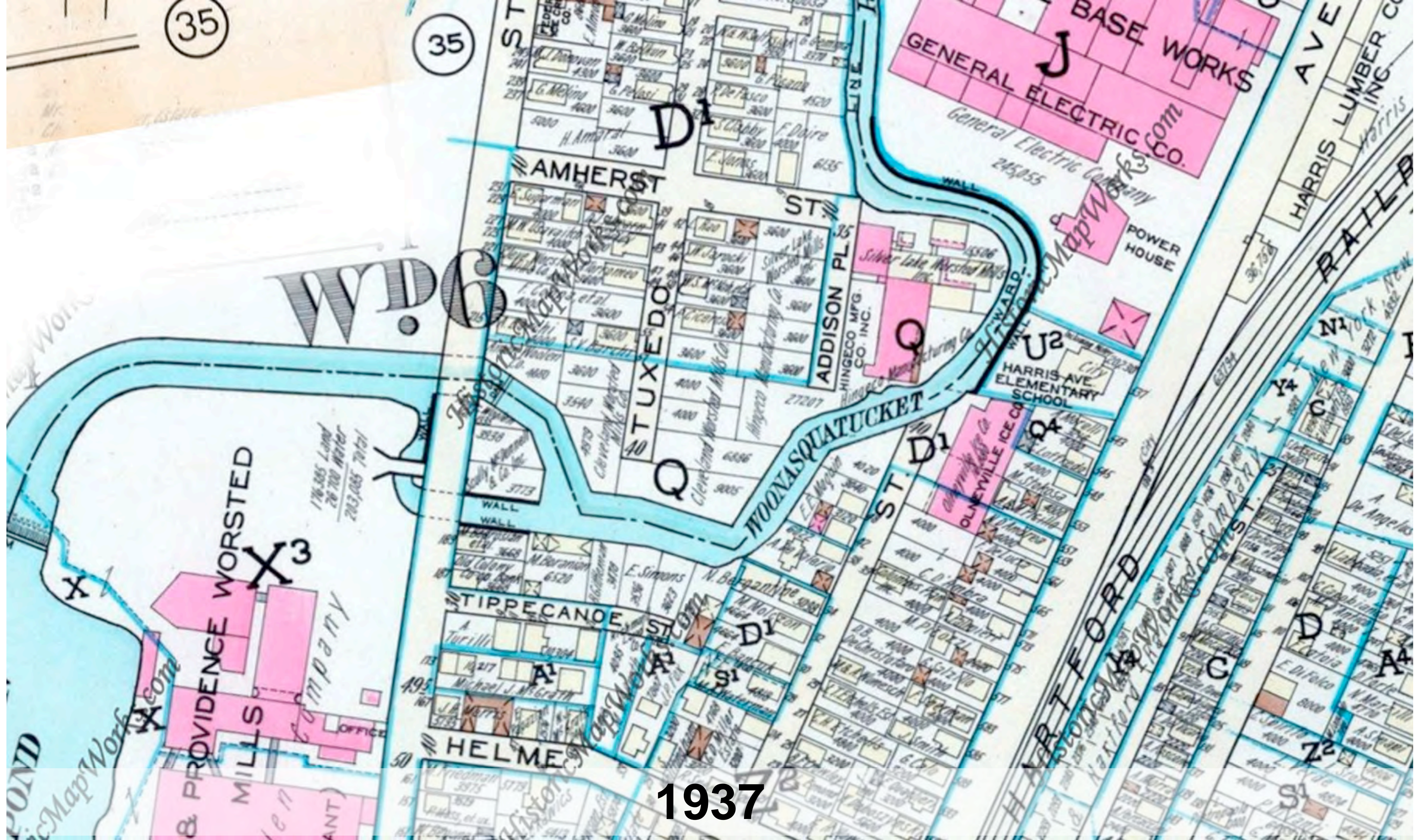
2017



1900

35

35



1937

NATERENO SALVAGE LOT

Brownfield Summary

OWNER:

- Caesar Natereno

PHASE I & PHASE II ASSESSMENT FINDINGS:

- There are no records of environmental assessments
- Letter from RIDEM records lead, arsenic, TPHs, and PAHs on Lots 612 and 613.

REMEDIAL ACTION WORK PLAN STATUS:

- No record of environmental remediation.
- Phase I and II assessment recommended.

ENVIRONMENTAL LAND USE RESTRICTIONS PLACED ON DEED:

- N/A

ZONING DESIGNATION:

- M-MU-75, Mixed-Use Industrial District (Lots 613, 612, 283)





GENNARO PL



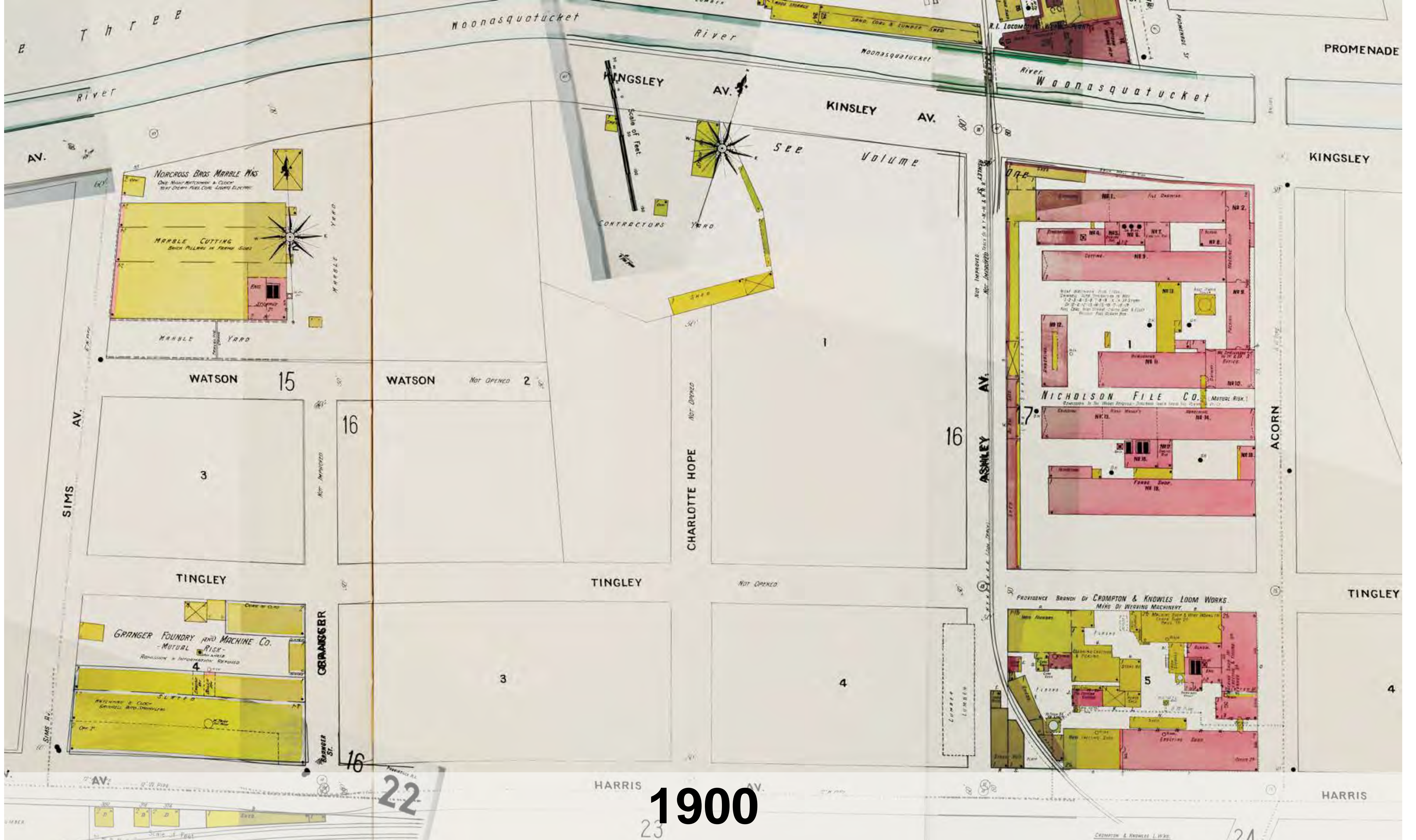
GENNARO PL

PRA PARCEL





2017

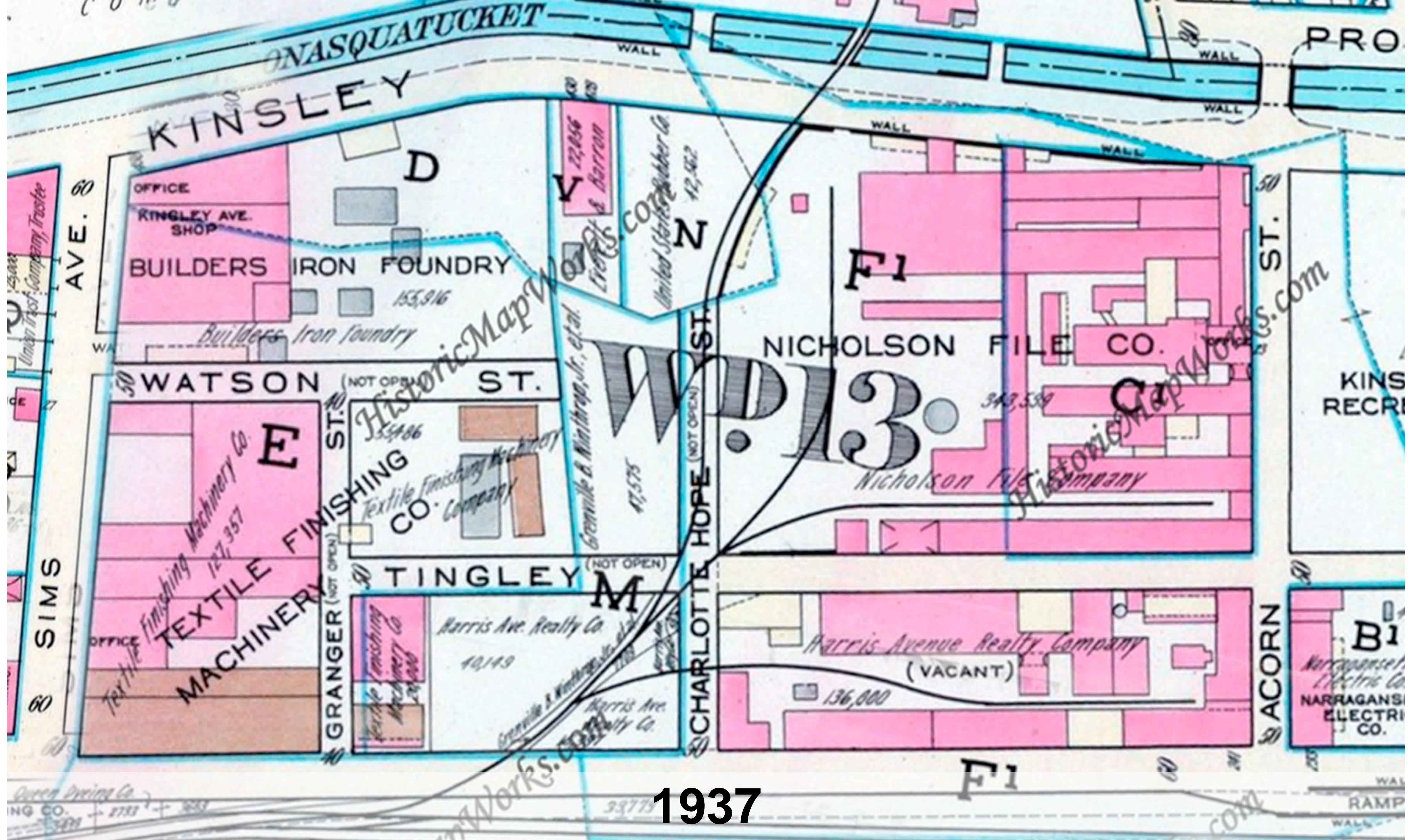


1900

22

23

24



1937

PRA PARCEL

Brownfield Summary

OWNER:

- Providence Redevelopment Agency

PHASE I & PHASE II ASSESSMENT FINDINGS:

- DEM file did not contain Phase I or II assessments. Instead, the findings on contaminants were contained in a "Site Investigation Report" (2006). Findings listed below are from this report:
- Soil: arsenic, PAH, lead, mercury, selenium
- Groundwater: VOC, but not exceeding limits
- Vicinity of Building 12 (on PRA Parcel): mercury and selenium
- Vicinity of Building 13 (on PRA Parcel): selenium

REMEDIAL ACTION WORK PLAN STATUS:

- Plan: Excavate contaminated soils, groundwater monitoring, install engineered controls, create ELUR
- Status: All remedial activities complete. Excavated soil, installed engineered controls (including cap), created ELUR with deed, created groundwater monitoring program; appears that monitoring ended.

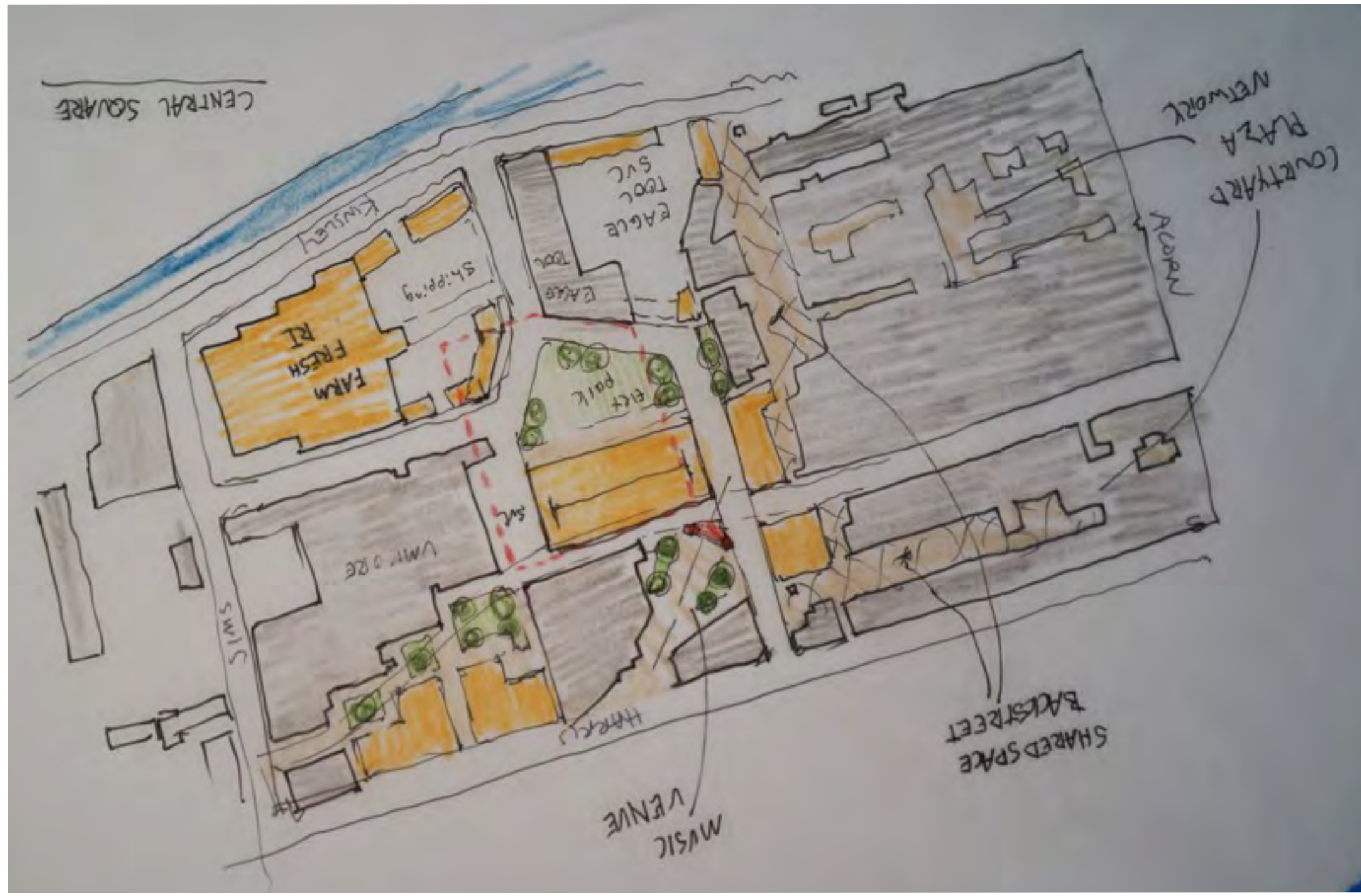
ENVIRONMENTAL LAND USE RESTRICTIONS

PLACED ON DEED:

- No residential
- Industrial/Commercial only
- Maintain engineered caps
- Prohibits drinking groundwater
- RIDEM approval required for soil excavation below cap/concrete/buildings
- Soil Management Plan

ZONING DESIGNATIONS:

- M-1, Light Industrial District (Lots 285, 286)
- Footnote: Adult use is not permitted





KINSLEY AVE

ACORN ST

S AVE

TINGLEY ST

PROVIDENCE JOURNAL W-E





2017



1900

ROMENADE RIVER AVE. 80

C

Brooksby Realty Company
KINSLEY PARK RECREATION FIELD 350.782

F1

4 ST.

B1

NARRAGANSETT ELECTRIC CO.
SUB STA

ACORN AVE

WALL RAMP

5 1937

PROVIDENCE JOURNAL WEST-EAST

Brownfield Summary

OWNER:

- WEST: The Providence Journal Company
- EAST: LMG Rhode Island Holdings Inc.

PHASE I & PHASE II ASSESSMENT FINDINGS:

- No records found in RIDEM or PRA records
- Phase I and II environmental assessment recommended.

REMEDIAL ACTION WORK PLAN STATUS:

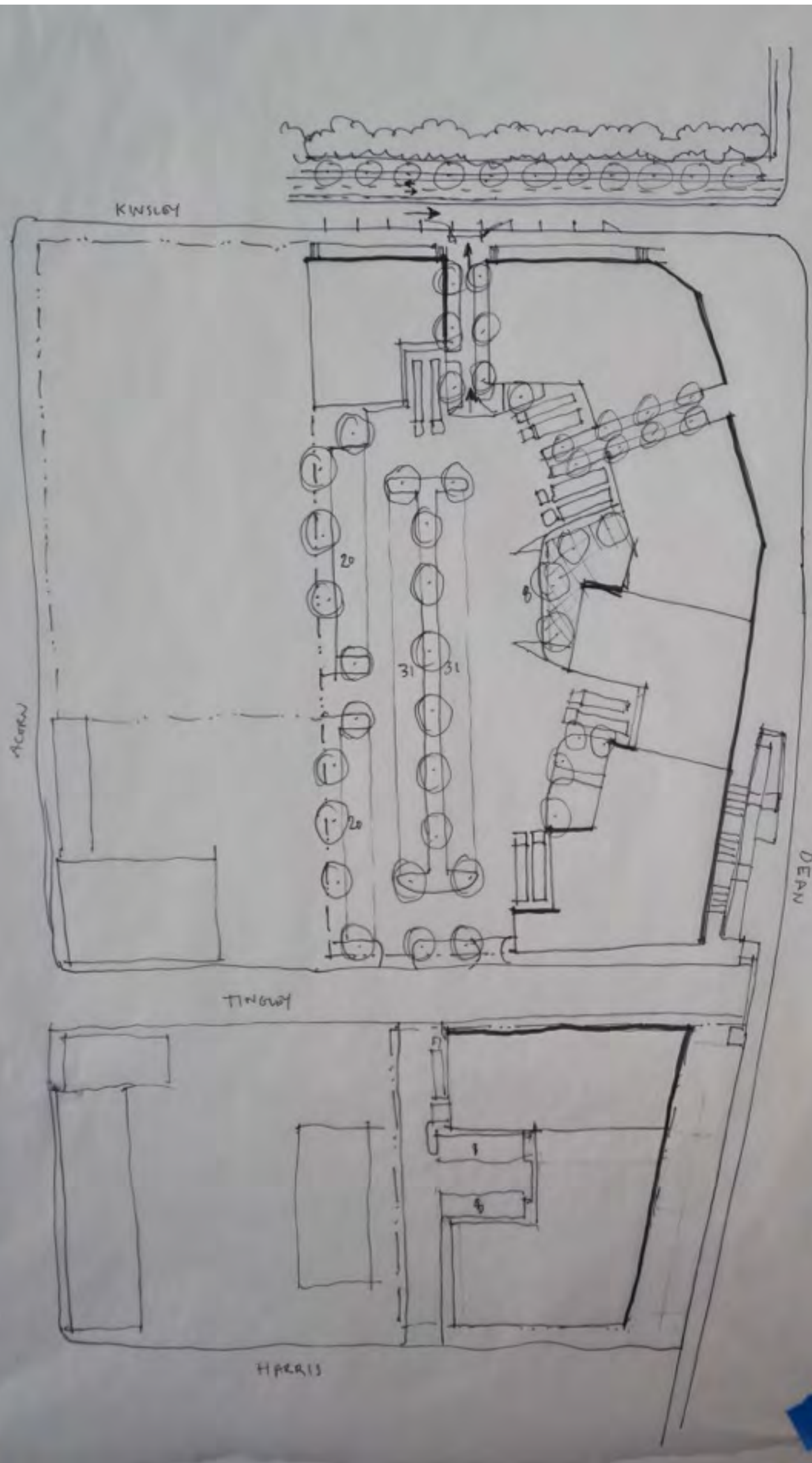
- N/A

ENVIRONMENTAL LAND USE RESTRICTIONS PLACED ON DEED:

- N/A

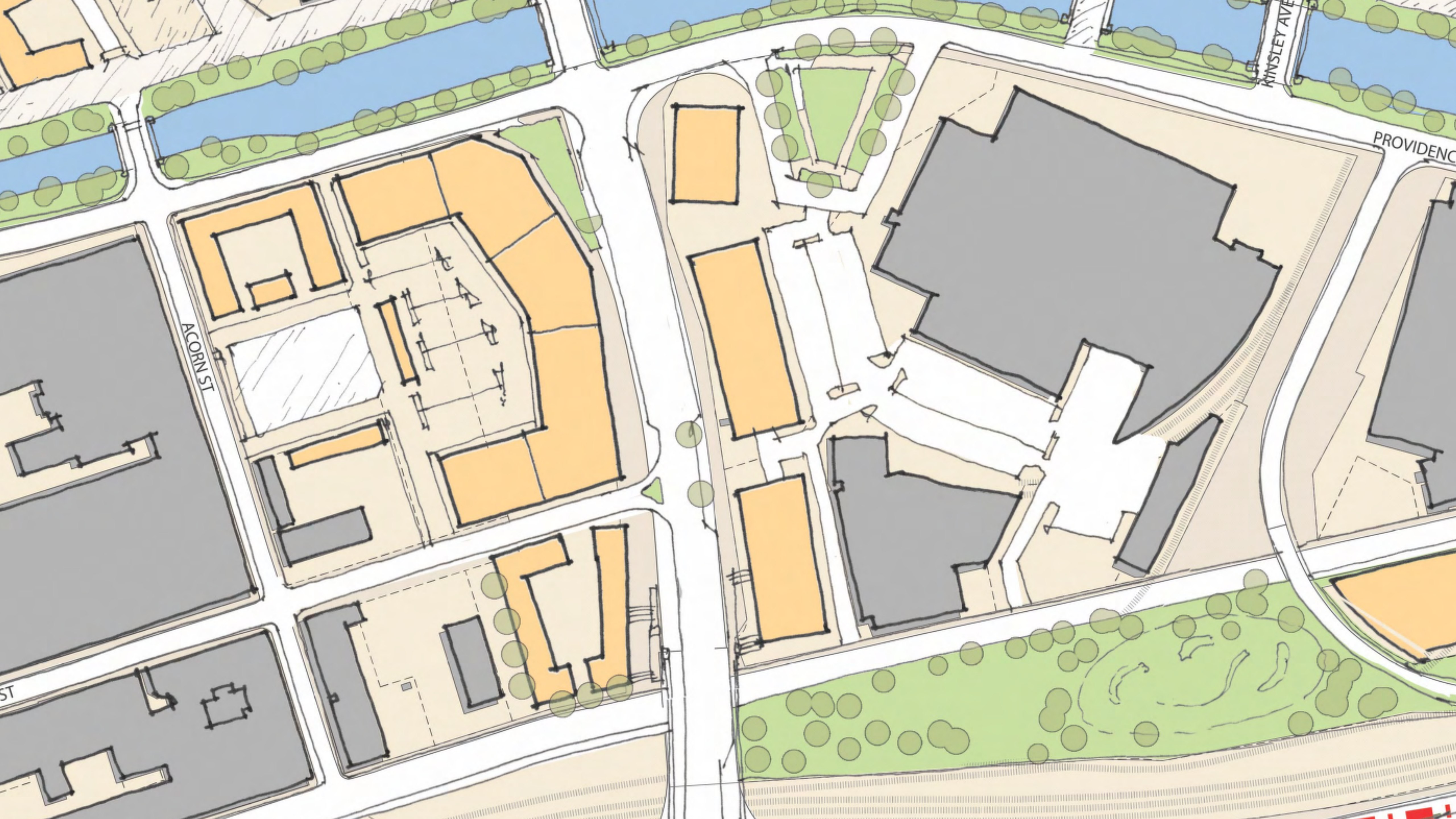
ZONING DESIGNATIONS:

- M-1, Light Industrial District (West Lots 269, 36; East Lots 248, 47)
- M-MU-75, Mixed-Use Industrial District (West Lot 234)



Pedestrian
Connection,
Not Car
Connection



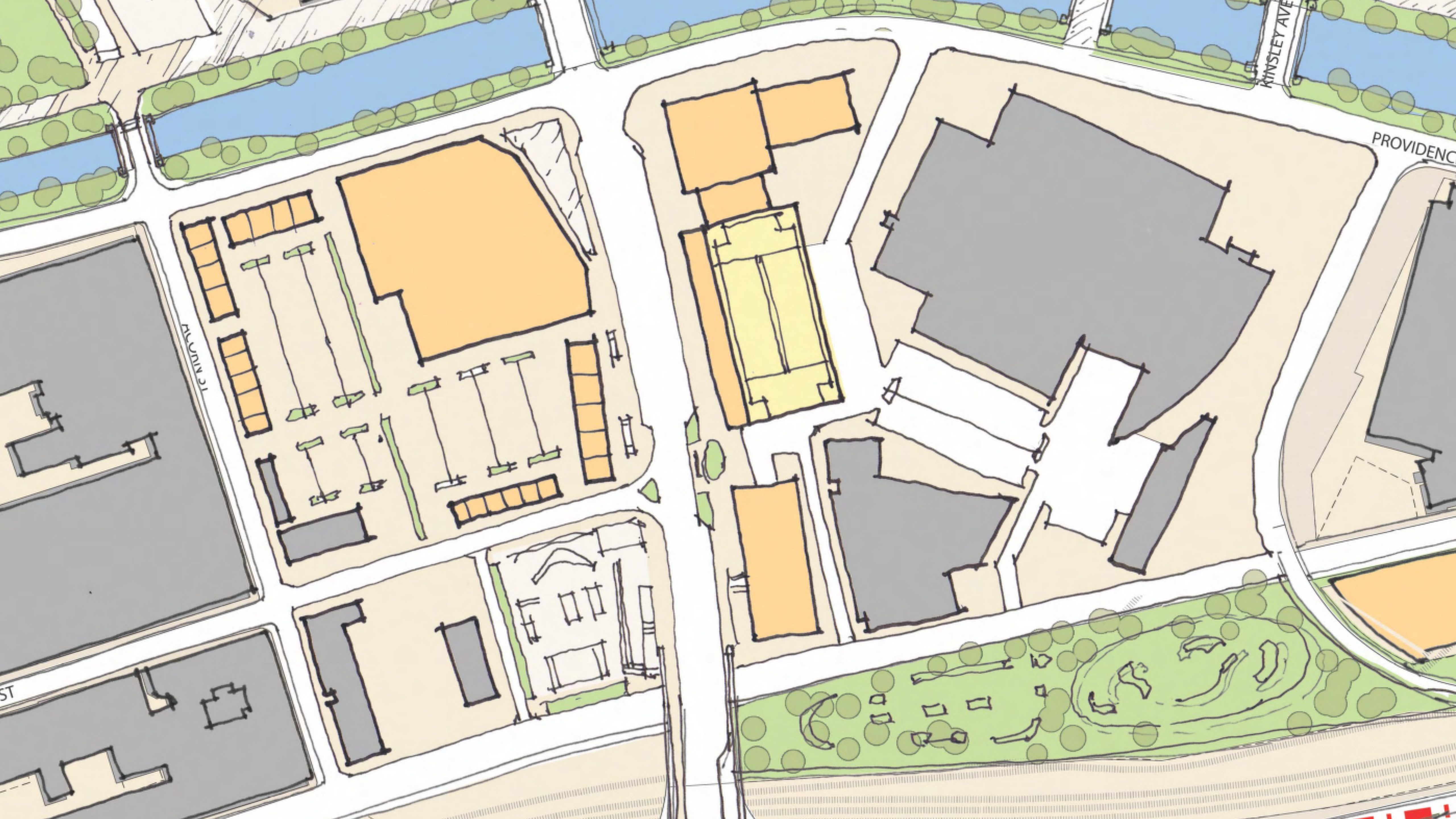


ACORN ST

KINSLEY AVE

PROVIDENCE

ST



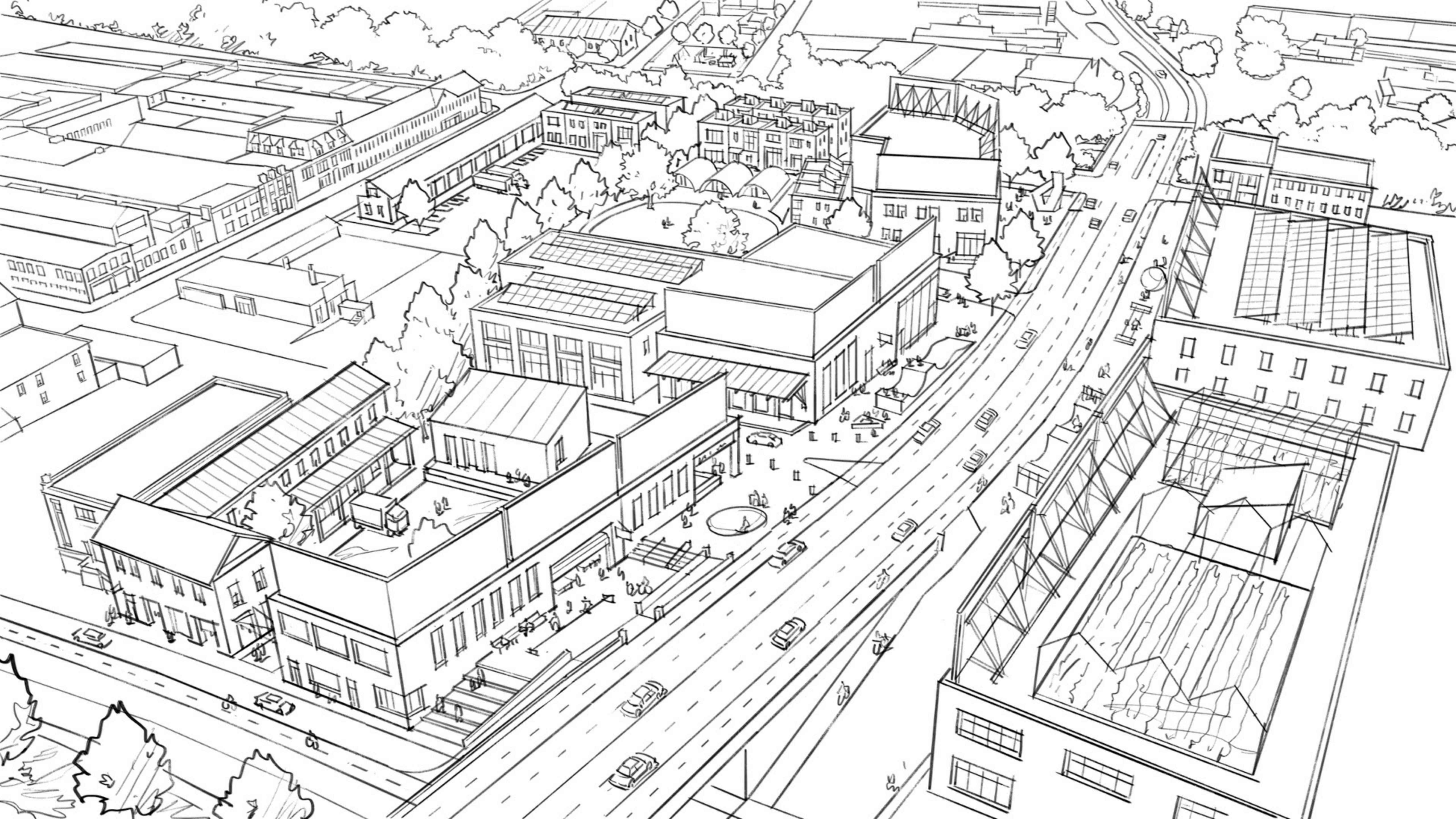
KINSLEY AVE

PROVIDENCE

ALCORN

ST







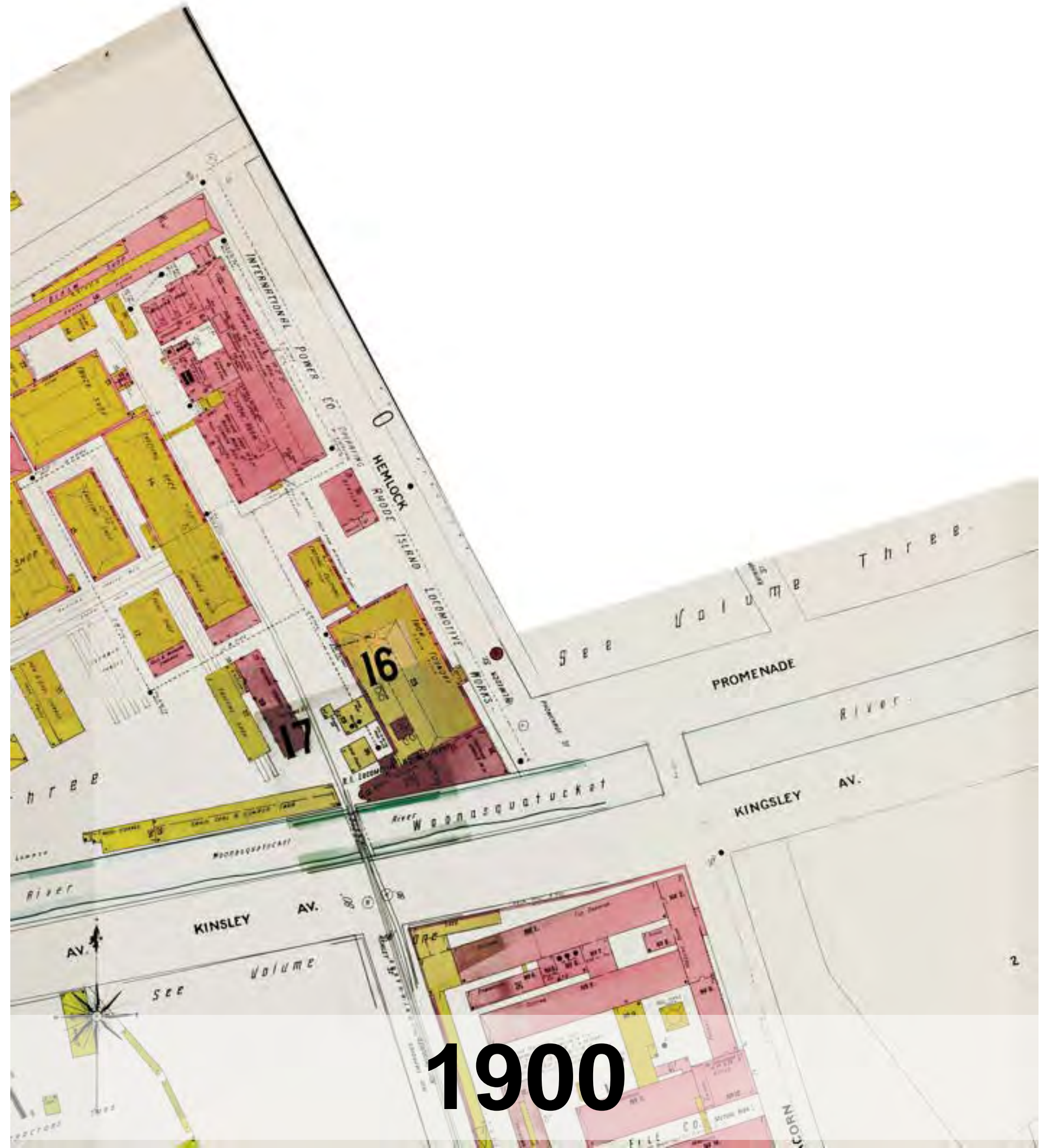


NARRAGANSETT BAY COMMISSION

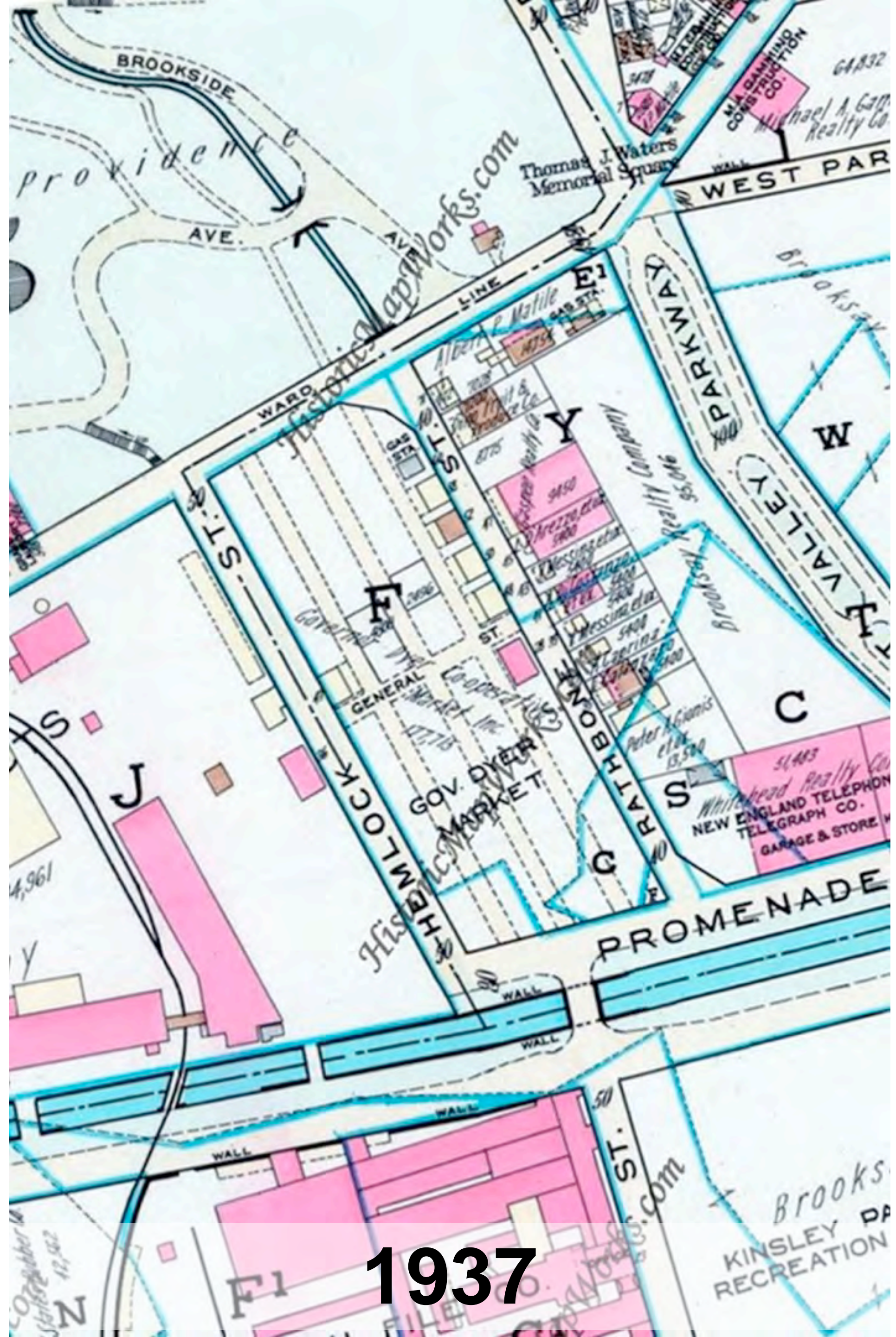




2017



1900



1937

NARRAGANSETT BAY COMMISSION

Brownfield Summary

OWNER:

- Narragansett Bay Commission

PHASE I & PHASE II ASSESSMENT FINDINGS:

- Soil: arsenic, lead, PAH

REMEDIAL ACTION WORK PLAN STATUS:

- Soil excavated, capped

ENVIRONMENTAL LAND USE RESTRICTIONS PLACED ON DEED:

- Draft ELUR: no residential usage, no drinking groundwater, no disturbing soil, water can't infiltrate contaminated soils, can't construct subsurface structures over contaminated groundwater, maintenance of engineered controls

ZONING DESIGNATIONS:

- M-1, Light Industrial District (Lot 87)
- Historic District - Providence Landmark District (Lot 87)





VALLEY ST

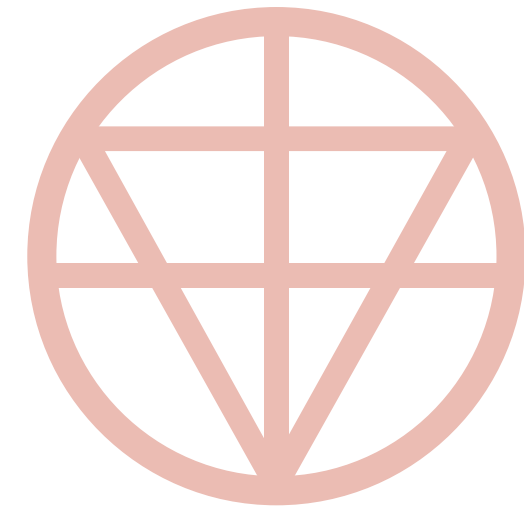
RATHBONE ST

PROMENADE ST

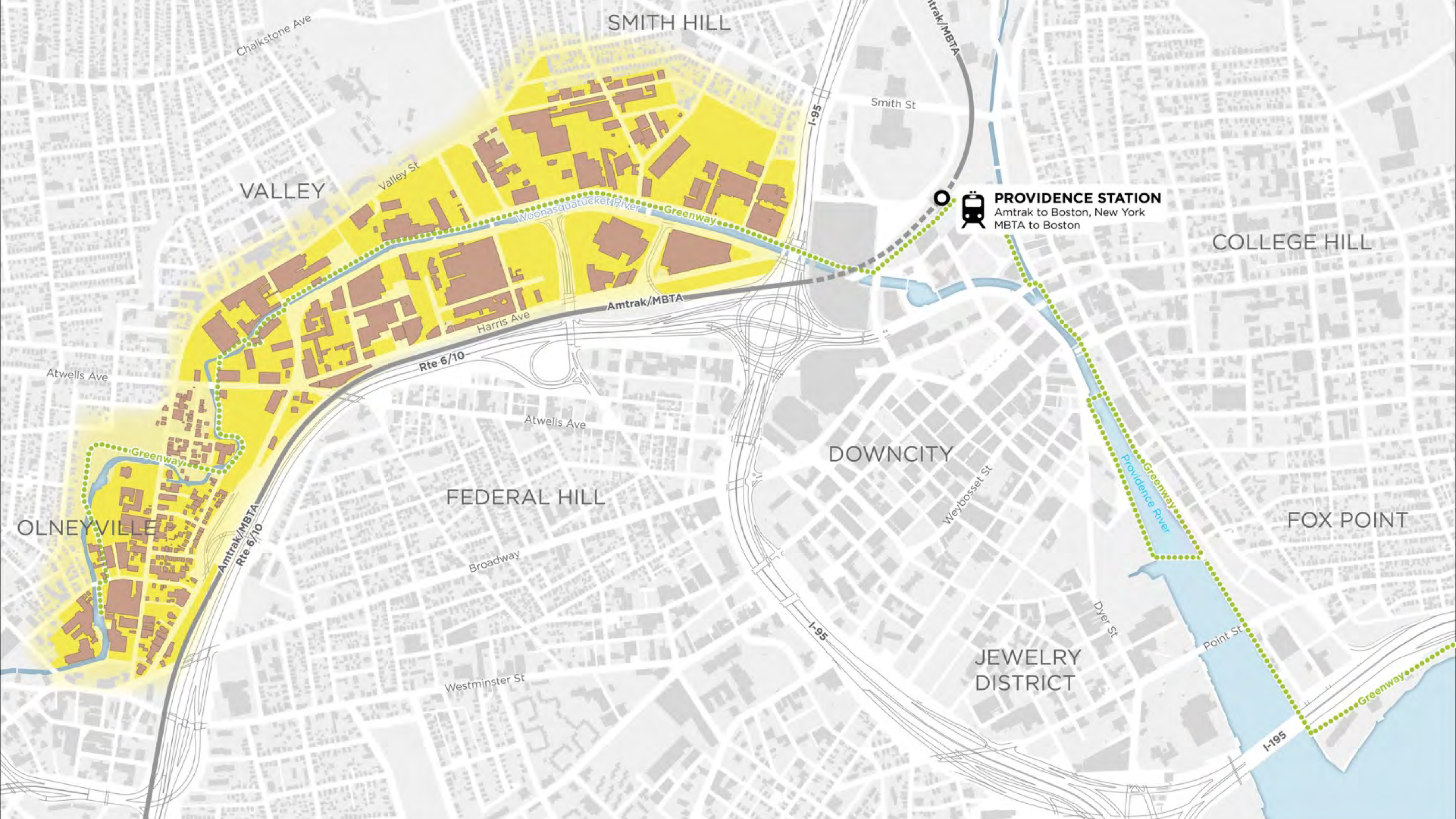


VALLEY ST

DALRYMPLE ST



ECONOMIC STRATEGY



SMITH HILL

VALLEY

Chalkstone Ave

Valley St

Woonasquatucket River

Greenway

I-95

Smith St



PROVIDENCE STATION
Amtrak to Boston, New York
MBTA to Boston

COLLEGE HILL

Harris Ave

Amtrak/MBTA

Rte 6/10

Atwells Ave

Atwells Ave

DOWNCITY

Weybosset St

FEDERAL HILL

Broadway

FOX POINT

OLNEYVILLE

Amtrak/MBTA
Rte 6/10

Greenway

I-95

JEWELRY
DISTRICT

Dyer St

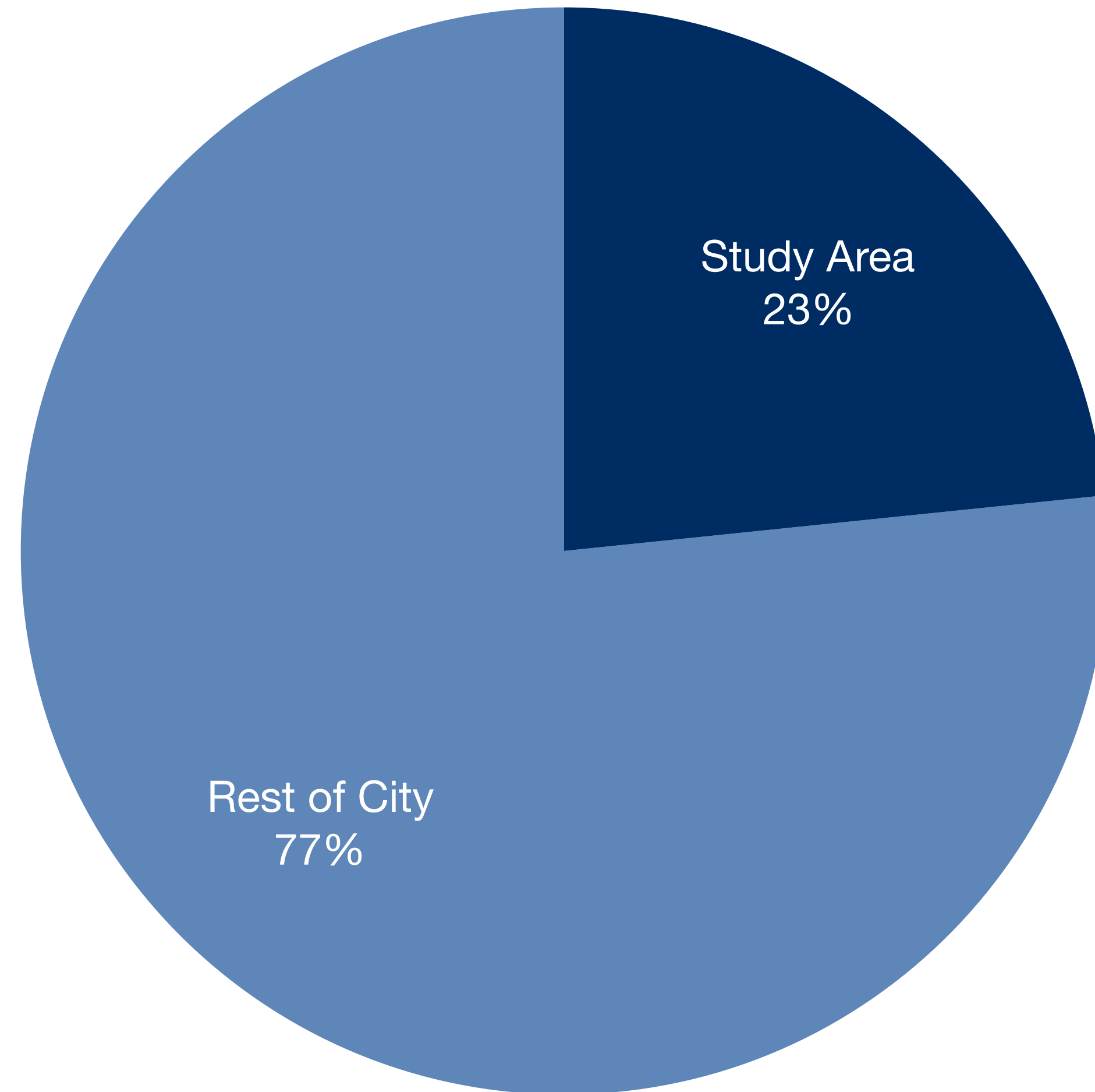
Westminister St

Point St

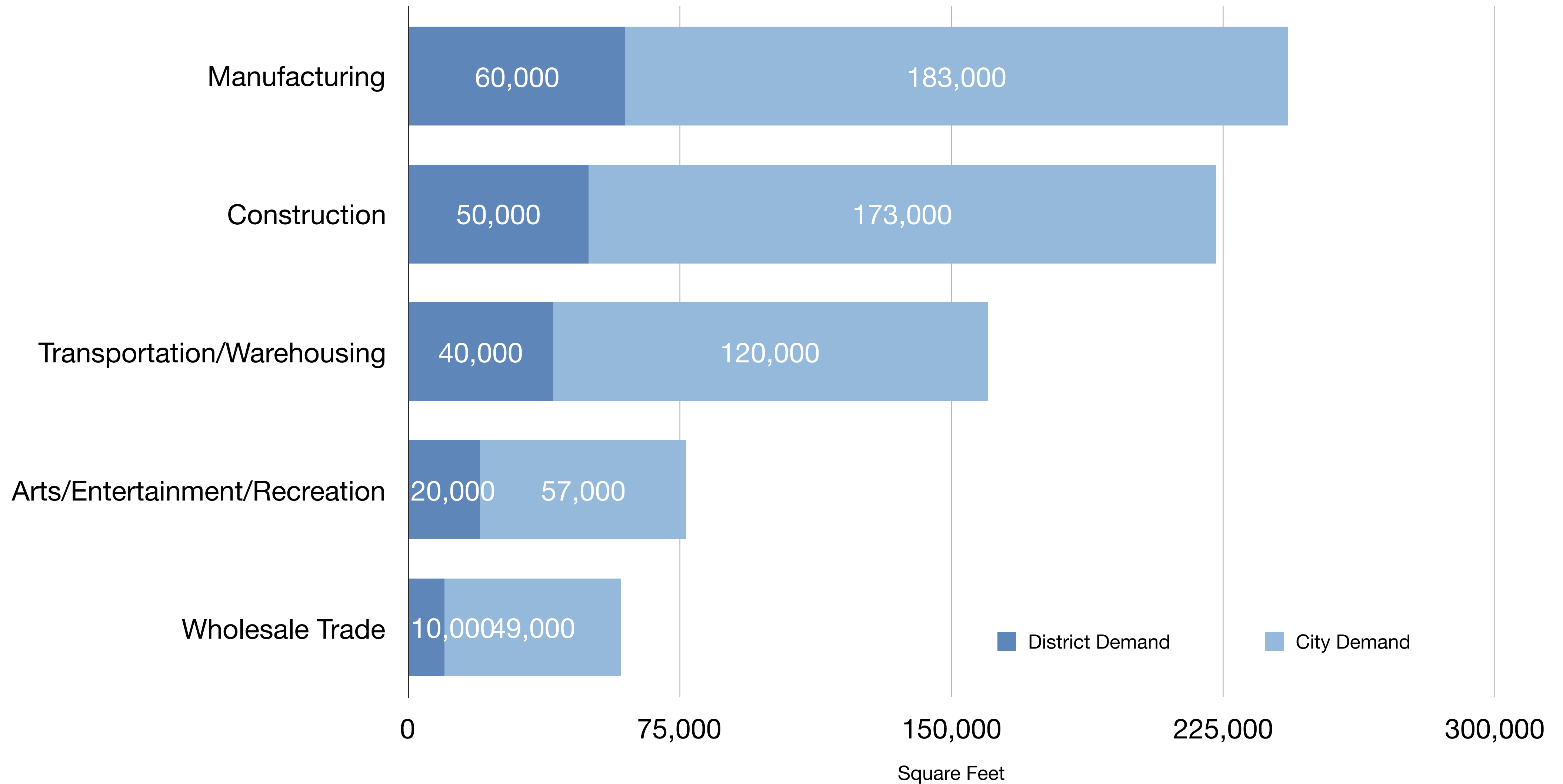
I-95

Greenway

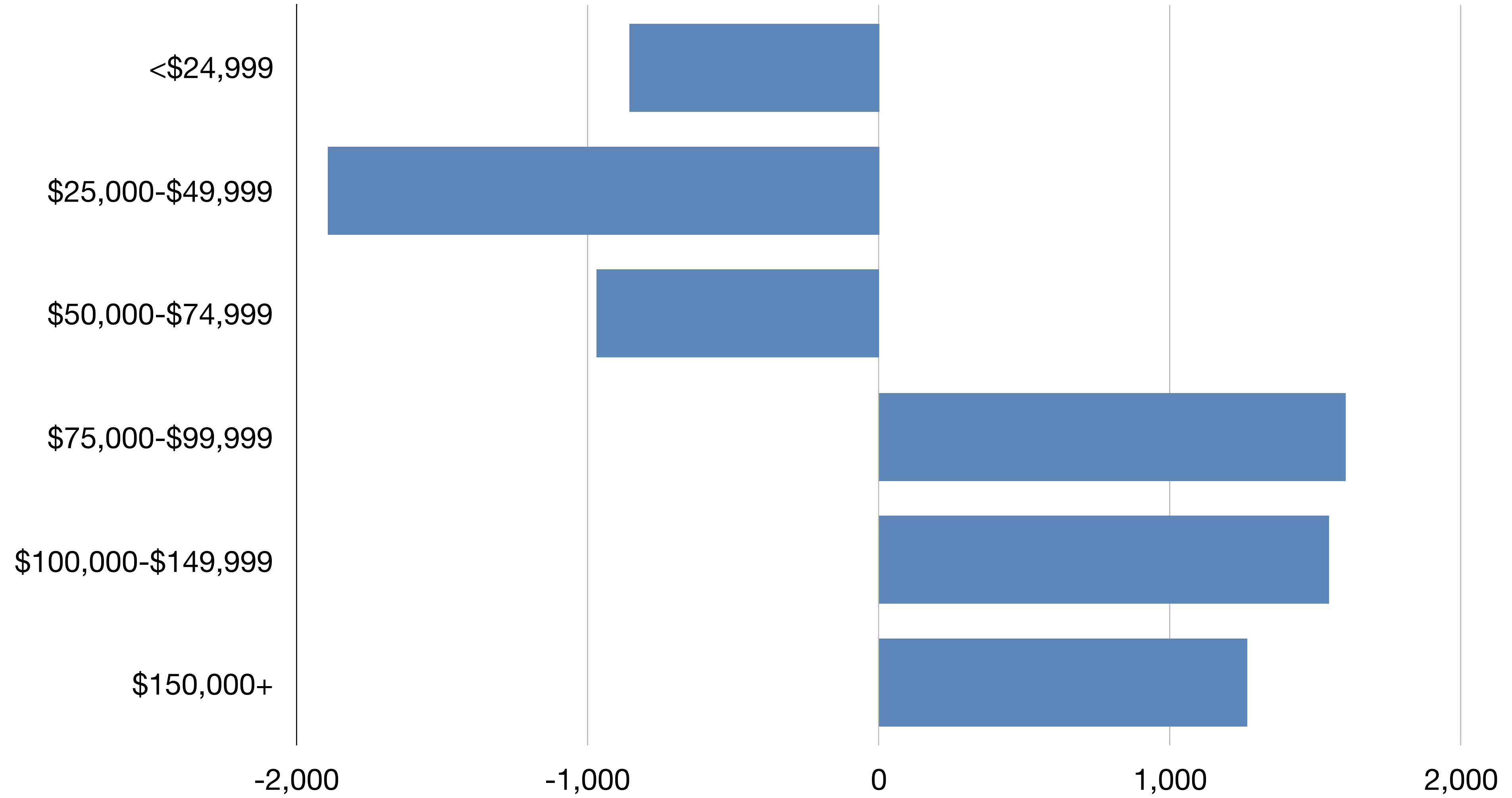
Study Area Proportion of City Industrial Zoned Land



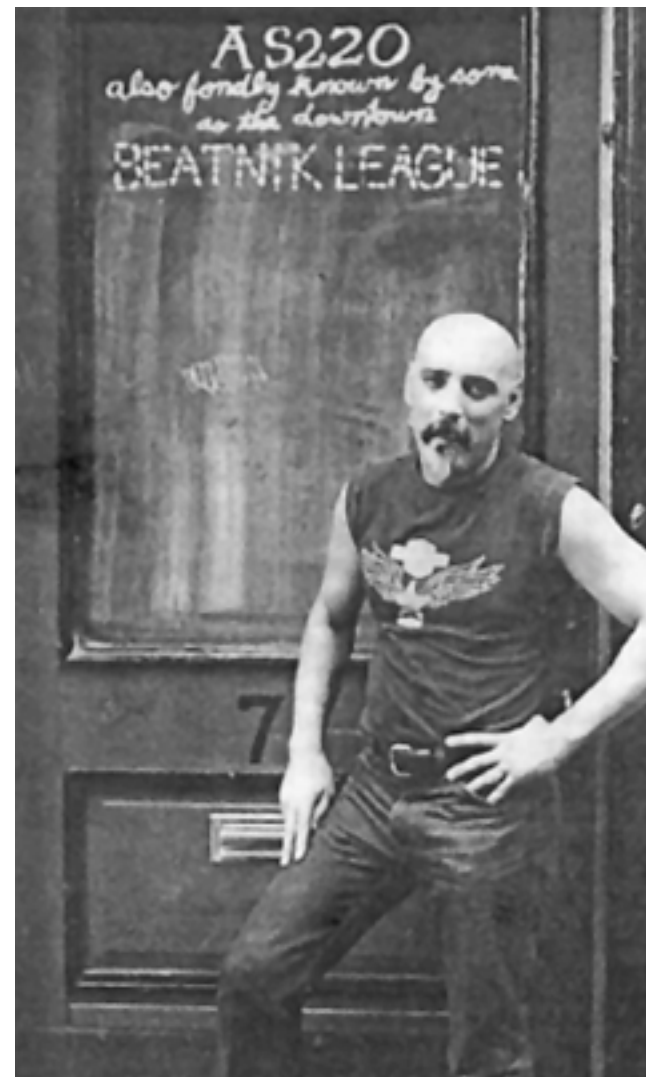
Projected Demand for Industrial Space to 2024



Projected Change in Providence HH Income 2017-2022



“Permanence”



THE

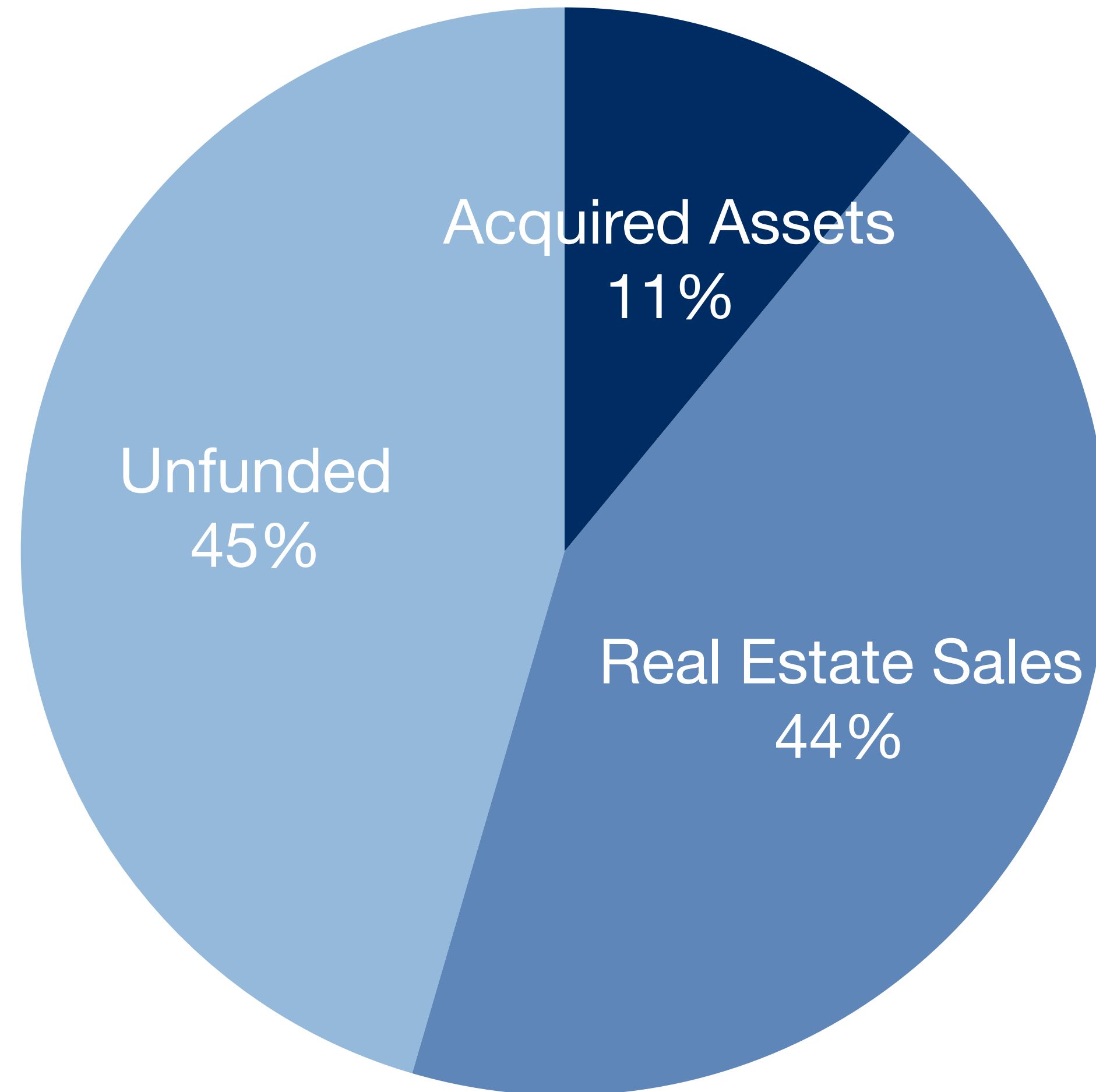
W U R K S

Development Strategy

- Remediate / Landscape / Improve
- Replat
- Sell Lots
- Finance Gap with Tax Increment
- Seek Grants

(market image)

Estimated District Funding for Improvements

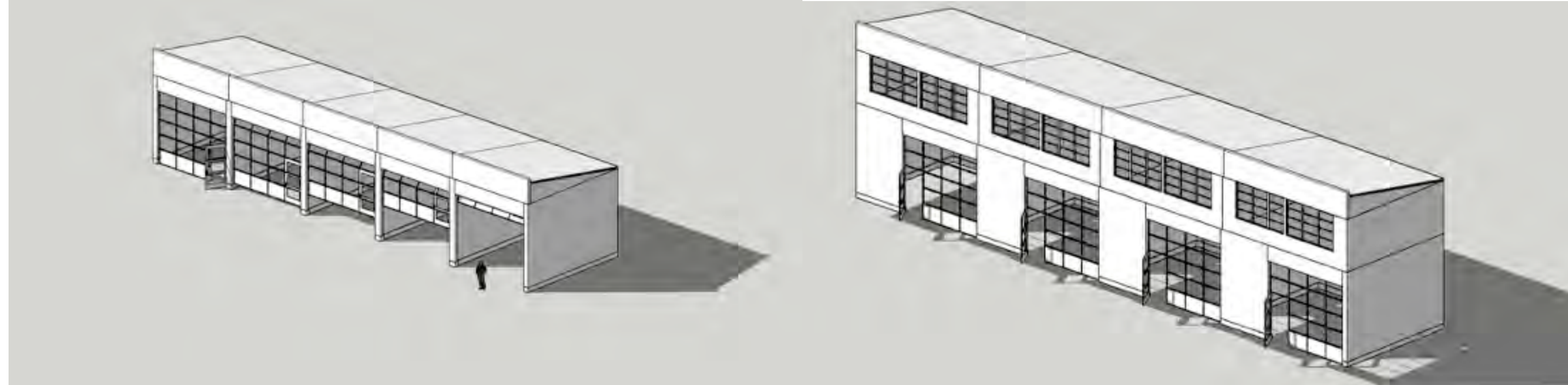


Back-of-the-Envelope Funding

Land & Improvements	\$14,000,000
Sales and Assets	\$8,000,000
Net Unfunded	\$6,000,000
Projected New Annual Tax	\$1,600,000
Return on Investment	27%

**New taxes from enabled private development
may be worth funding the improvements.**

Inexpensive Construction



Micro Maker

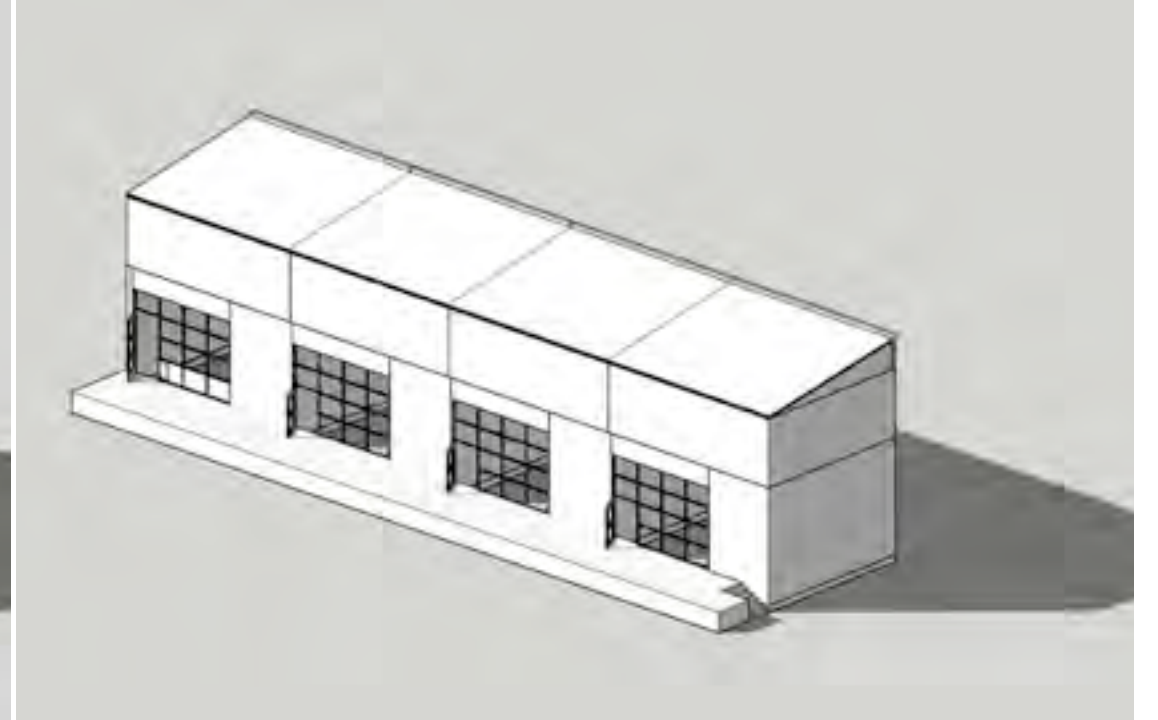
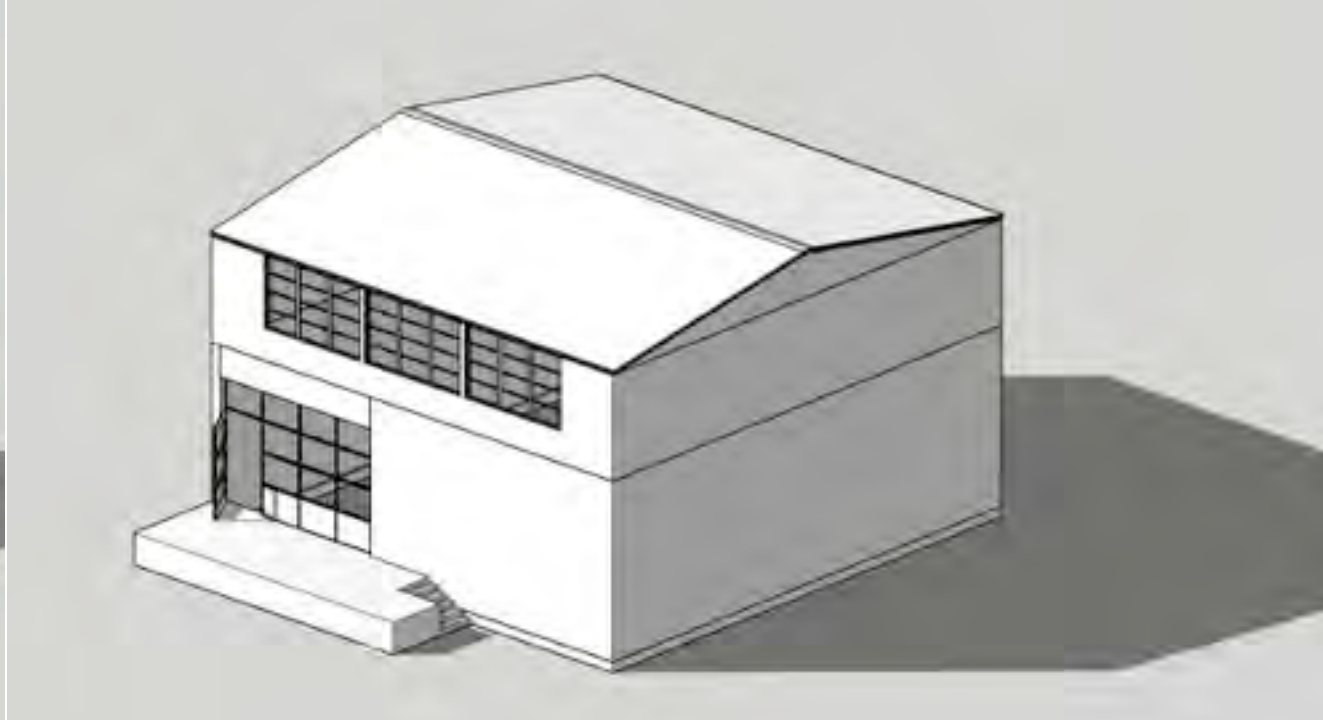
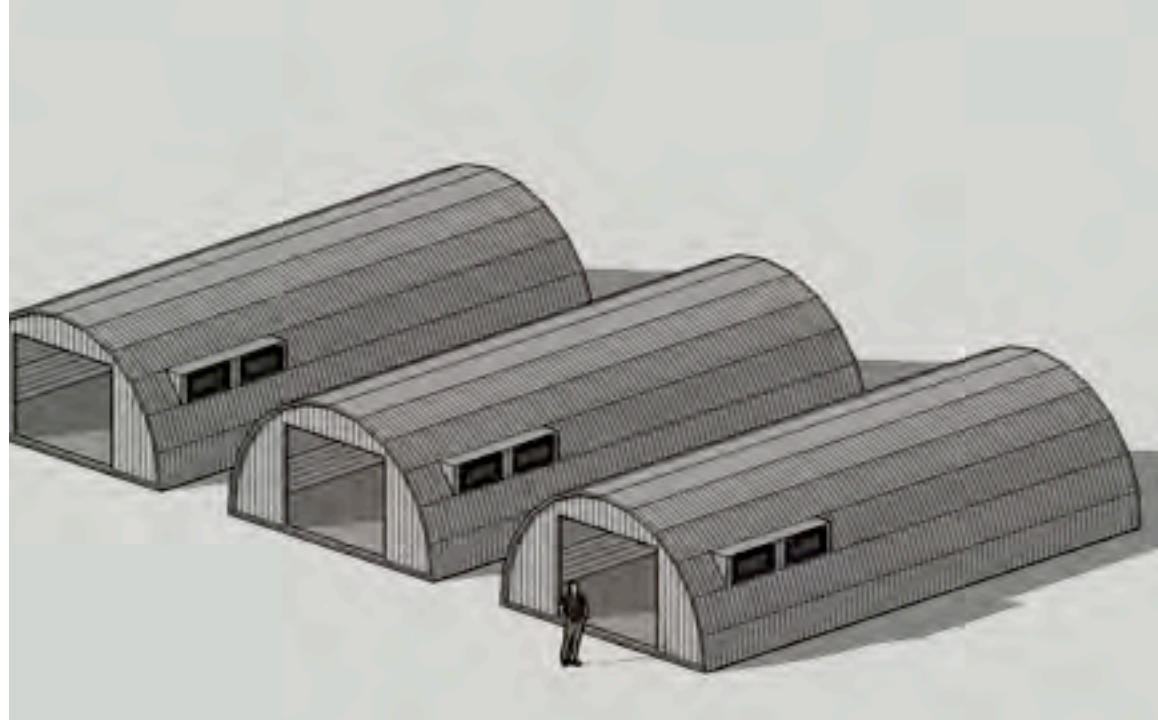
Maker Box

Maker Loft

Maker Apartment

DIY Living

	Micro Maker	Maker Box	Maker Loft	Maker Apartment	DIY Living
Unit Size (SF)	500	750	1,250	1,500	2,500
Land Cost	\$10,000	\$13,000	\$13,000	\$13,000	\$25,000
Construction Cost	\$66,000	\$91,000	\$133,000	\$184,000	\$319,000
Sale Price	\$95,000	\$135,000	\$190,000	\$255,000	\$450,000
Mortgage	\$600	\$850	\$1,200	\$1,600	\$2,850
Rent	\$625	\$875	\$1,220	\$1,630	\$2,920

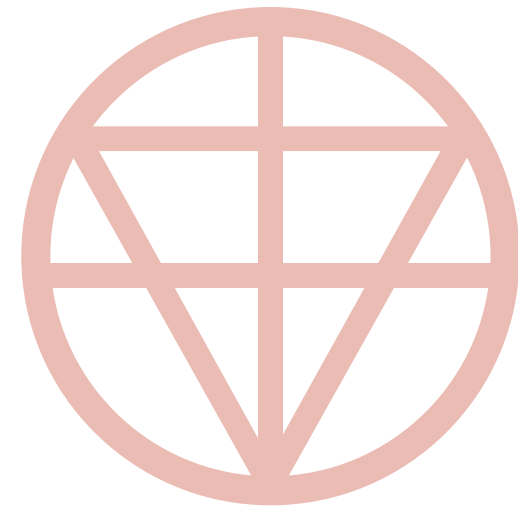


Quonset Hut

Made-It Maker

Loading Bar

	Quonset Hut	Made-It Maker	Loading Bar
Unit Size (SF)	750	11,000	7,000
Land Cost	\$13,000	\$150,000	\$150,000
Construction Cost	\$71,000	\$1,273,000	\$932,000
Sale Price	\$108,000	\$1,800,000	\$1,330,000
Mortgage	\$680	\$11,400	\$8,400
Rent	\$700	\$12,200	\$8,750



**BIG IDEA:
ENHANCE THE RIVER**

Enhance the river.

Celebrate the river and its edge as the green spine of the District, and create more greening along its length to cultivate environmental resiliency, recreation space, and soften the industrial feel of the area.

- Enhance riparian buffer zones for flood protection, biodiversity & water quality.
- Provide access to riparian zones (entrances/paths) and river itself (boat launches, etc).
- Build a green promenade along the river.
- Expand the Greenway trail.
- Mitigate flooding with a floodable waterfront park.

“Obviously, the river.”

“Beautiful pedestrian bridges over the river!”

“Expand riparian edge where possible for biodiversity, culture, and flood control.”



1. The woony is beautiful! Highlight that +!
2. Many opportunities to bike & walk around Woonasquacket R.
3. **BEAUTIFUL COLORS, FAMILY-FRIENDLY**
4. **NATURAL BUILDING MATERIALS**
5. Nice combo of wood + steel.



walk way - bike path

1. Make the Woonasquacket River a focal point
2. SAFE + CLEAN walking.
3. Access to nature ♡
4. Nice off the beaten path. More secluded and peaceful.
5. Access to boats!
6. Widen the woony, capture floods,
7. Increase land for people (not cars)

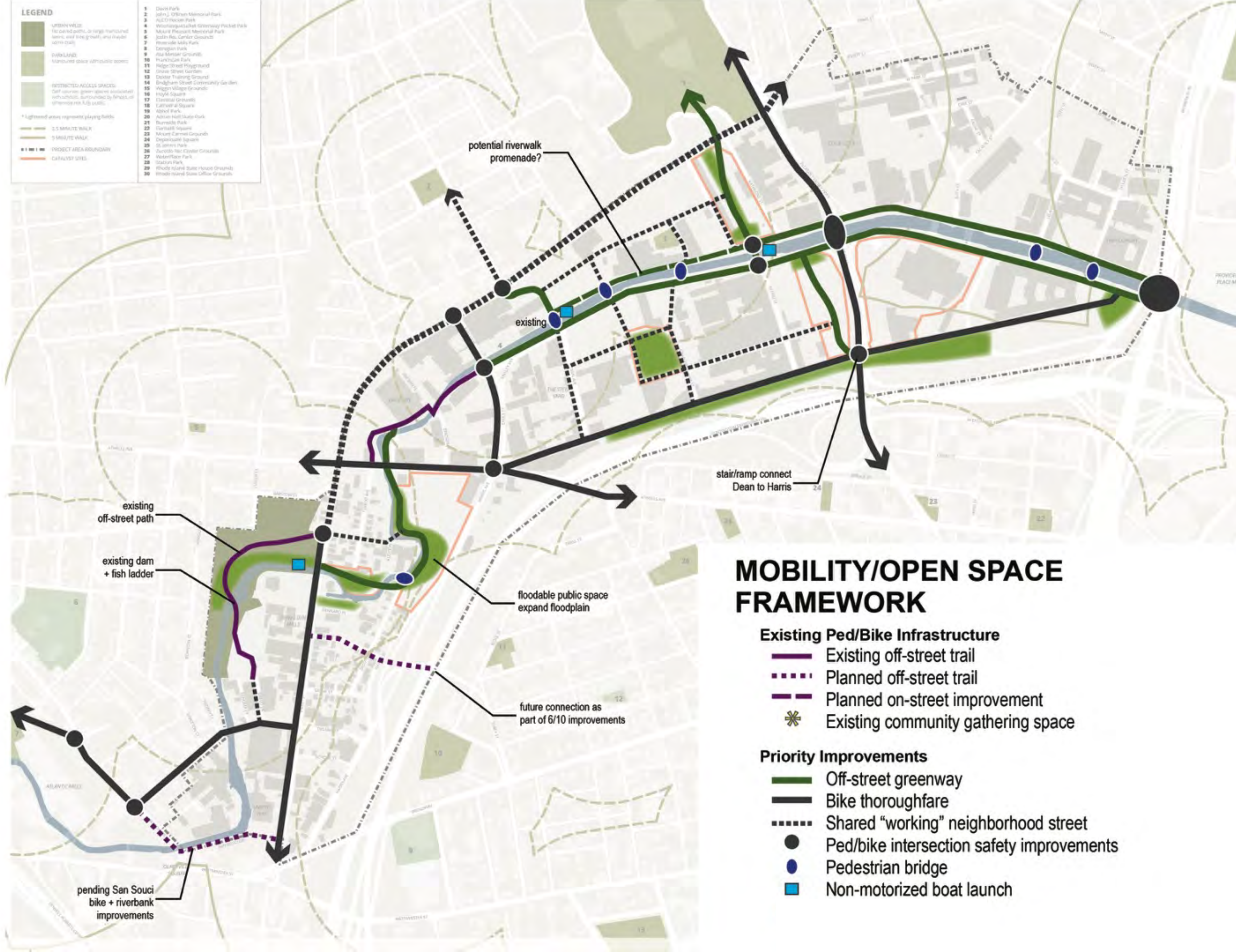


1. Steps along water! It very good
2. Donde esta las trajineras?
3. Deepenagh? There are many spots that are. Need more put-ins/access.
4. ^{Increase} Visual connection to river/water
5. GE site idea!

LEGEND

- URBAN WILD**
No car or paths, or large unbounded lawn, and tree growth, and maybe some water
- OPENLANDS**
Unbounded open accessible space
- RESTRICTED ACCESS SPACES**
Self-contained green spaces accessible without a car, surrounded by fences or other barriers, fully public
- * Lighter shades represent playing fields
- 2.5 MINUTE WALK
- 5 MINUTE WALK
- PROJECT AREA BOUNDARY
- CATALYST SITES

- 1 Dean Park
- 2 John J. Urban Memorial Park
- 3 ALCO (Nelson Park)
- 4 Woodland/Gardner Greenway Pocket Park
- 5 Mount Pleasant Memorial Park
- 6 John R. Carter Grounds
- 7 Riverside Lake Park
- 8 Corcoran Park
- 9 Abu Mansur Grounds
- 10 Franchini Park
- 11 Ridge Street Playground
- 12 Grove Street Garden
- 13 Dexter Training Ground
- 14 Edgemoor Street Community Garden
- 15 Wagon Wheel Grounds
- 16 HOVA Square
- 17 Central Grounds
- 18 Lathrop St Square
- 19 Apple Park
- 20 Adrian Hill Skate Park
- 21 Burnside Park
- 22 Central Square
- 23 Mount Carmel Grounds
- 24 Depasante Square
- 25 St. James Park
- 26 Zucchi Hill Center Grounds
- 27 Waterfall Park
- 28 Stadium Park
- 29 Rhode Island State House Grounds
- 30 Rhode Island State Office Grounds



- Existing Ped/Bike Infrastructure**
- Existing off-street trail
 - Planned off-street trail
 - Planned on-street improvement
 - Existing community gathering space

- Priority Improvements**
- Off-street greenway
 - Bike thoroughfare
 - Shared "working" neighborhood street
 - Ped/bike intersection safety improvements
 - Pedestrian bridge
 - Non-motorized boat launch









GE SITE CONCEPT PLAN



Fill Against Building with Stormwater Management



Maximize Floodplain Expansion

hot buildings

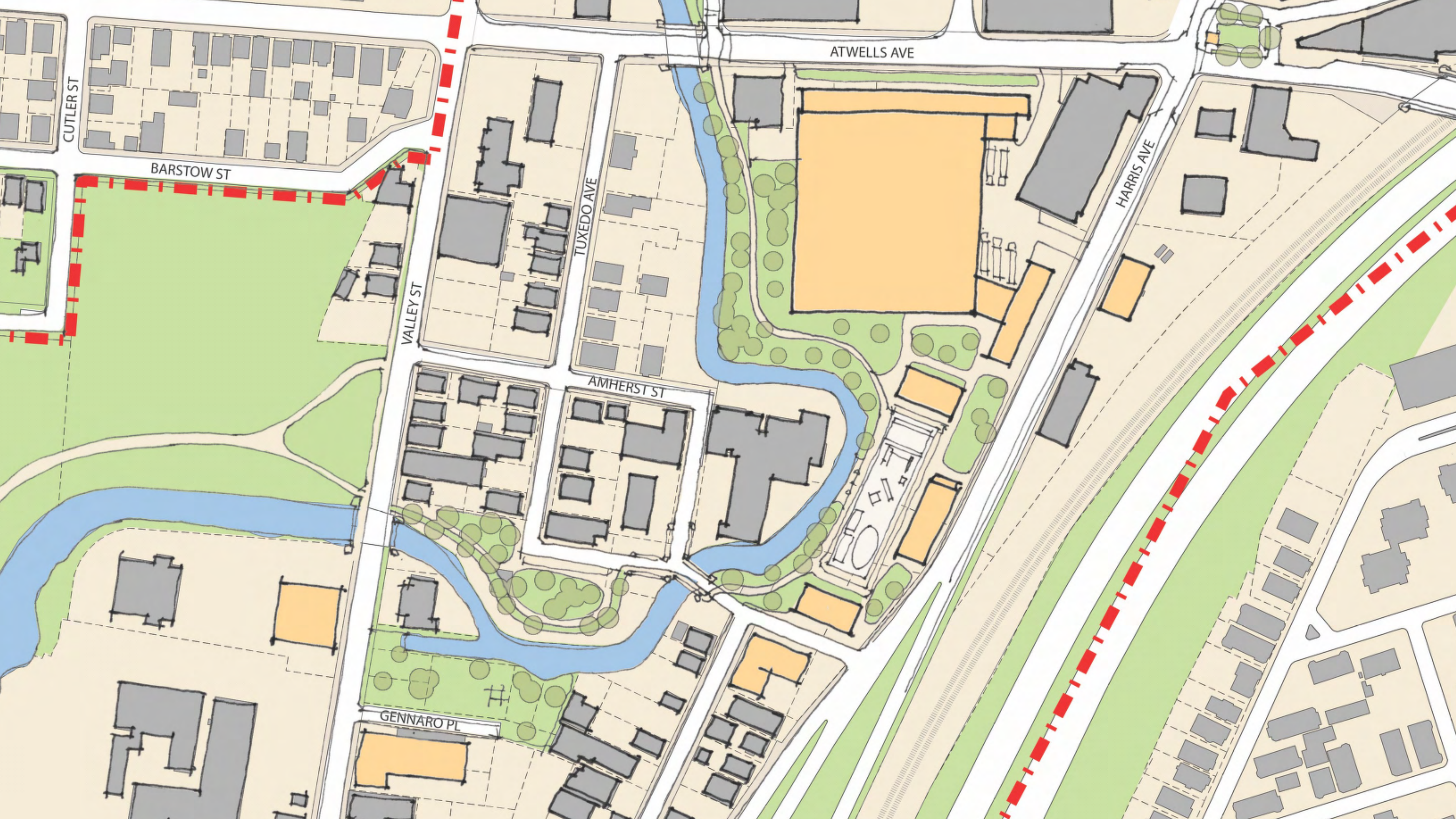


GE SITE

HARRIS

INTERSTA





ATWELLS AVE

HARRIS AVE

TUXEDO AVE

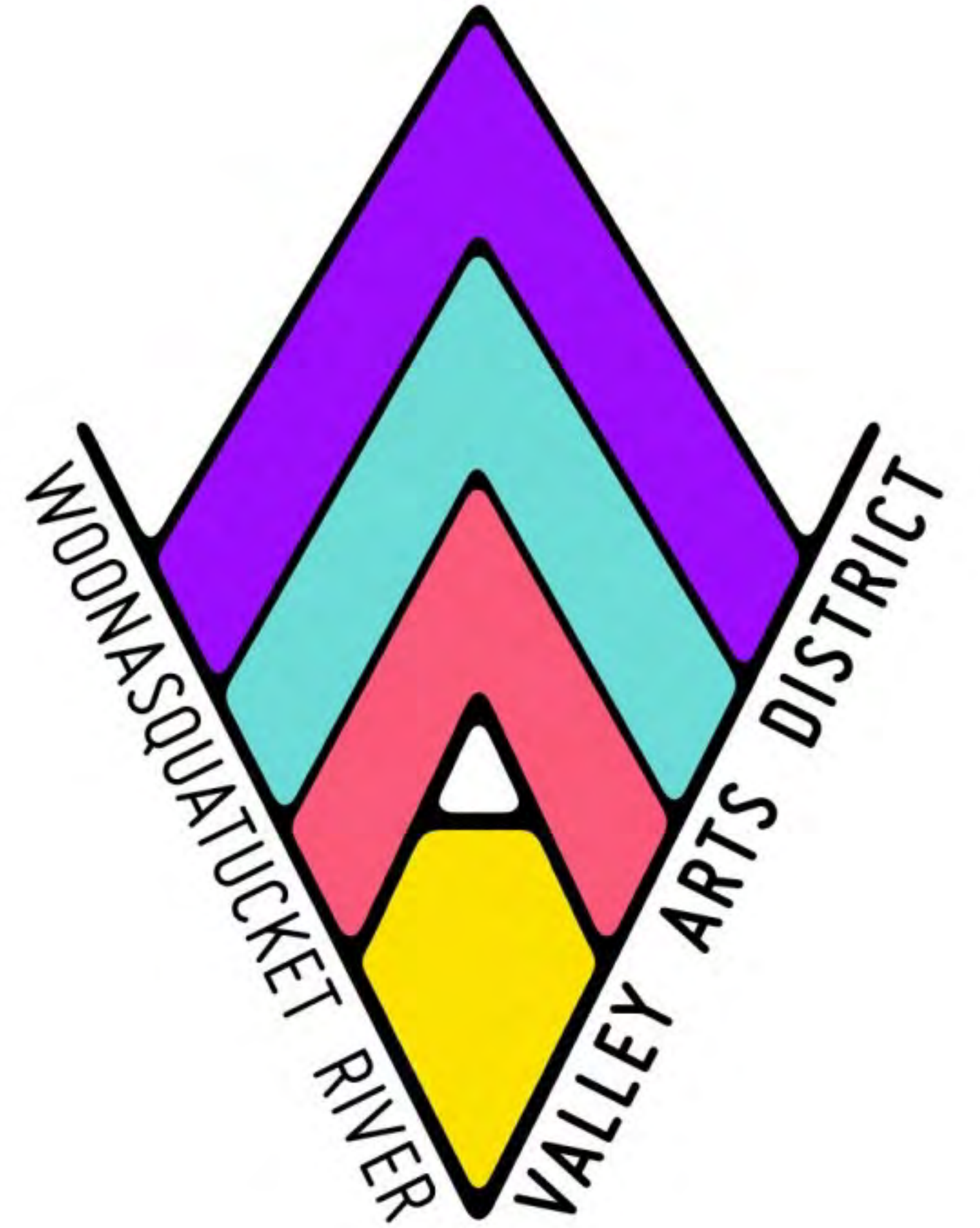
AMHERST ST

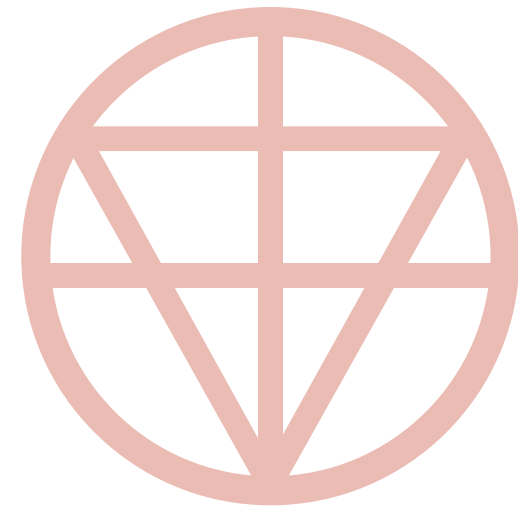
VALLEY ST

BARSTOW ST

CUTLER ST

GENNARO PL





BIG IDEA: STREETS FOR PEOPLE



1. Bus stops?!
2. Canopies at bus stop for shade and rain
- 3.
- 4.
- 5.



1. BIKE parking!
2. COOL BUILDING, VERY WALKABLE + AESTHETICALLY PLEASING
3. STREET TREES
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.



1. Craft Recipe Artisan & Licensing Exemption
2. This + more formal food biz on NBC site
3. All welcome. Not a farmers market that requires a cost and a spot every week. A permanent, daily spot is nicer than once a week.
4. Welcome local residents
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

Prioritize walking & biking.

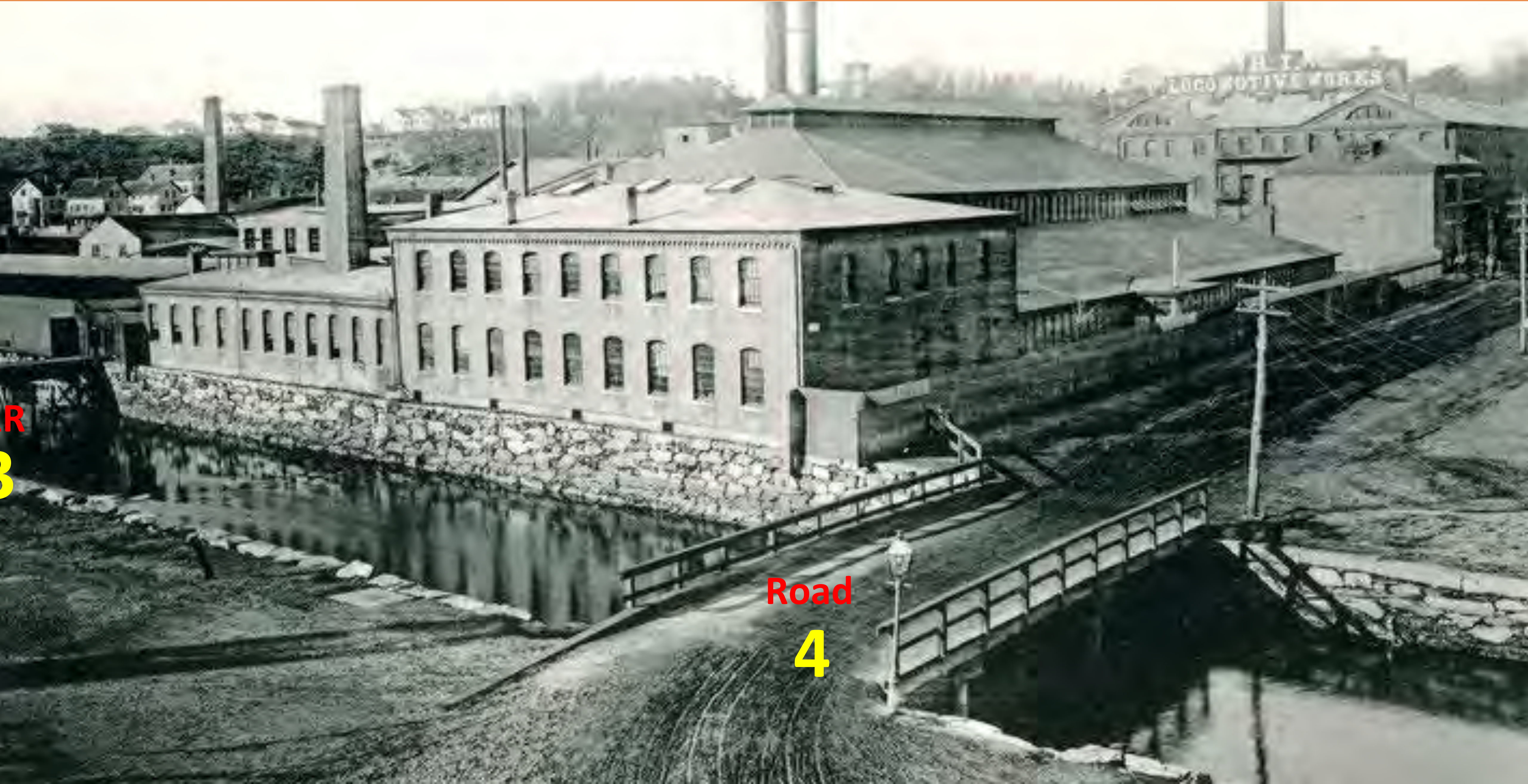
Design streets for all ages and abilities, so that more people can safely walk, bike, and use public transit throughout the District and travel to and from other parts of the city.

- Use planters to slow traffic and create sense of place.
- Replace traffic lights with stop signs.
- Reduce travel lane width and reassign more space to bikes.
- Reimagine bridge underpasses through art, civic spaces. This includes ramps over Harris.
- Make kayaking more accessible. More launches/tide clocks/storage or rental facilities.
- Improve lighting to make streets feel safer at night.
- Add on-street parking where it doesn't currently exist to help slow traffic and provide physical barrier between traffic and pedestrians.
- Prioritize buildings over parking, as ample parking encourages more driving.
- Keep streets clear, clear of snow and trash.

“I wish, if anything, that there was better bike transit.”

“There are not enough bike paths or walkable streets.”

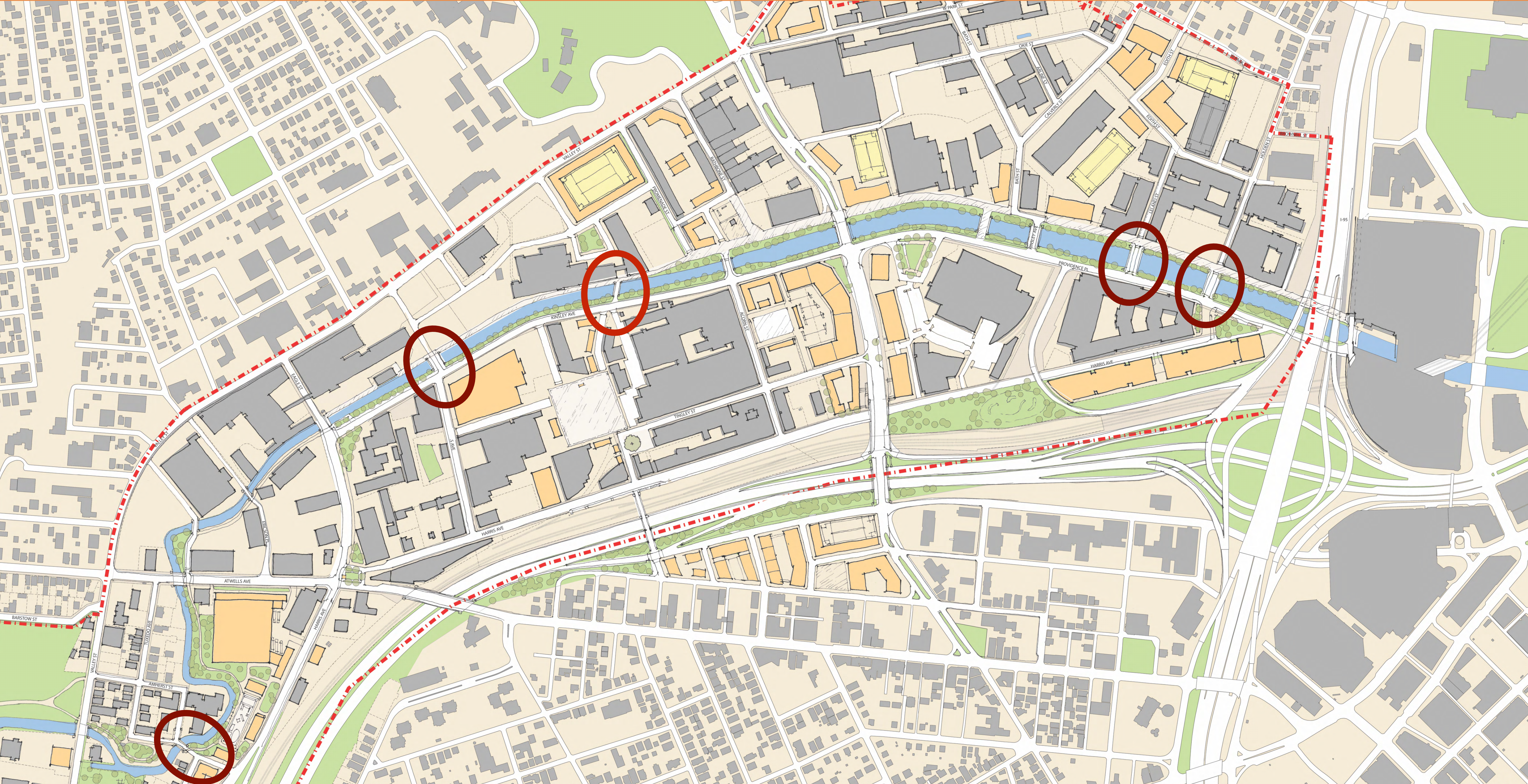
ADDING CONNECTIONS ACROSS THE RIVER



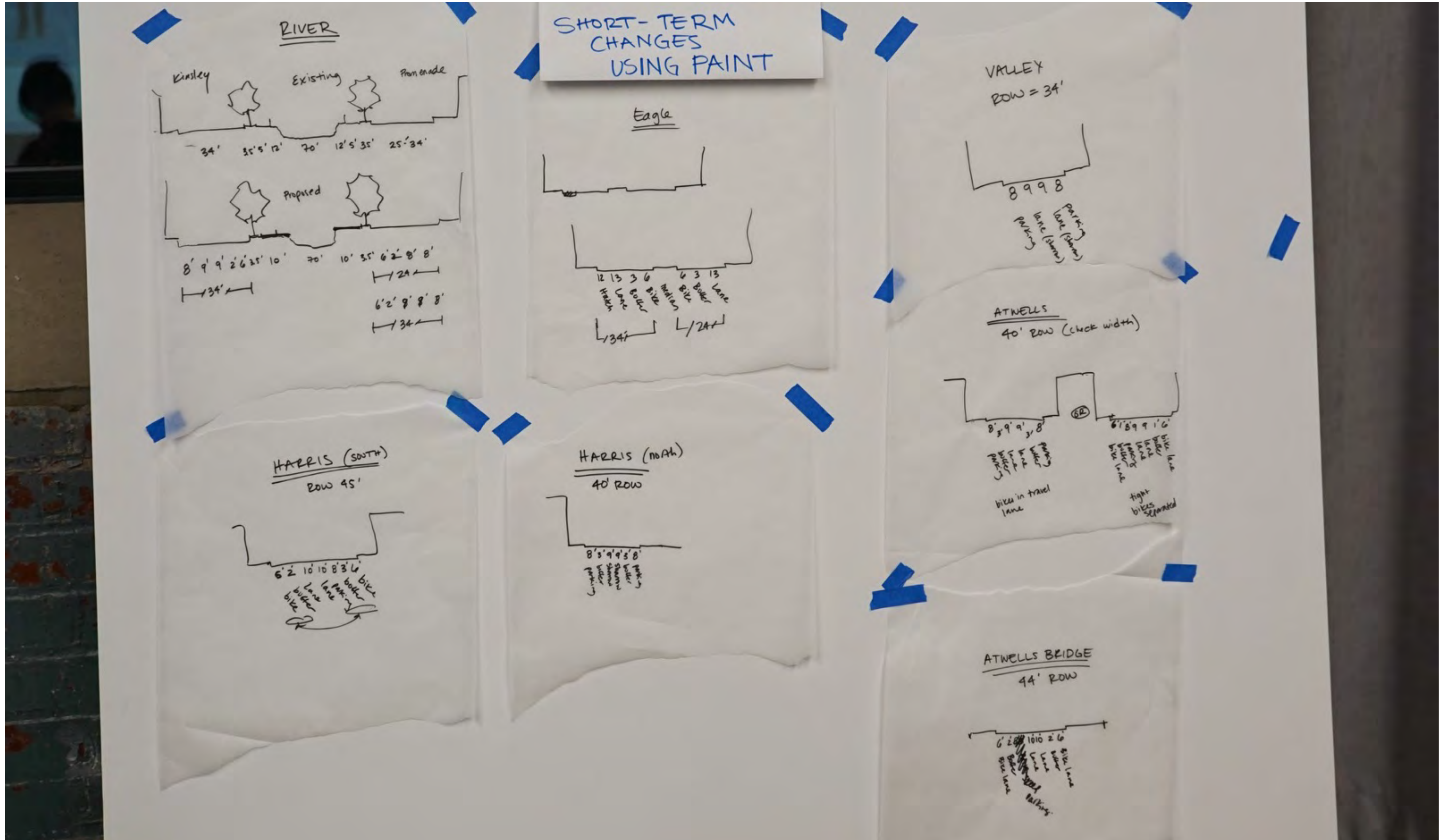
R
3

Road
4

REPAIR & BUILD MORE BRIDGES



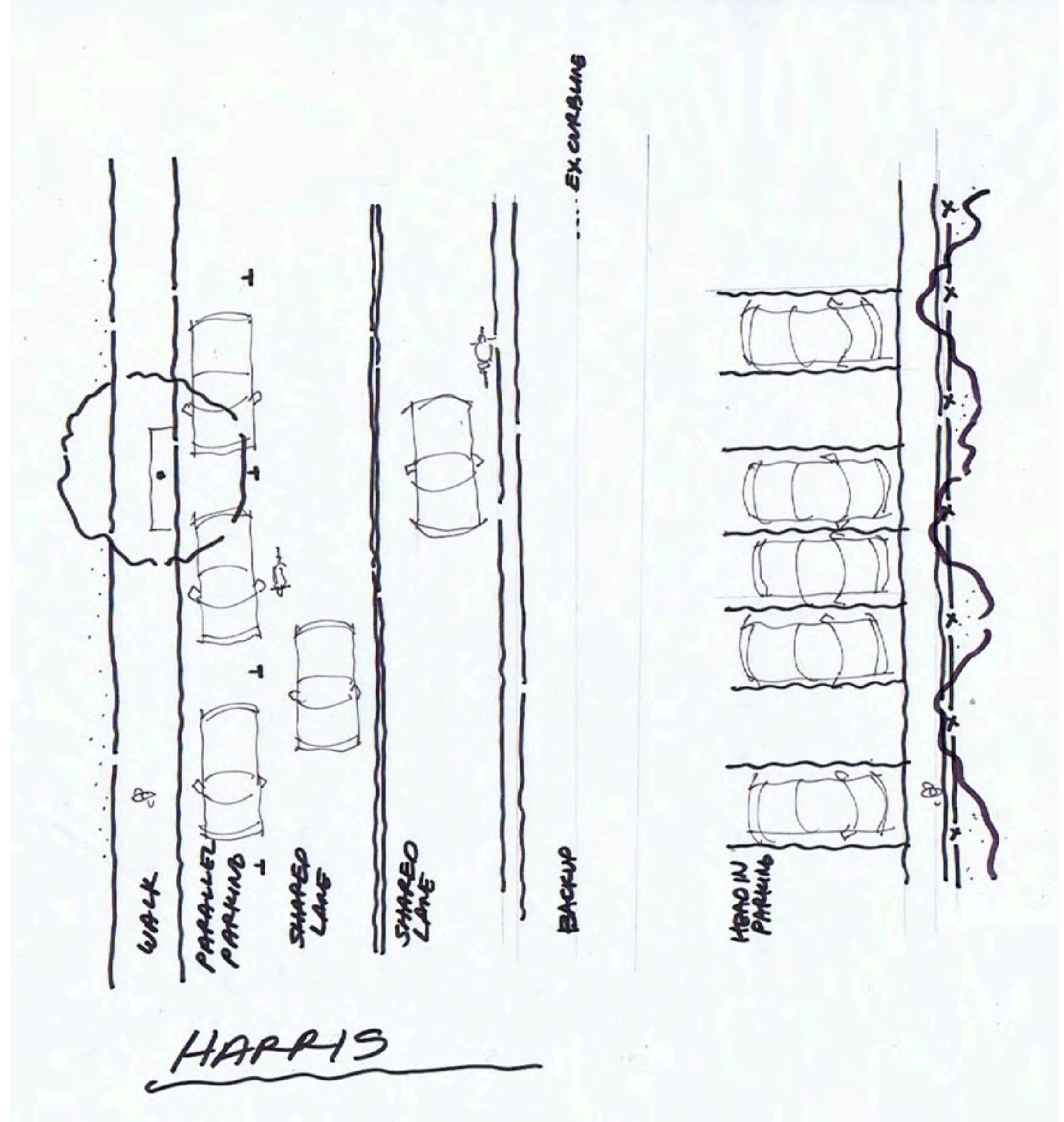
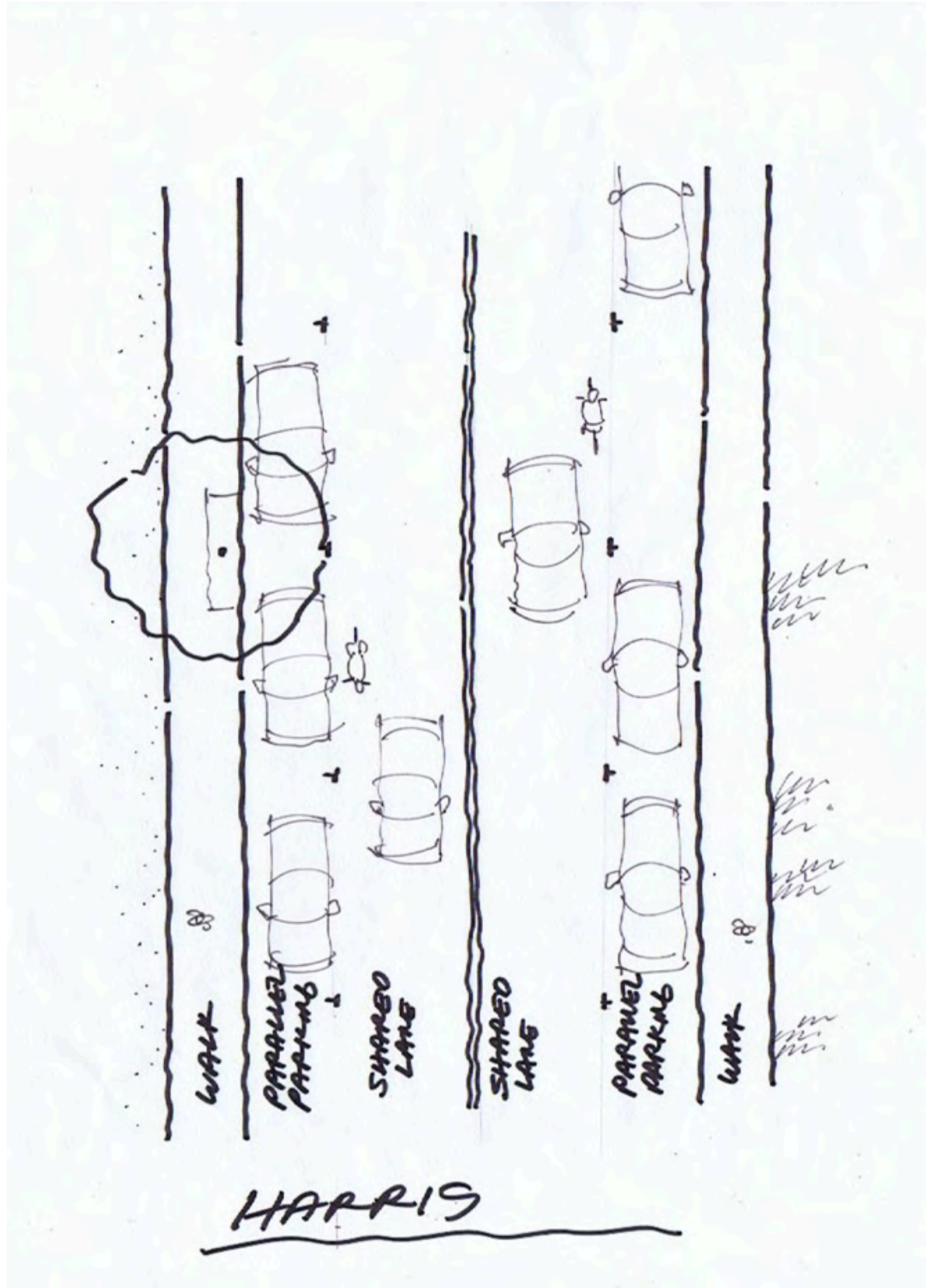
INTERIM STREET RE-DESIGNS (USING PAINT & BOLLARDS)

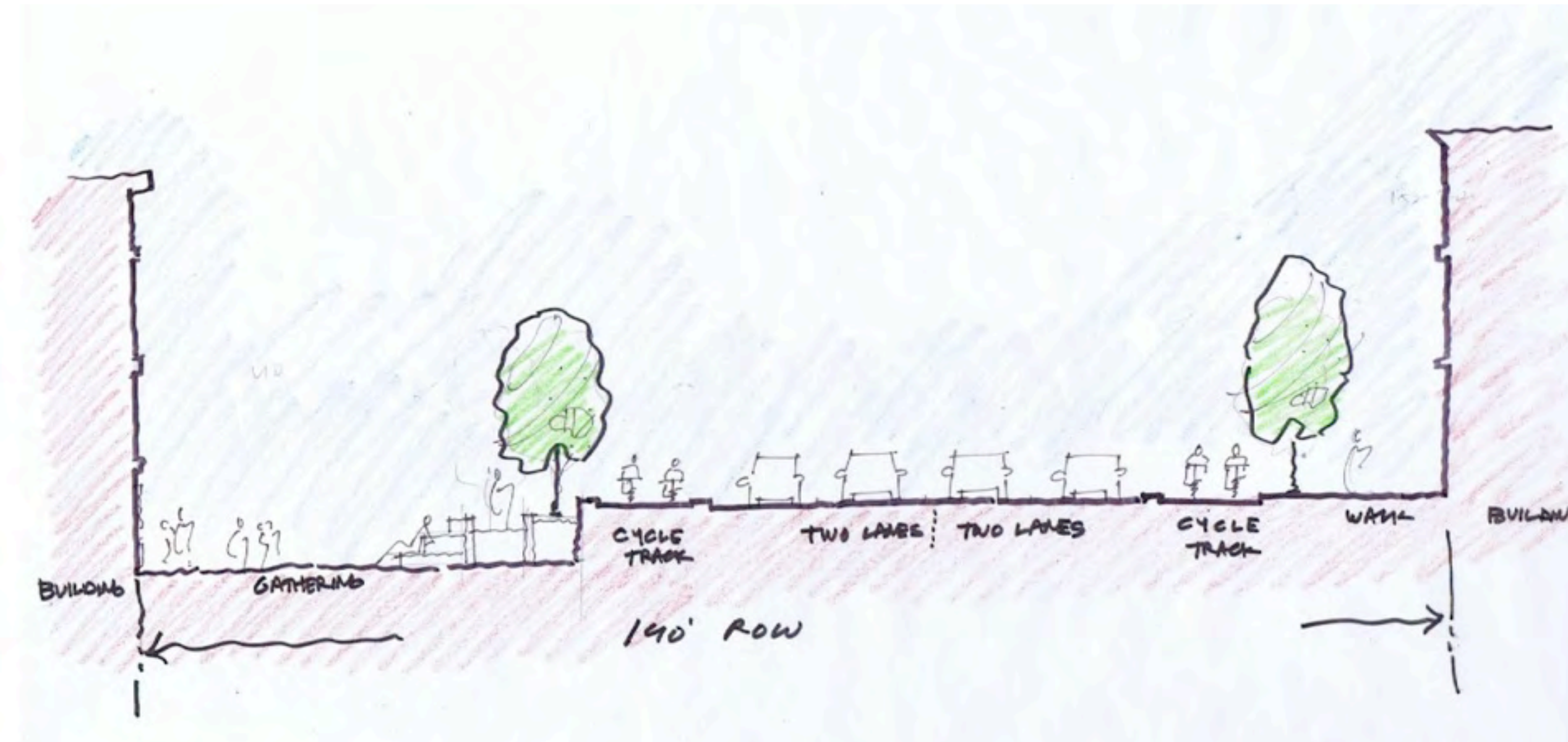


TACTICAL URBANISM: FASTER, CHEAPER, BETTER

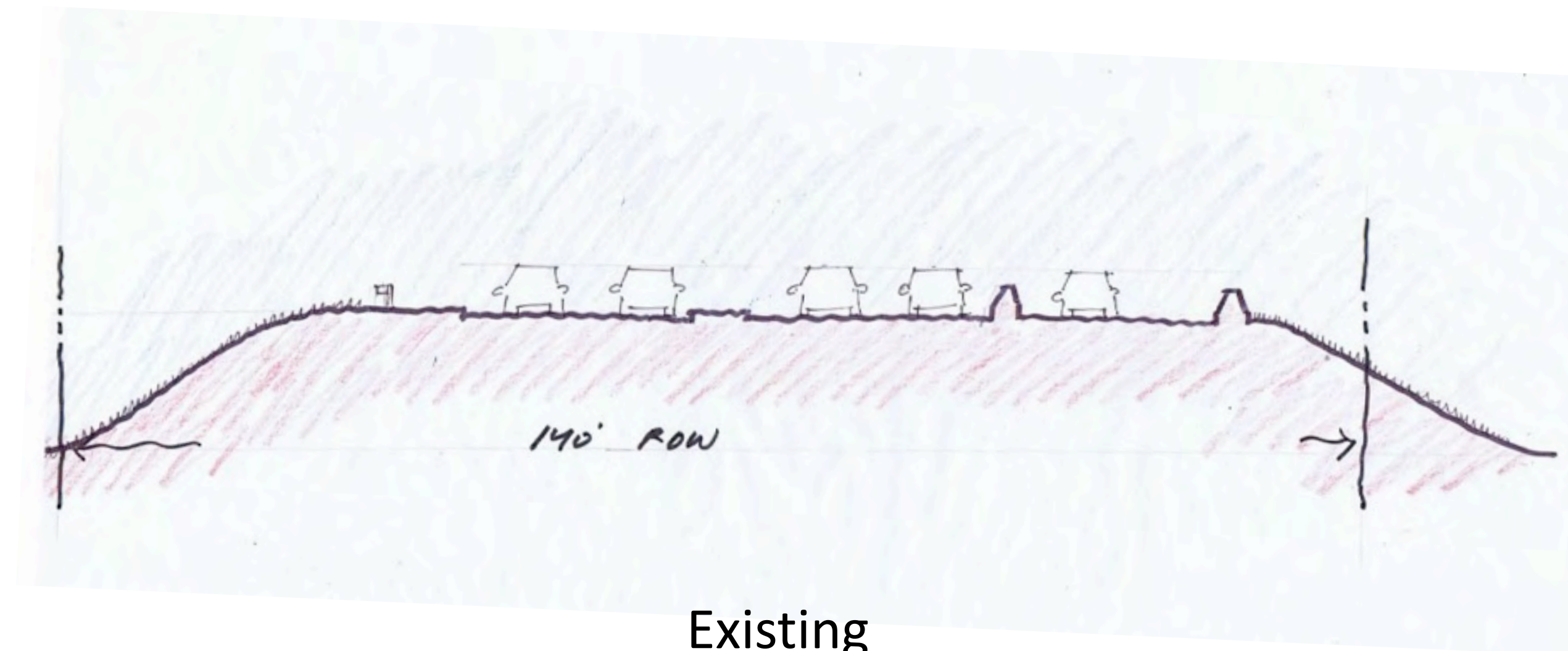


HARRIS AVENUE SECTION



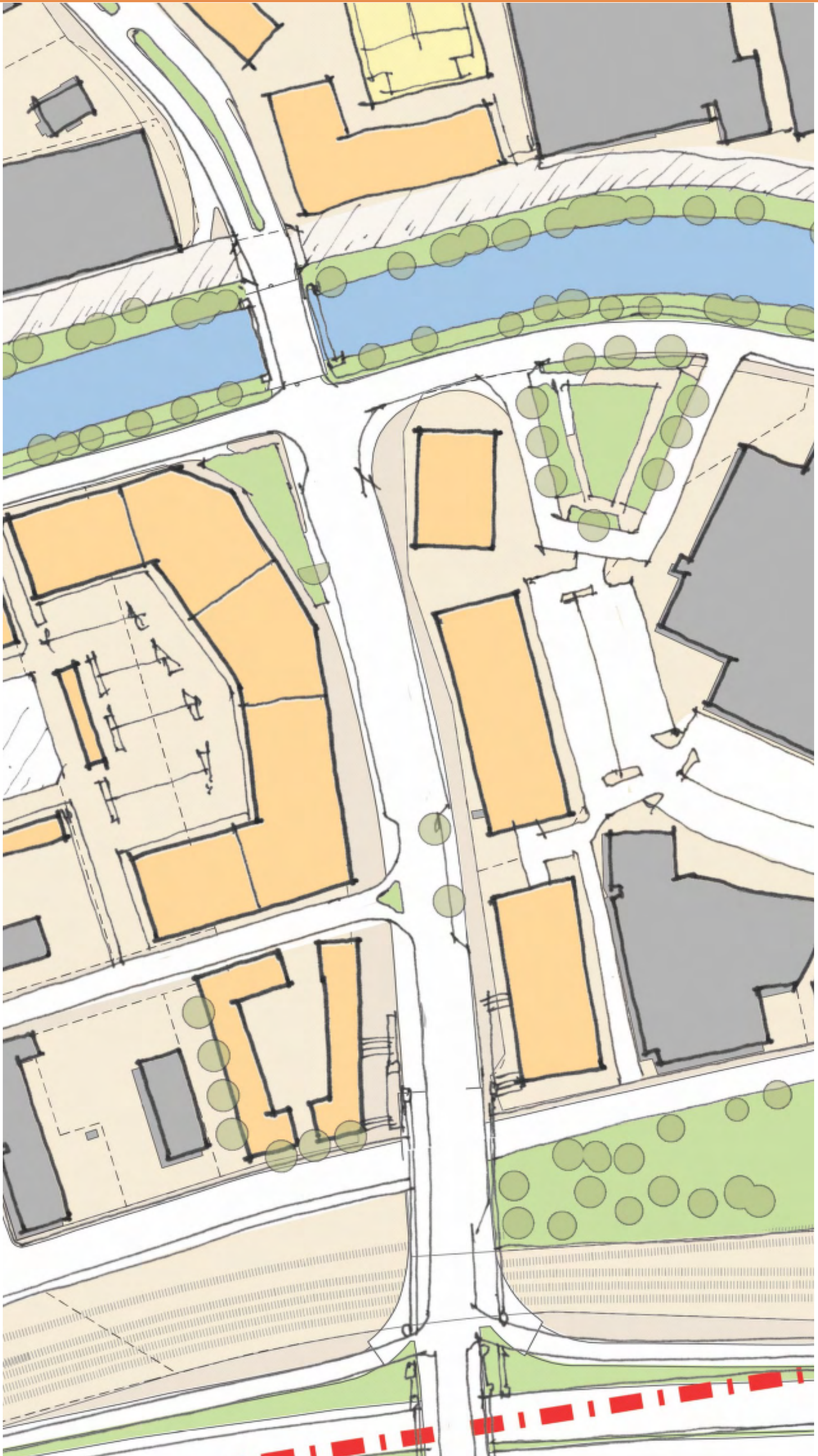


Proposed



Existing

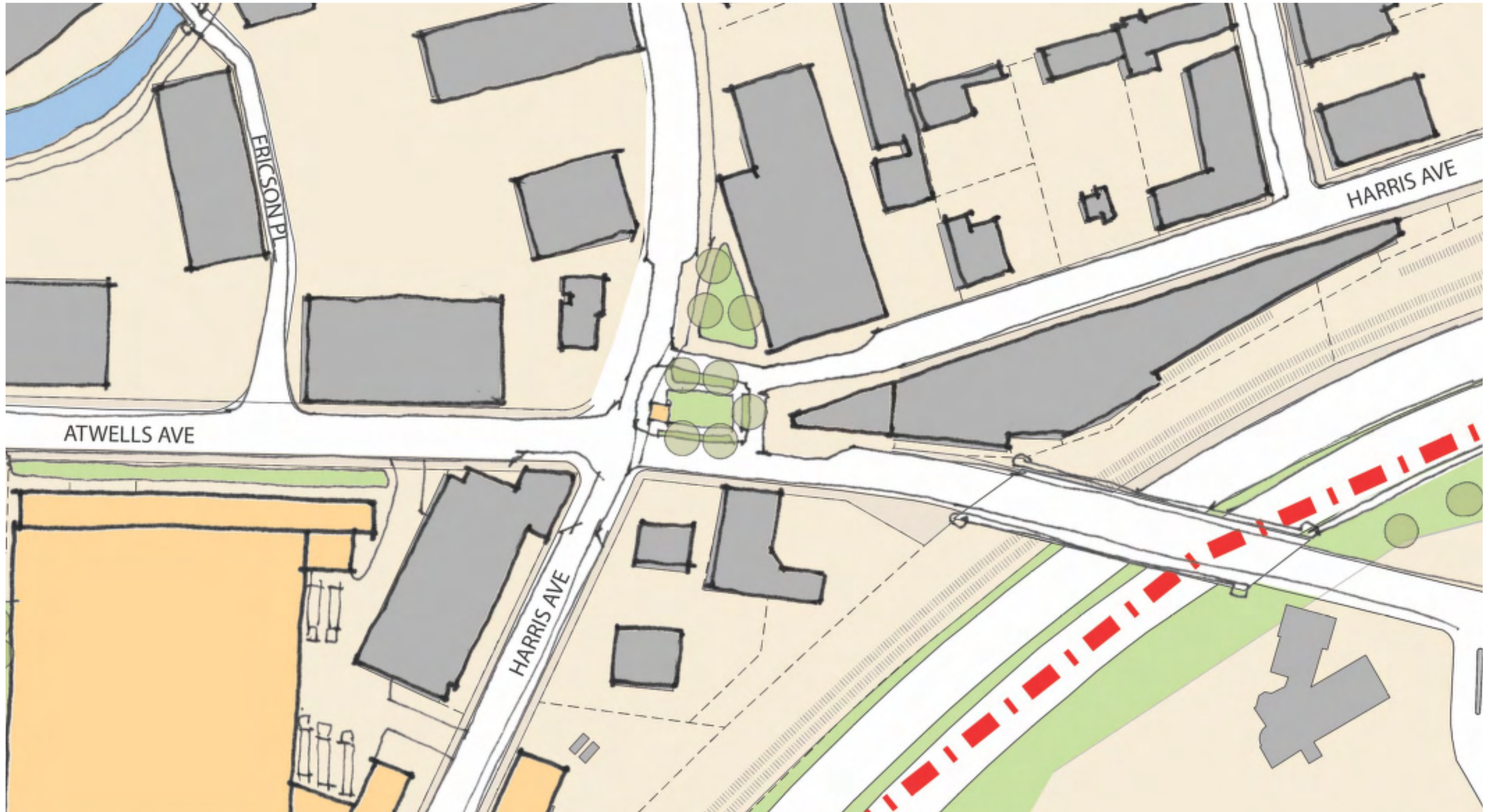
DEAN STREET

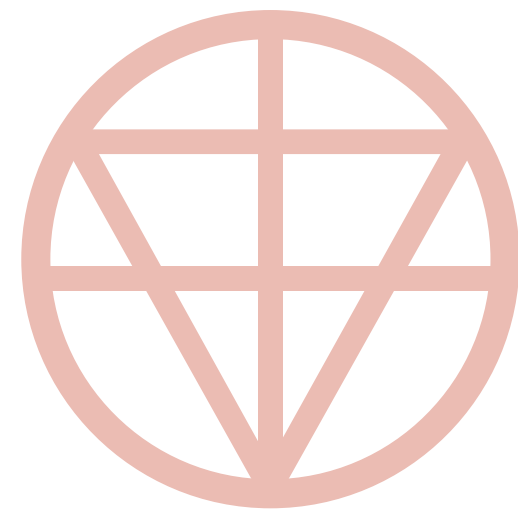


ATWELLS & HARRIS INTERSECTION



ATWELLS & HARRIS INTERSECTION





BIG IDEAS: IMPROVE CONNECTIONS TO THE CITY

Improve connections to the City.

Work to reconnect the District to the larger city, including DownCity, Federal Hill, the West End, and Olneyville Square.

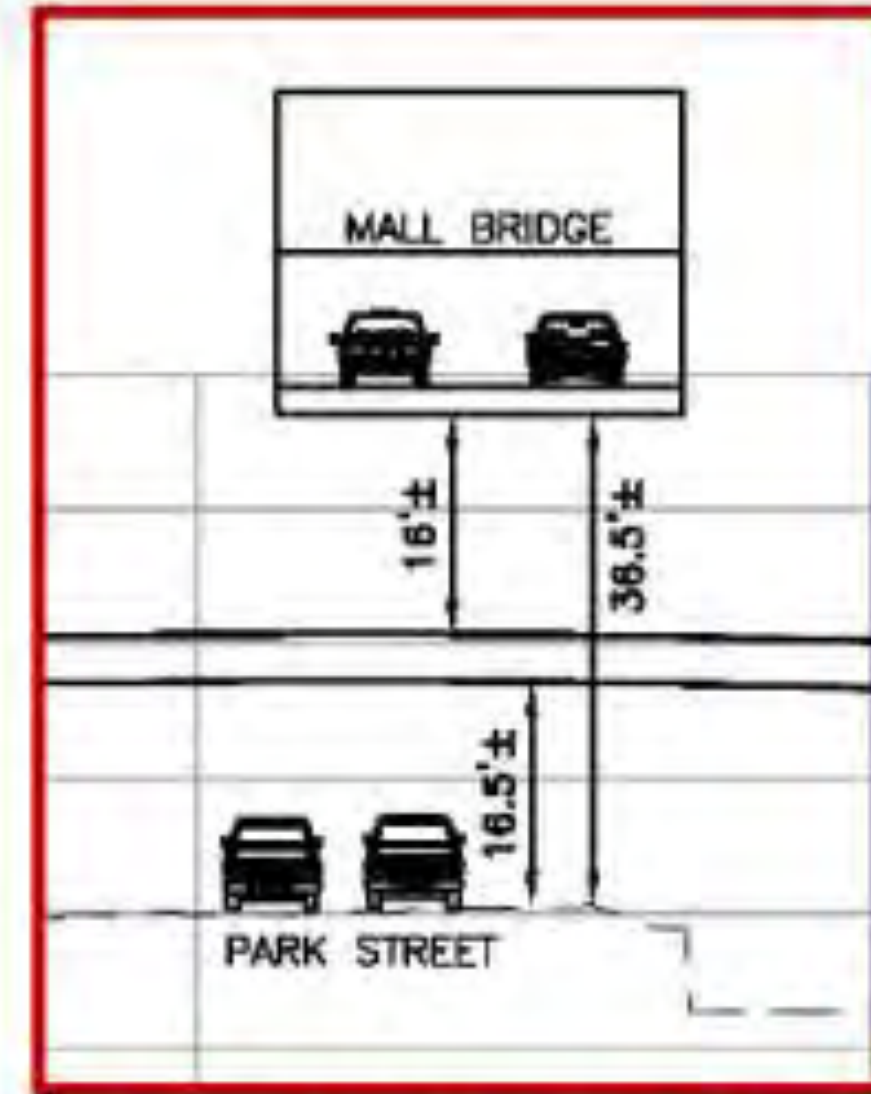
- Improve permeability of neighborhood to attract renewed bus service.
- Reduce block size.
- Address the mall interface.
- Rehabilitate and build additional bridges across the River.
- Put up gateway signage.

“The number of bridges over this neighborhood cutting this neighborhood off from the rest of the city really make walking/biking unattractive in this area – they feel unfriendly to traverse and loom over Harris Street.”

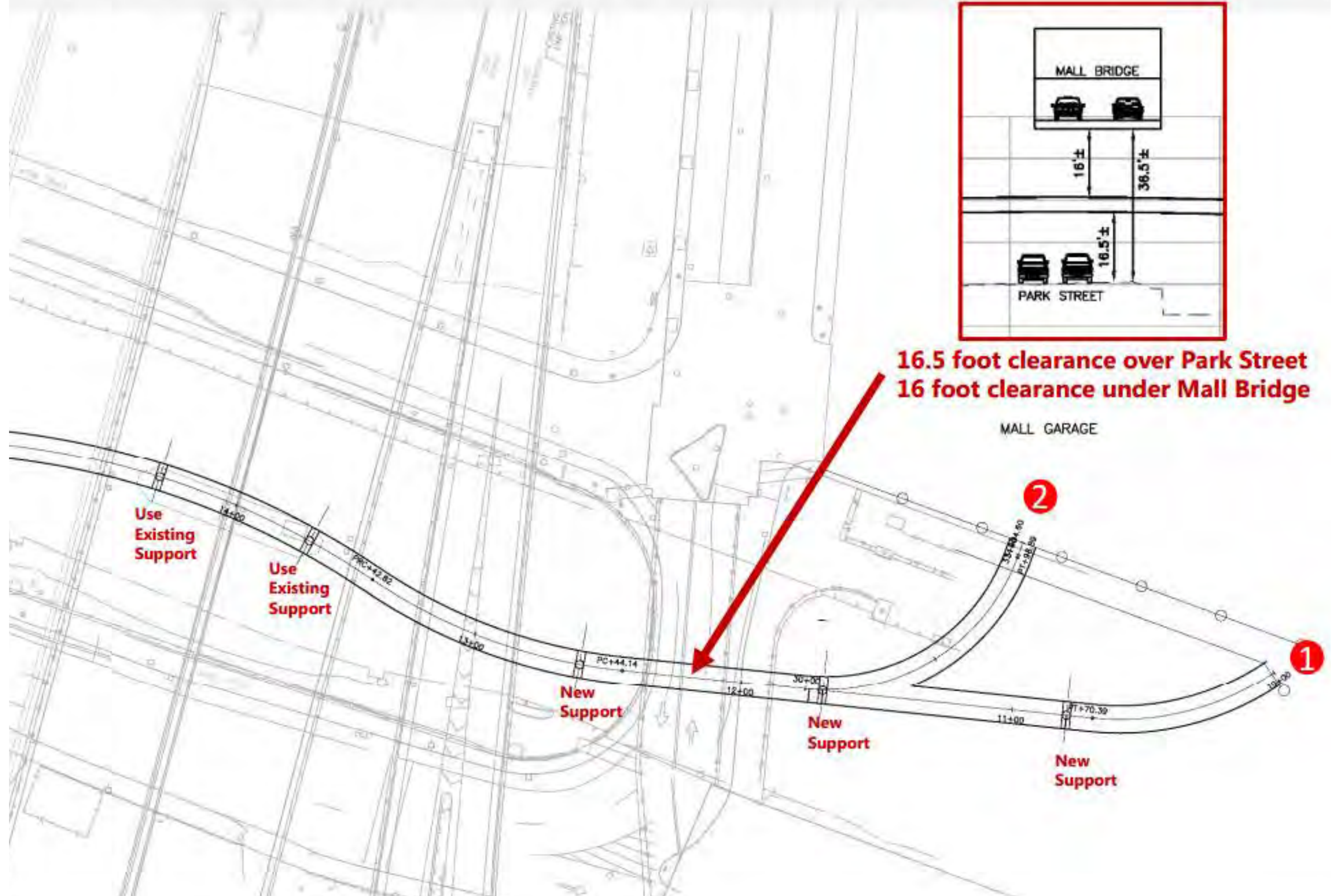


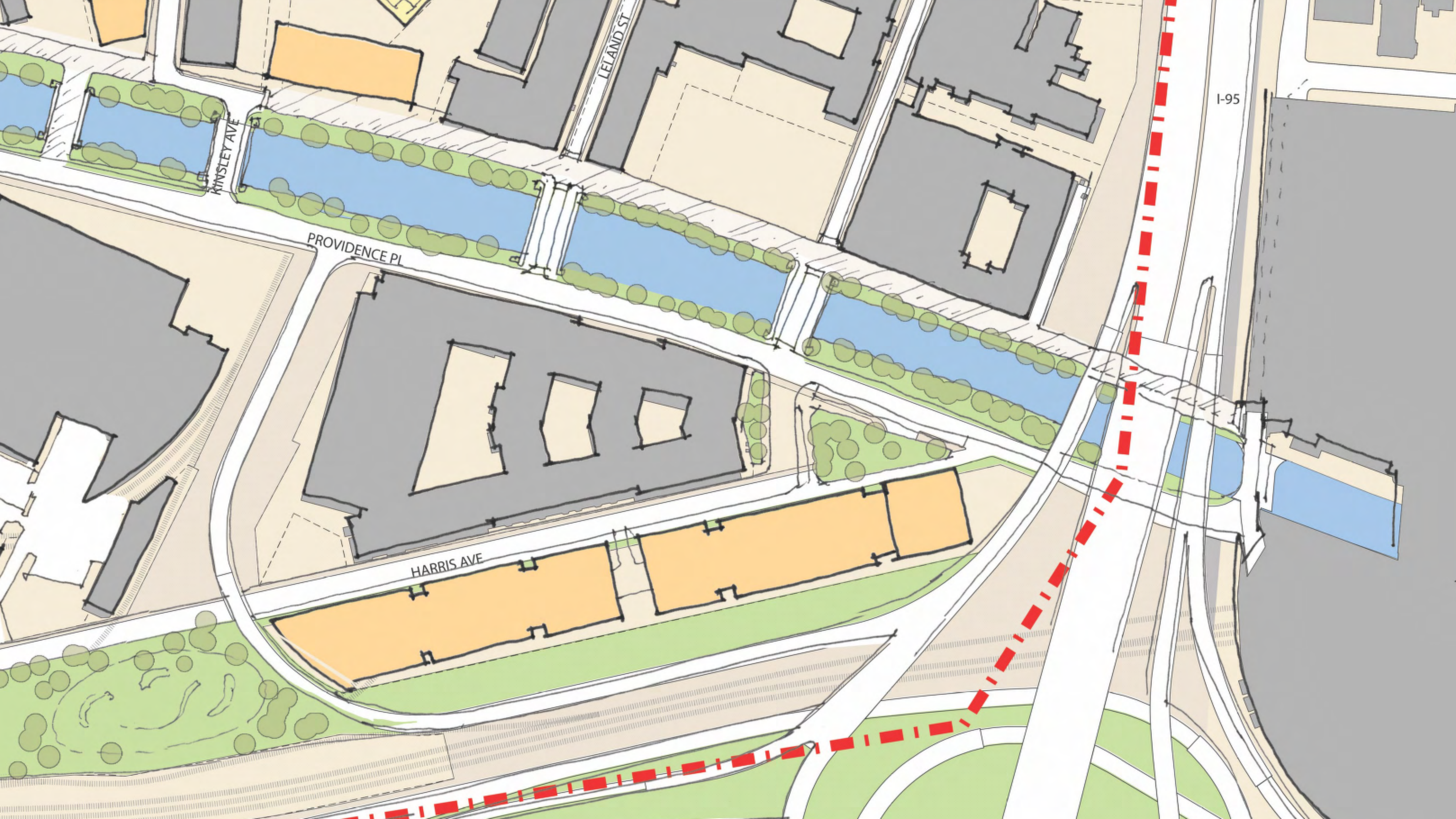
Potential path trajectory





16.5 foot clearance over Park Street
16 foot clearance under Mall Bridge





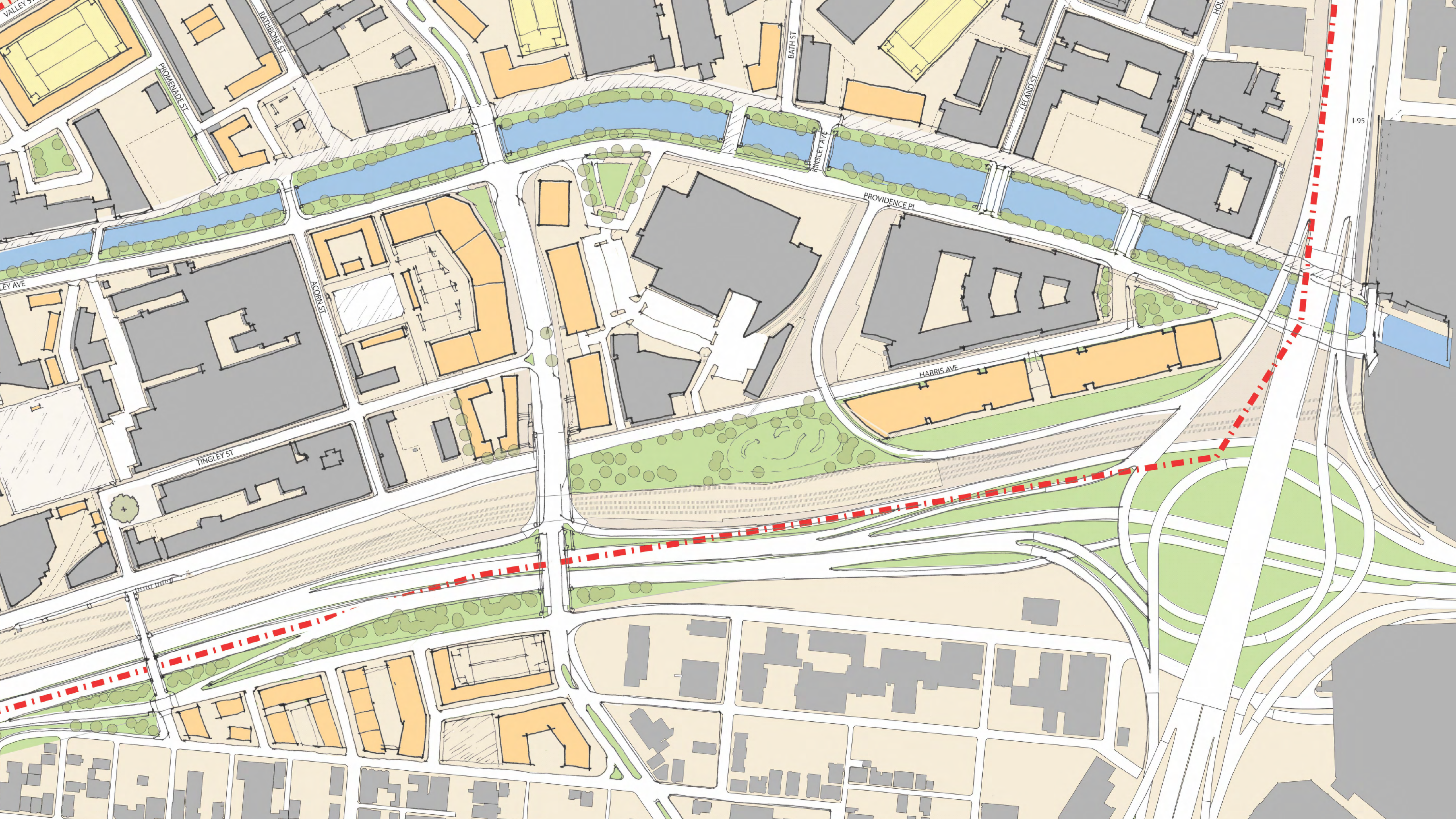
KINSLEY AVE

LELAND ST

PROVIDENCE PL

HARRIS AVE

I-95



VALLEY ST

PROMENADE ST

RATHBONE ST

BATH ST

LELAND ST

HOLL

MINLEY AVE

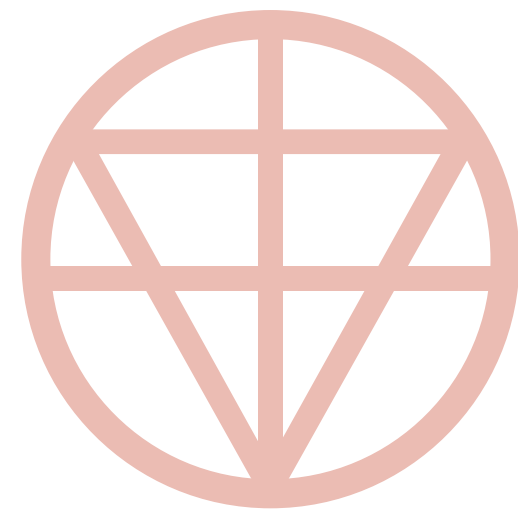
PROVIDENCE PL

HARRIS AVE

TINGLEY ST

ACORN ST

I-95



**BIG IDEA:
PROTECT AFFORDABLE ARTIST
& MAKER SPACE**

Protect affordable artist & maker space.

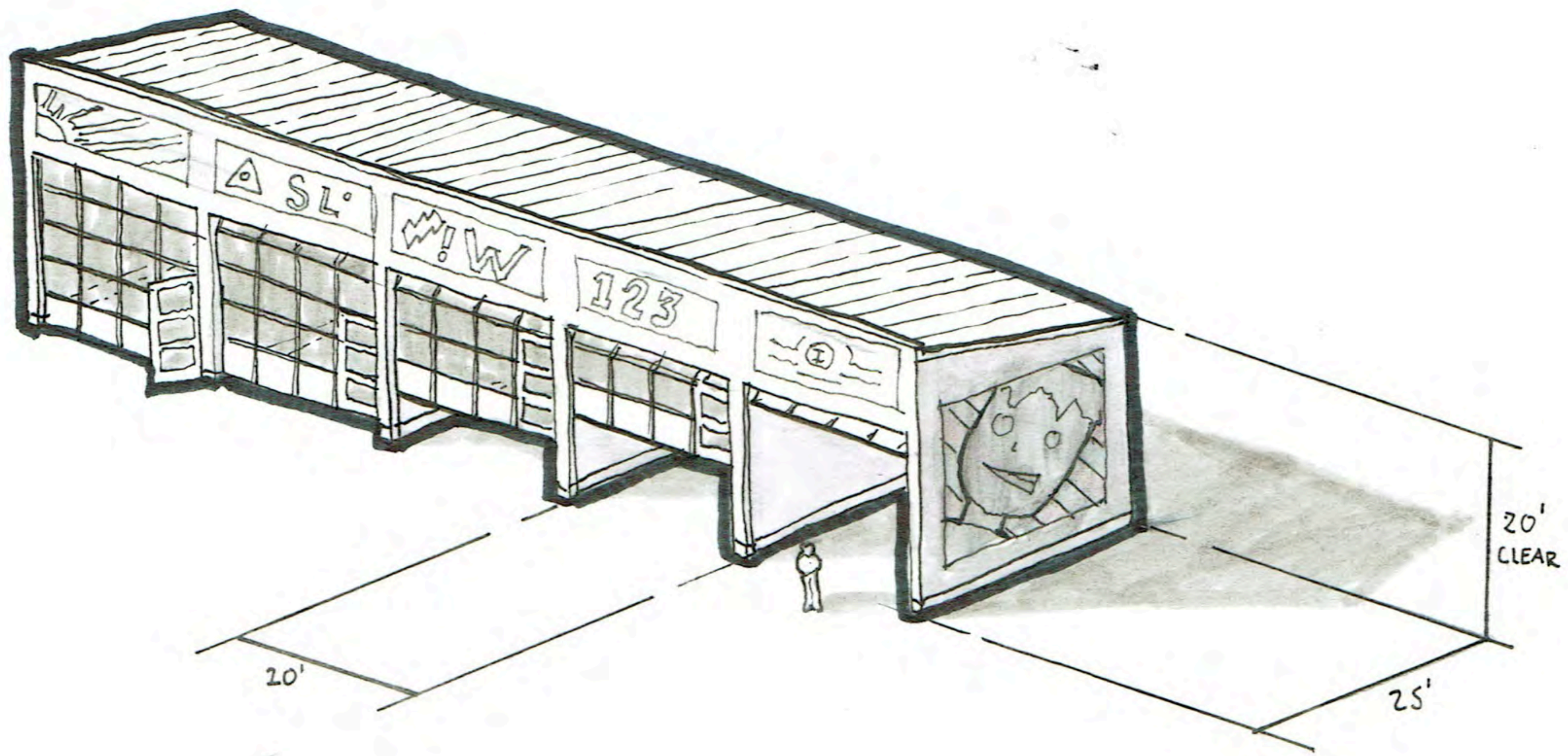
Work to create permanence for artists and preserve the diversity of affordable artist spaces that operate under the radar.

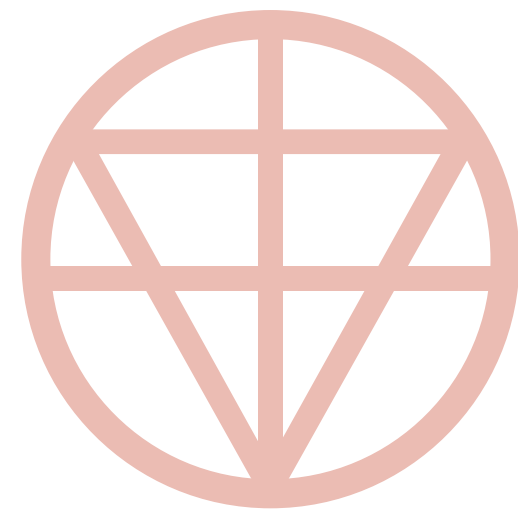
- Create artists registry to qualify for artist housing.
- Identify a building to serve as an artist/maker hub, a front door for creative artist scene.
- Require all new uses to line large format buildings with artist space.
- Build live/work spaces.
- Sanction the unsanctioned. Protect raw, undeveloped space. Allow “homesteading” activities.
- Allow architects to sign affidavits to determine life safety instead of full-blown code review.
- Allow artisan districts to be exempt from interior property tax levies.

"Don't make it too pretty. Keep the ARTIST."

“Artists are pioneers and we need to create cheap pioneer space for them.”

"Art chaos. An active celebration of the history of the industrial revolution mixed with a celebrated embrace of art chaos - give everyone cheap space and inspiration.”





**BIG IDEA:
MAKE CIVIC SPACES
THAT MATTER**

Make civic spaces that matter.

Provide a range of civic spaces, anchored by the arts, that provide places for safe outdoor activity and gathering. Keep the mix of wild and planned spaces.

- Recreation corridor, play spaces.
- Civic spaces with green space.
- Interconnected courtyards that celebrate place and arts.
- Create plazas to support retail and artists spaces.
- Use public art as a way to call out gathering spaces.
- Make it easy for people to program existing and new civic spaces.
- Add benches.
- Skate parks.
- Playgrounds.

“Have street art and sculptures to make the community feel that any place is a good place to gather.”



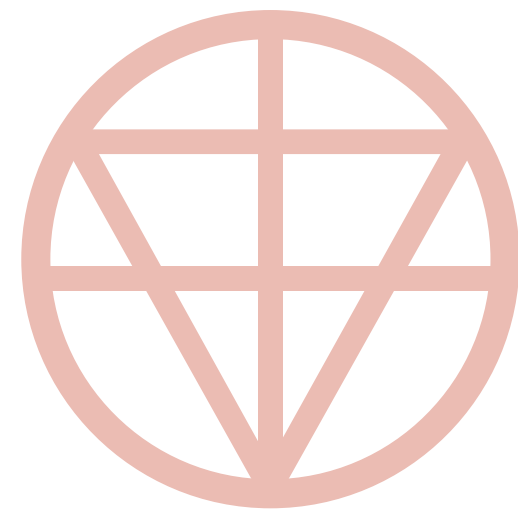
1. Picturing Kinsley + River to Left, Dean along back
2. SALVAGE YARD ACROSS VALLEY FROM DOMIGLUN
3. SEATING, WALKING, BIKING, ^{PICNICING,} SKATEBOARDING FRIENDLY
4. MORE OPEN "POND" AREA
5. AQUATIC PLANTS, ANIMALS
6. Park space that serves as stormwater catchment!
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.



1. ✓ outdoor green/art space
2. Would be good to have a sense of general permissions for art to be added to spaces
3. Sculpture is great, help instill pride + playfulness
- 4.
- 5.
- 6.
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- 10.
- 11.
- 12.



1. OPEN LAWN
2. SEATING & GREEN
3. PEDESTRIAN FRIENDLY - ^{NO BIKE OR CAR ZONE} (PEDESTRIAN ONLY)
4. UNIQUE MODERN ARCHITECTURE
5. PRESERVATION OF HISTORIC BLDG
6. LIGHT - GOOD NAT'L LIGHT. ~~XXXXXXXXXXXXXXXXXXXX~~
- 7.
- 8.
- 9.
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- 11.
- 12.



**BIG IDEA:
RETAIN NEIGHBORHOOD
CHARACTER**

Retain neighborhood character & patterns.

Honor the neighborhoods historic role as the working and jobs center, with employees walking down the hills to work.

- Require new projects to face outwards and remain open to the community.
- Local jobs that allow people to work close to home. Walk down hill to jobs.
- Plan for incremental change that allows the community to adapt.

“The valley should return to providing good paying jobs to workers walking to and from home.”



1. Green roofs & roof top parks great. Especially with little space on streets for inviting greenery. ☺ for Harris/Kinsley area.
2. Housing that has public-facing space on ground floor ✓
3. Rafter solar? green roof? very bland & indistinct.

- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.



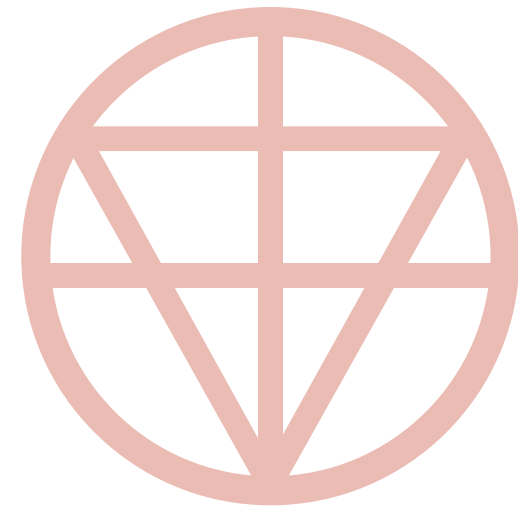
1. interesting way to preserve "look" of place ^{historic}
2. HISTORIC + MODERN, VERY COOL LOOKING!
3. NOT ENOUGH ^{OFA} BUFFER BETWEEN SIDEWALK + ROAD
4. STREET TREES
5. allowing density while maintaining historic beauty

- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.



1. Great for neighborhood/residential/small business.
2. Consistent w/ industrial form (+ greenery)

- 3.
- 4.
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- 9.
- 10.
- 11.
- 12.



PLAN FOR ENVIRONMENTAL & SOCIAL RESILIENCY

Plan for environmental & social resiliency.

Utilize best practices for building efficiency, stormwater management, and new infrastructure and support the needs of the neighborhood's multicultural residents.

- Floodplain parks where they make sense.
- Green infrastructure throughout to soak up excess stormwater before entering river. (Address stormwater runoff so streets don't flood.)
- Bring back and create new food hubs, farmers markets, community gardens, and other access points to fresh food.
- Enable patterns of use that allow residents to DIY.

"Fix the flooding, please."

"Lots of food options!"

"It would be great to facilitate connections between different cultural and work groups."



1. WASTED/UNUSED ROOFTOP SPACE FOR ^{ROOFTOP GARDENS OR} ~~OUTDOOR~~ ^{WALKWAYS} ~~AREAS~~.
2. VERY EXPENSIVE? SOLAR INSTEAD?
3. ~~IMAGINE~~ IF IT'S FEASIBLE FOR EVERYONE



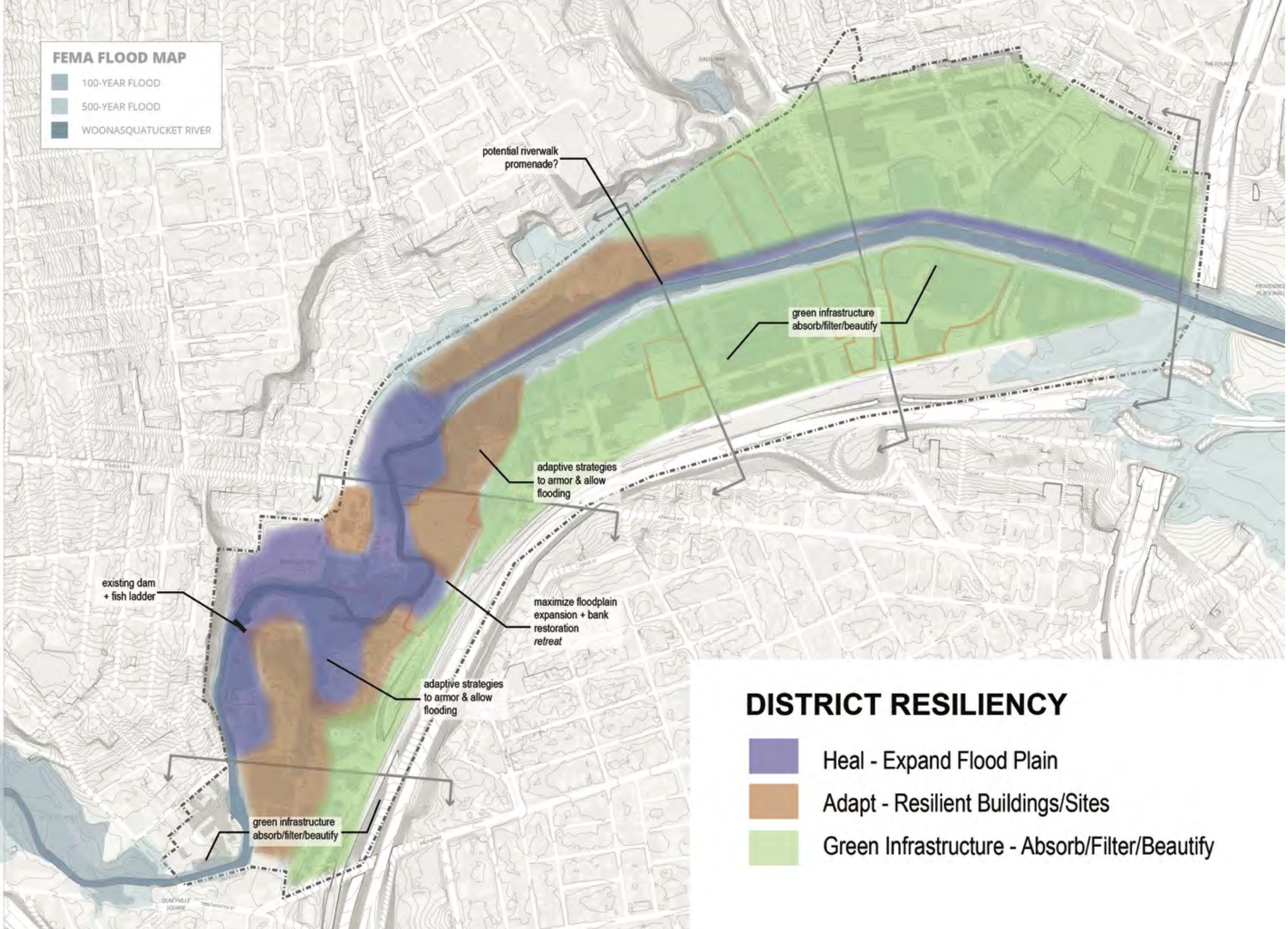
1. Use rain water* as much as possible. Excellent community space. Great to grow own food.
2. Make it easy to learn how to get involved *
3. * Melbourne Botanic Gardens in Australia entirely watered by roofs of surrounding area.



1. Roof tops!
2. COMMUNITY GARDENS.
3. safer to stay away from soil contamination through container gardening. This is a chef! Yeh local food!

FEMA FLOOD MAP

- 100-YEAR FLOOD
- 500-YEAR FLOOD
- WOONASQUATUCKET RIVER



DISTRICT RESILIENCY

- Heal - Expand Flood Plain
- Adapt - Resilient Buildings/Sites
- Green Infrastructure - Absorb/Filter/Beautify



- Conduct a detailed flood study (focus west of Eagle Square).
- Direct redevelopment away from flood-prone areas.
- Incorporate climate change into planning (storm frequency/severity).
- Restore & heal river // expand floodplain
- Encourage district flood control + energy solutions.
- Leverage sustainability funding for multiple community benefits.

LONG-RANGE FLOODPLAIN EXPANSION CONCEPT

- Heal**
 - expand floodplain
 - add wetland + restore buffer
 - incorporate trails
- Adapt Existing Buildings**
 - wet/dry floodproofing
 - hard armoring
- New Infill**
 - raise first floor
 - floodable parking



SITE SUSTAINABILITY STRATEGIES



- Encourage green infrastructure to absorb & filter stormwater – even brownfields!
- Allow flexibility for offsite flood control to enable priority infill/redevelopment
- Create water-smart civic spaces consistent with industrial aesthetic
- Require green infrastructure for street retrofits
- Trees, trees, trees, trees, trees, trees.....



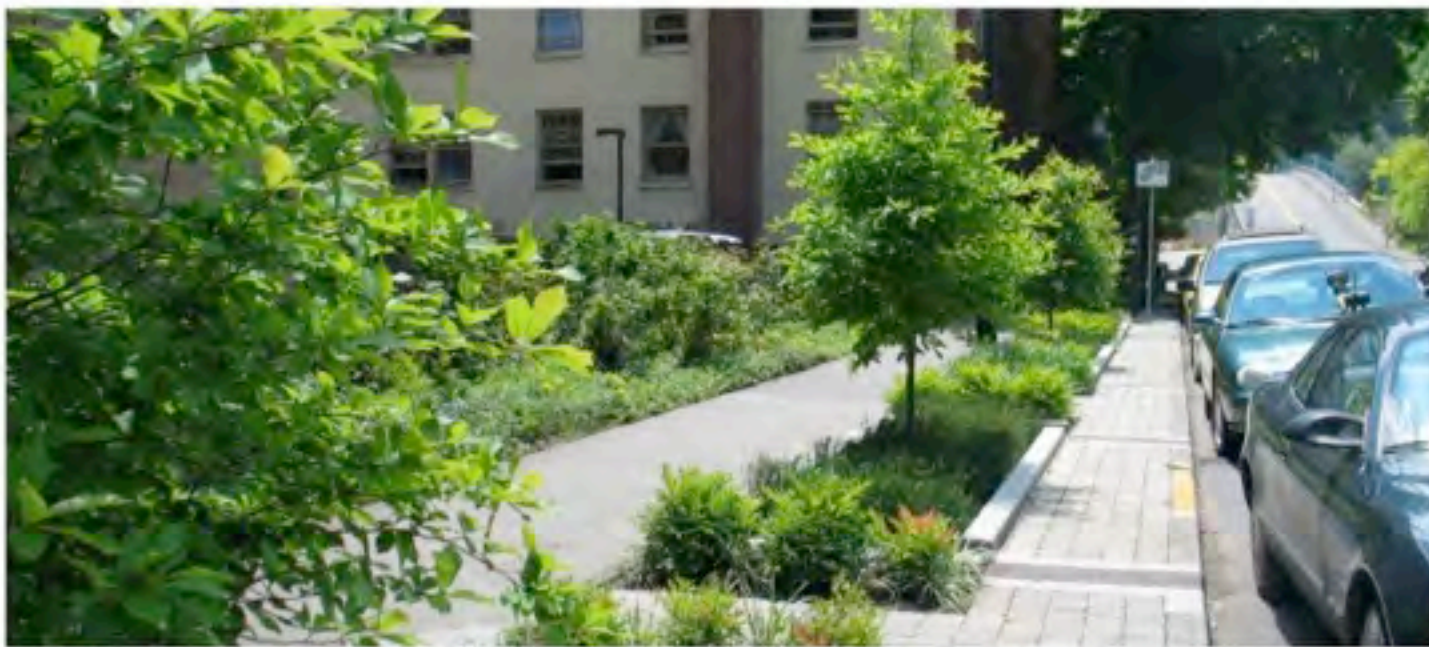
Risenga Idrettspark, Norway - Curbless Parking lot with Bioretention Crossed by Foot Bridges



University of Rhode Island - Heavily Planted Rain Garden with Industrial Architecture Surroundings



Sierra Nevada Brewery - Asheville NC - LEED Platinum facility utilizes permeable paving, captured runoff irrigation and multi-level bioretention



Streetscape - NJ - Permeable Pavement, Trees and Bioretention in Tight Spaces

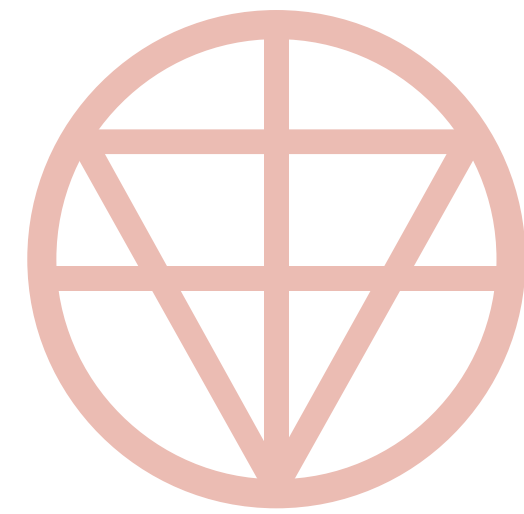


Waterfront Plaza - Portland, OR- Bioretention with Bridges and Curb Cuts



Commercial Plaza - California - Parking Perimeter Bioretention

DESIGN PRECEDENTS: . Green Infrastructure - Bioretention



REGULATING THE VISION

Support low-rent industrial & commercial businesses.

Support the District as an affordable jobs center for the city that allows continued heavy industrial, manufacturing, and commercial activities.

- Transform the Dean Street corridor with new industrial buildings, faced with billboard art.
- Craft zoning that supports the continued operation of large industrial and commercial companies that provide jobs.
- Provide jobs training including vocational training, arts/music mentorships, etc.
- Design streets for people that also allow for continued truck use.

"Add buildings that help small businesses thru shared services."

Prioritize diverse, local business.

The district is home to multicultural and small businesses that should be supported and encouraged, so that a diverse community of people can remain.

- Create artists registry to qualify for artist housing.
- Prioritize home grown, local, family-owned business.
- Encourage more shopping with expanded hours, restaurants, bodegas, grocery, arts supply, hardware store, services.
- Provide more access to local food and fresh produce.

"Improve without displacement"

"All businesses are worker-owned co-ops. The whole neighborhood is a small business incubator. It is a place full of public art commissioned by the city, and all art is made by artists in the neighborhood."



1. IN 20 year Gas Station maybe we not use any more
2. ALREADY SEVERAL IN AREA.
3. NOT walkable or inviting.
4. cumbersome to walking & biking.
5. Mechanic on Smith St closed, need new one
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.



1. Control building elevations
2. Blah - auto oriented
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.



1. IF business this cheap exists here, it costs us.
2. Breakins.
3. oh dear.
4. more green! solar capacity?
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

Carefully allow housing.

Balance investment and displacement by carefully allowing residential development in areas of the District that won't adversely impact commercial and artist activities and rents.






- Focus on homeownership or quality houses or permanence
- Quality affordable housing options with safe outdoor space.
- Find places for single family homes with storage and yards.
- Amend zoning to allow live/work artist and maker compounds.
- Keep housing out of areas with noise, odor, and bright lighting.

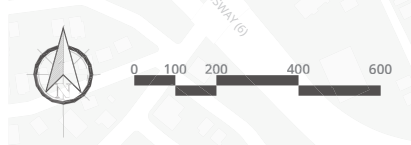
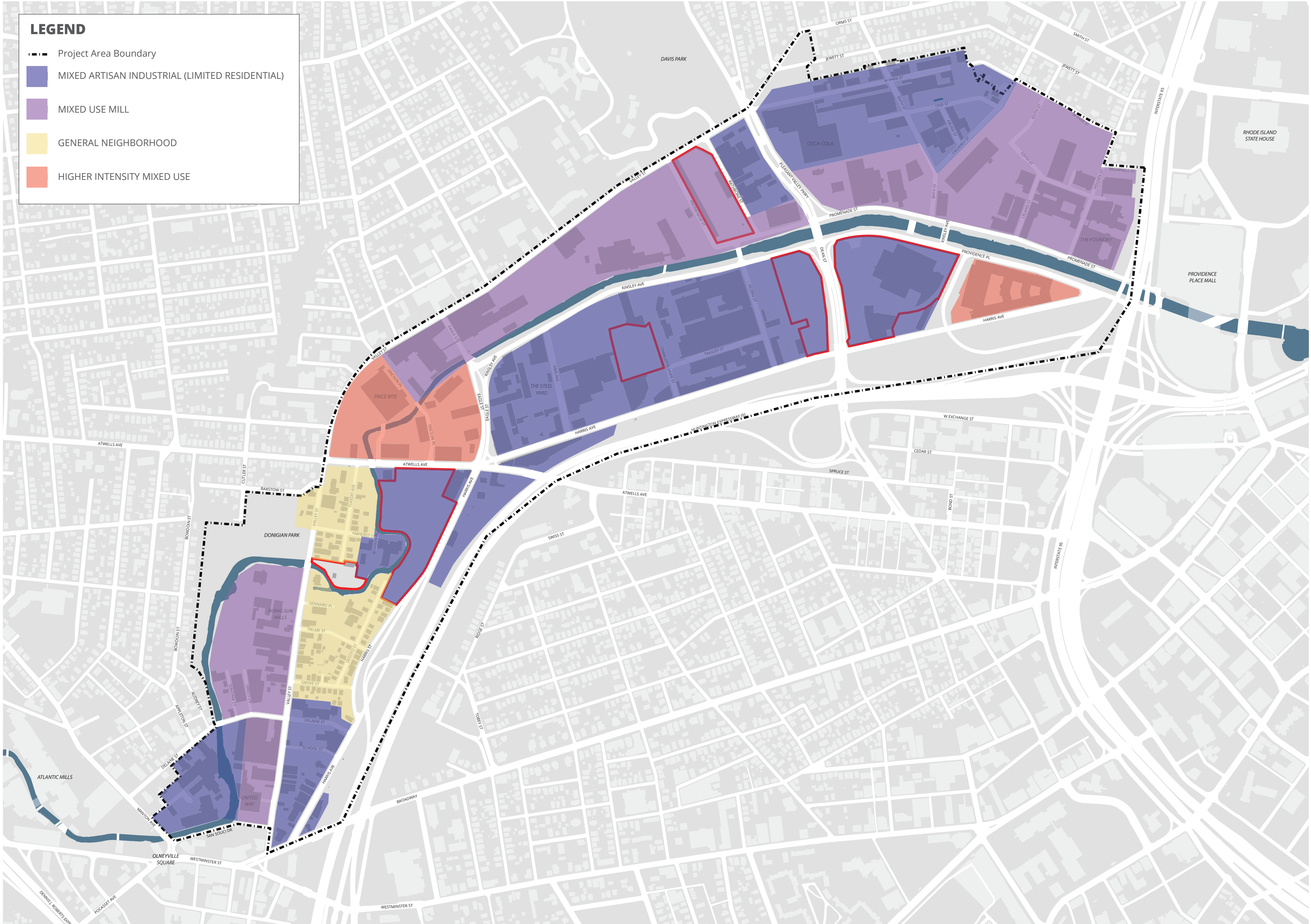
"I would move here but don't want to contribute to gentrification."

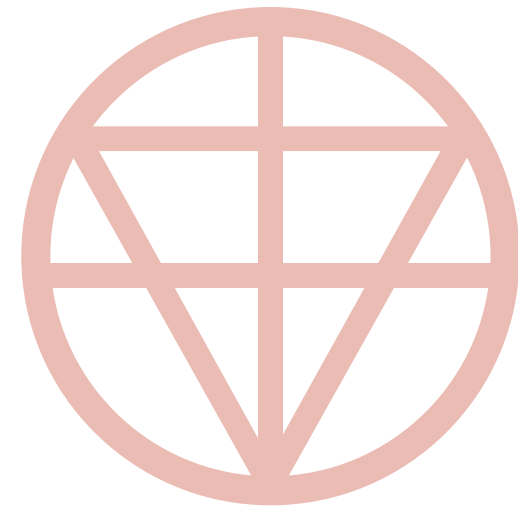
"Homes are falling apart - we need to increase homeownership, less abandoned properties."

"Improve without displacement."

LEGEND

-  Project Area Boundary
-  MIXED ARTISAN INDUSTRIAL (LIMITED RESIDENTIAL)
-  MIXED USE MILL
-  GENERAL NEIGHBORHOOD
-  HIGHER INTENSITY MIXED USE





PARKING THE DISTRICT

- LEGEND
- PARKING LOTS
 - WORK LOTS
 - VACANT LAND
 - PROJECT AREA BOUNDARY
 - CATALYST SITES



UNDERUTILIZED PARCELS

FILL OUT YOUR SURVEY



Visioning Session
Welcome Survey

NAME

EMAIL

#WOONASQUATUCKET

Welcome to the Woonasquatucket Visioning Picnic !

Please answer the following survey questions while you get food a meet your neighbors.

1. What about the project area do you love?

2. Imagine being in the project area 10 years into the future. What would you like to see and experience? What kind of neighborhood would you like to be in?

3. If you live or would consider living in the project area, how are the housing options meeting your needs or are they falling short? Please explain:

4. If you run a business or create art in the project area, how are the available work spaces meeting your needs or are they falling short? Please explain:

5. Where in the project area do you go to experience culture and/or find community? How are the available cultural and community gathering spaces meeting your needs or are they falling short? Please explain:

FILL OUT THE VISUAL PREFERENCE SURVEY



13. would love walkable restaurants/shops - love clock tower
14. REALLY LIKE THIS.. ESPECIALLY 4 HOTEL/RESTAURANT
15. This is really nice - would love to see new shopping / hotel area in this style.
- 16.
17. Really like it, great outdoor seating.
18. Yuppy USA. People think they love this, but it's popping up everywhere. outdoor spaces
19. YES! MORE MULTI-USE CLASSIC SPACES w/ OUTDOOR SEATING
20. Lighting is good - cozy
21. Welcoming & walkable! ♡
22. Cute & seems friendly and a perfect date?
23. Yes, this is more like it. Kind of a Williamsburg or Federal Hill feel.
24. Cool. Needs more green. Plants, plants on the buildings, green spaces }
 25. on top solar. Ensure seating. Add }
 26. more color. Kim Mondreke
27. Looks welcoming. Safe walkable
28. has a lot of character
29. would prefer siding to brick.
30. nice attempt at historic feel
31. very inviting
32. like historical preservation mixed w/ new features
- 33.
- 34.
- 35.



13. Love it
14. YES TO FOUNTAIN/PUBLIC ^{ART} INSTALLATION
15. BEAUTIFUL! But whats with the ^{plants}
16. like the window framing and colors, plants a little weird
17. Nice lighting + walking space
18. BEAUTIFUL Nice Architecture and character
19. The lights shine the night. Nice Buildings!
20. Like the pedestrian mall feeling
21. can totally see this in a reade walking area with HOTEL OFFICES NOT PLANTERS, but pedestrian
22. NOT AS THROUGH STREET BUT "AFTER WORK"
23. Noon. these outdoor malls are hell.
24. Plaza looks great - love water feature + lighting
25. Great place to hang out outdoors
26. Walkable, cute, friendly
27. Love the walkability.
28. Don't love the "Manufactured" feel.
29. Where would snow go?
30. Awesome!
31. It would be nice to have a "downtown" ^{not small} "down town"
32. A bit generic, but good to have downtown
33. nice downtown!
34. Like the plaza concept, maybe not this version though
35. this on smaller scale

THANK YOU!!!

