



Woonasquatucket Vision Plan - Project Area

Woonasquatucket Brownfields Assessment Program

Get Involved

Contact the City and let us know which properties within the Woonasquatucket Corridor you would like to see evaluated, and what your vision or needs are for these properties. Find out if your property may be eligible to participate in this program.



Rendering of Gotham Greens
586 Atwells Avenue

For more information, contact:

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MAYOR JORGE O. ELORZA
CITY OF PROVIDENCE



Rendering of RI Food Hub, Farm Fresh RI, 498 Kinsley Avenue



Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA.

Providence Brownfields

Since 2017, Providence has received \$500,000 from the United States Environmental Protection Agency (EPA) for its Brownfields Program to:

- Conduct community outreach to develop a vision and community priorities for the Woonasquatucket River Corridor in Olneyville, Valley, and Smith Hill
- Assess the environmental quality of the Corridor
- Promote economic development and support businesses
- Enhance quality of life for residents
- Help property owners and developers mitigate the often costly process of developing or re-using possibly contaminated former industrial properties

We Are Here To Help You

If you are looking to buy, sell, expand, or refinance a business or develop a vacant, underutilized industrial, commercial, or mixed-use property in the Woonasquatucket Corridor, this program is here for you!

Most financial lenders require at least a Phase I Environmental Site Assessment (ESA) to be conducted prior to obtaining a loan for a property. Lenders may also require a Phase II ESA, which involves collection of samples from the property to determine if a release of petroleum or hazardous substances has occurred. The City's Brownfields Program can walk you through this

process and could conduct these investigations at no cost to you. The City can also assist with hazardous building material assessments and cleanup and re-use planning.

Funds are intended to kick-start and assist the development process, remove environmental uncertainties, and reduce cost burdens on you.

What Are Brownfields?

A brownfield is land and/or buildings on which expansion, redevelopment, or re-use of may be complicated by the presence of a hazardous substance, pollutant, or contaminant. Why is this of interest to property owners and developers? Expansion, redevelopment, re-use, and even re-sale of brownfields can be complicated. Services the City can provide under this program can save property owners and developers thousands of dollars, help remove uncertainties often associated with brownfields, and help encourage development.

What Is The Woonasquatucket Corridor?

With over 500 acres of land area, the Woonasquatucket Corridor spans portions of three Providence neighborhoods — Olneyville, Valley, and Smith Hill. The Woonasquatucket Corridor has a rich history as a center of industry, dating back to the 19th century. However, many sites once occupied by industrial giants were left vacant and abandoned. Over a century of continuous heavy manufacturing



WaterFire Arts Center, 475 Valley Street – before and after



use contaminated soil and the Woonasquatucket River. The City of Providence is working closely with community partners to plan for the future of this important area, and

encouraging brownfield clean-up and redevelopment is central to the economic and environmental health of the Woonasquatucket Corridor.

Assessment Process

Phase I ESAs

Phase I ESAs generally consist of:

- A site visit;
- A review of municipal, historical, and State and Federal regulatory files;
- A determination of past uses of a site; and
- An evaluation of any reported releases of petroleum or hazardous substances.

This information is used to write a report which identifies what type of contamination, if any, may be present on the property and where it is likely to be located. No collection of samples or laboratory testing is conducted.

Phase II ESAs

Phase II ESAs generally consist of:

- Sampling and laboratory analysis of soil, groundwater, air, etc.;
- A hazardous building materials assessment (i.e. lead-based paint, asbestos, etc.); and
- A comparison of results to State and Federal standards

to determine if a release of petroleum or hazardous substances has occurred.

Cleanup/Re-Use Planning

Cleanup/Re-Use planning generally consists of:

- Evaluation of multiple cleanup options;
- Cost estimates for cleanup; and
- Evaluation of compatibility of cleanup options with the re-use plan.

Benefits

Some of the benefits of the City's Brownfields Program for the community and private property owners include:

- Helping property owners avoid potential government environmental enforcement actions or penalties
- Building community pride
- Promoting economic development, providing jobs, and supporting businesses
- Creating safer, healthier places to live, work, and play