Begun September, 2014

**Charge:** Develop a future site plan for approximately 15 acres of riverfront land

**Meetings Held:** Twelve (12) Committee Meetings
Neighborhood Meeting 1 April 16, 2015
Neighborhood Meeting 2 November 19, 2015

**Members:**
- John Barry, City Councilor
- Gary Convertino, Neighborhood Resident
- Aaron Hertzberg, Pawtucket Foundation
- Bryce Jackson, Blackstone River Watershed Council
- Patricia McAlpine, Pawtucket Riverfront Commission
- Janice McHale, Pawtucket Riverfront Commission
- Julie Nora, International Charter School
- Carolyn Sheehan, Blackstone Academy Charter School
- Lori Spangler, National Grid
- Dylan Zelazo, Mayor Grebien’s Office

**City:**
- Barney Heath, Planning Director
- Susan Mara, Assistant Planning Director
- Michael Wilcox, Project Engineer

**National Grid:**
- Michele Leone

**Consultant:**
- Beta Group, Inc. Project Manager, Arek Galle, RLA, AICP
1. Passive Recreation (Walking paths, open space, maintained fields, naturalized fields, river access)
2. Active Recreation (Ball fields, ball and tennis courts, structured play)
3. Community Playground
4. Medical Rehab complex featuring outdoor walking trails
5. Ice Arena
6. Lower Density residential (Artist lofts, Live-work space)
7. Higher Density residential (Condominiums, multi-family)
8. Marina
9. Boathouse / Rowing
10. Kayak / Canoe launch center
11. Commercial / Retail Business
12. Solar Farm / Solar Array
13. Industrial / Manufacturing
14. Outdoor Environmental Education Center – Water based learning
15. River Based Commercial – Outfitters
16. Bicycle Outfitters – Trail head bike equipment
17. Water Park – Spray Park
Project Site - Ownership

Ownership

City Land
 +/- 5.4 Acres

National Grid Land
 +/- 10.55 Acres

Tidewater
Pawtucket, RI
Over 1600 linear feet of river frontage ....... with connections beyond
Objective 1

UNDERSTANDING RIVER OPPORTUNITIES

AREAS OF OPPORTUNITY
SEEKONK RIVER

Tidewater
Pawtucket, RI
Objective 2

THE WATER’S EDGE

- RIVERFRONT PARKS / PUBLIC GREENSPACE
- POTENTIAL EXTENSION OF RIVERFRONT GREENSPACE

Tidewater
Pawtucket, RI
Objective 3

MULTI-USE PATH CONNECTIVITY

RIVERFRONT PARKS / PUBLIC GREENSPACE

- MULTIPLE USE TRAIL
- FUTURE PHASE MULTI-USE TRAIL

Tidewater
Pawtucket, RI
Inspirational Images

What the Tidewater Waterfront might look like …..

- Complete Streets connecting neighborhoods to the River
- Linear waterfront park
- Multi-use/shared use trail system
- Pedestrian and Bicycle friendly corridors
- Diverse recreational opportunities
- Interconnected Streets and Green Infrastructure
- Visual and physical access to the River
- Mixed Use Re-Development
- View Corridors
- Pocket Parks
- Shade Structures
- Community Gardens
Passive Recreation

Tidewater
Pawtucket, RI
Art and Placemaking

Tidewater
Pawtucket, RI
Waterfront Development

Pawtucket, RI
Objective 4

STREET ACCESS AND PARKING

- RIVERFRONT PARKS / PUBLIC GREENSPACE
- MULTI-USE TRAIL
- FUTURE PHASE MULTI-USE TRAIL
- PROPOSED STREET
Objective 5

STREET PATTERN DEVELOPMENT OPPORTUNITIES

- RIVERFRONT PARKS / PUBLIC GREENSPACE
- MULTI-USE TRAIL
- FUTURE PHASE MULTI-USE TRAIL
- POTENTIAL DEVELOPMENT PARCELS
- PROPOSED STREETS
- PEDESTRIAN BRIDGE
Historic Neighborhood street pattern leads to the waters edge, creates blocks…
Early Concepts – Development Pattern & Pedestrian Bridge
Getting there ...........
will take a phased approach
SUMMARY

- **Residential**: Mid-High end Residential rental development supported by substantial investment in neighborhood amenities.

- **Retail**: Specialty Retail and targeted commercial and recreational spaces should complement the sites to create a mixed use environment.

- **Marine Retail**: Businesses that cater to maritime user groups as well as supports new residential and established neighborhood users.

- **MOB**: The site location and proximity to nearby hospitals would likely support the presence of a moderate level of medical office space development.
Land Use Metrics

- Buildings: 25% (4 AC)
- Sidewalks/Multi-use Trails/Parks/Green Space: 50% (8 AC)
- City Streets and Surface Parking Lots: 25% (4 AC)
Land Use Detail

Tidewater
Pawtucket, RI

Developed 50%

Sidewalks 22%
Pocket Parks 9%
Parks 19%

8 AC
3.5 AC
1.5 AC
3.0 AC
Potential Development Parcel Plan

**PARCEL SIZE**

- **A** 76,150 SF (1.75 AC)
- **B** 72,575 SF (1.6 AC)
- **C** 13,180 SF (.3 AC)
- **D** 10,360 SF (.25 AC)
- **E** 25,165 SF (.6 AC)
- **F** 44,935 SF (1.03 AC)
- **G** 63,400 SF (1.5 AC)
- **H** 33,060 SF (.76 AC)

**Tidewater**
Pawtucket, RI
Early 3D Model of Phase 3 Mixed-use Tidewater Pawtucket, RI
Cross Section Perspective View of Multi-use Path

- Naturalized Grass Embankment Planting
- Existing River Wall
- Multi-use Path
- Biofiltration Basin 2
- Clean Fill - Amount Varies
- Geotextile Cap
- Undisturbed Soils

Tidewater
Pawtucket, RI
Parcel A Section Depicting Underground Parking

Tidewater
Pawtucket, RI
Camoin Associates

Key Findings Regarding the Tidewater Site:

• Close proximity to Employment Centers in Providence, East Providence

• Scenic Location on Seekonk River - water views and water access

• Walkability to Downtown Pawtucket and Providence

• Proximity to Blackstone Boulevard in essence ‘links’ the site to Providence

• Future Pawtucket Commuter Rail Stop = linkage to Providence and Boston

• Lower Price Point and Better Value to Live/work relative to nearby cities
Analysis of Potential Re-Development

**Residential**

- Anticipated growth of Millennials and Baby-Boomer generations transitioning/downsizing to apartments supported with premium amenities.

- Rental Rates in Pawtucket are lower than those found in nearby cities.

- Currently 2/3 of Pawtucket’s workforce commutes in from outside the City.

- Residential Offerings need to be supported by Amenities and quality of life considerations.
Analysis of Potential Re-Development

**Retail**

- The area reflects a Sales Surplus, meaning sales within area exceed the value of goods demanded by the residents = visitors are being drawn in from outside the local trade area.

- Retail needs to capitalize on the ability to provide a unique shopping experience on an urban waterway.

- Development planned for across the river may generate additional demand for upscale retail on the Tidewater site.

- Significant marketing efforts to brand the area will be required

- Consider the convergence of the ‘youthful’ demographics of Pawtucket and the open-space opportunities within this site.
Analysis of Potential Re-Development

**Office/Flex**

- Over the next 10 years, the anticipated demand for office space in Pawtucket is about 125,000 S.F. Half of that figure can be met with existing vacant inventory.

- Projecting historic trends forward, Pawtucket is likely to account for only a small fraction of the region’s office utilizing jobs.

- The City will need to aggressively market itself as an advantageous and affordable place to do business in order to capture a greater share of future regional growth in the region.

- In spite of flat demand for Office Space, the Medical Office Building (MOB) market is strong, with low vacancy rates. Facilities are growing in S.F. to offer more services and accommodate larger technical equipment.
Analysis of Potential Re-Development

**Marine**

- The site is adjacent to two boat launch sites which are ‘engines’ of marine activity.

- The river is a low speed waterway, suggesting it is better suited for non-motorized boating activities.

- Tidewater site has potential for unprecedented visual and physical access to the waterfront.
Neighboring Development Potential Realized
Analysis of Potential Re-Development

*Tidewater Site as a Gateway to the National Park*

- John H. Chaffee Blackstone River Valley National Heritage Corridor
- One of only two National Parks in Rhode Island
- The site sits at the mouth of the State’s newest and largest National Park
- Represents America’s journey through industrialization, from ‘Farm to Factory’
- $2.9 Million in Total Visitor Spending attributed to current RI National Park Tourism (US National Park Service)
- “2013 NPS study noted……..” considerable amount of economic activity within gateway communities…… evidenced through contributions in the lodging sector, followed by bars and restaurants……”