



# Tidewater Site Master Plan

Pawtucket, RI



# Tidewater Steering Committee

**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

# Tidewater Concepts Discussed

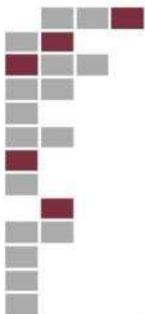
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1. Passive Recreation (Walking paths, open space, maintained fields, naturalized fields, river access)
2. Active Recreation (Ball fields, ball and tennis courts, structured play)
3. Community Playground
4. Medical Rehab complex featuring outdoor walking 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

# Historic Use Pattern - Etching



# Project Site - Ownership



## Ownership

 City Land  
+/- 5.4 Acres

 National Grid Land  
+/- 10.55 Acres







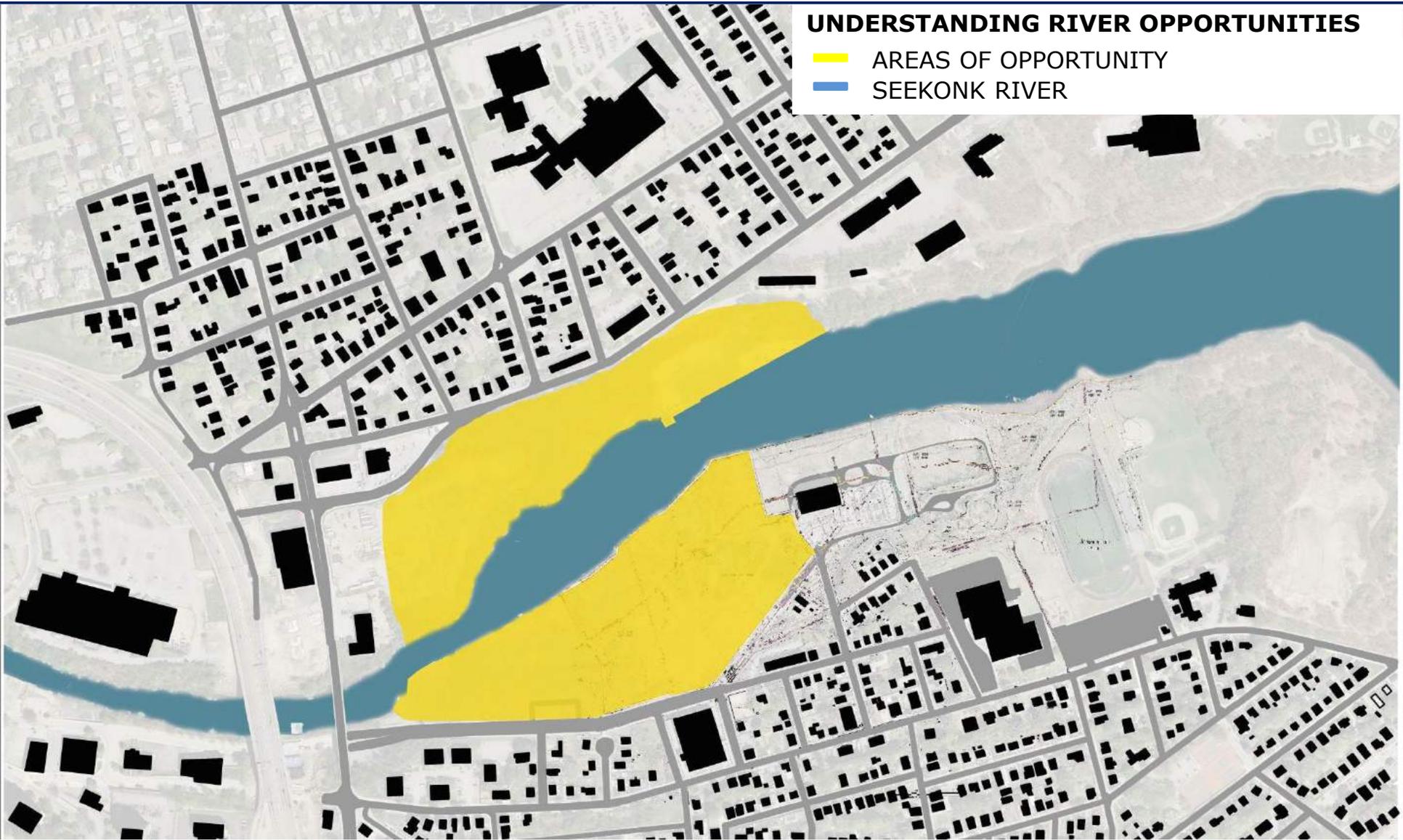
*Over 1600 linear feet of river frontage.....with connections beyond*



# Objective 1

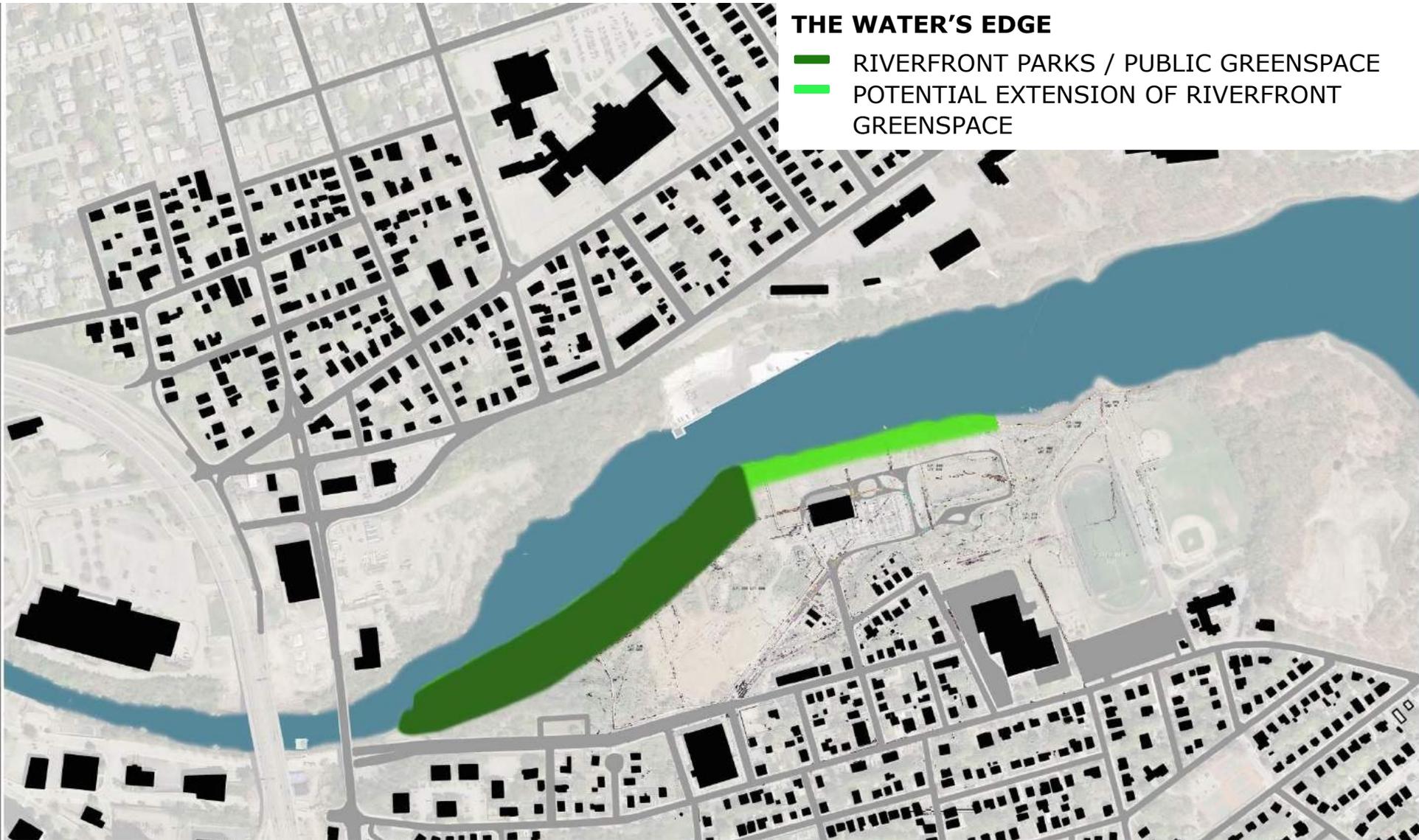
## UNDERSTANDING RIVER OPPORTUNITIES

- AREAS OF OPPORTUNITY
- SEEKONK RIVER



## THE WATER'S EDGE

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

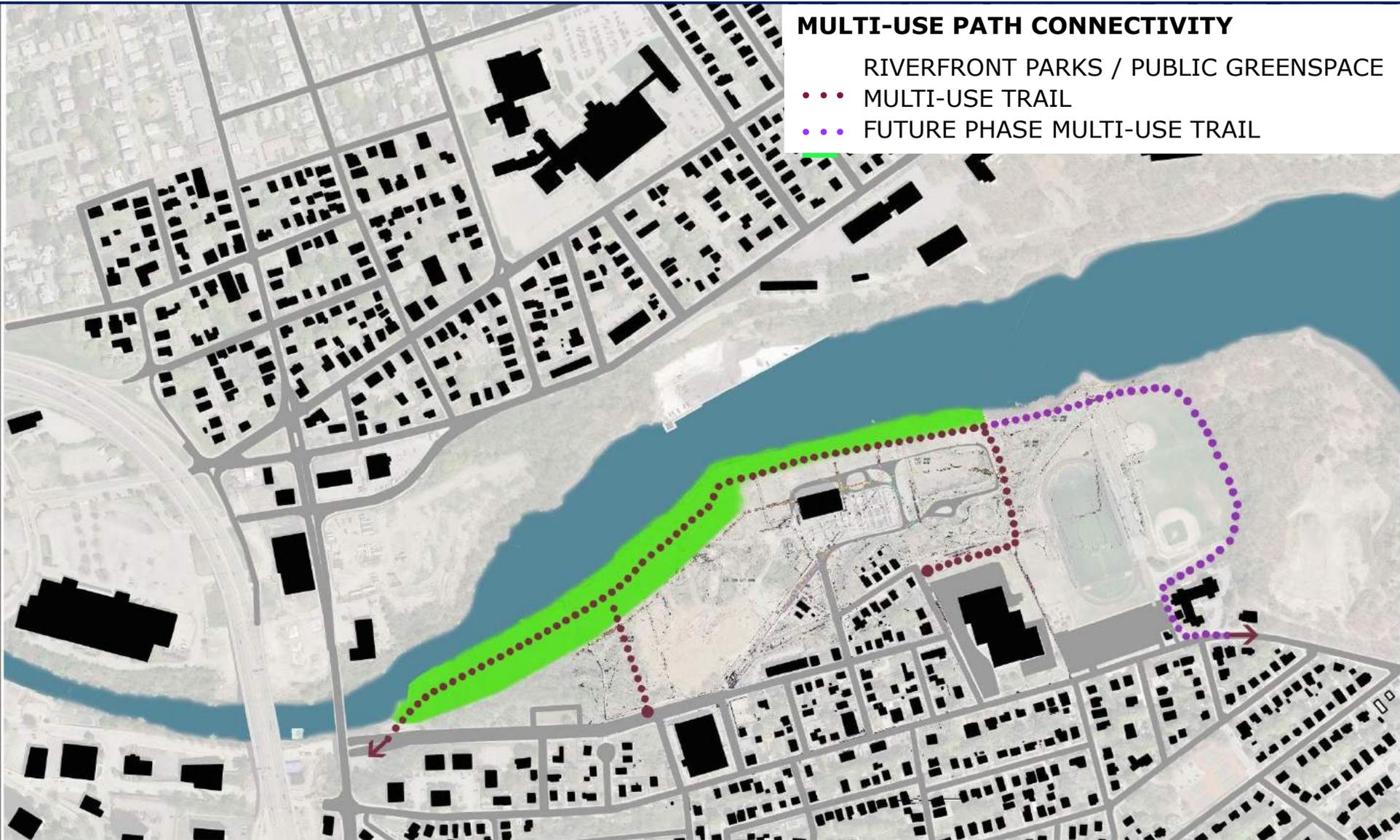


## MULTI-USE PATH CONNECTIVITY

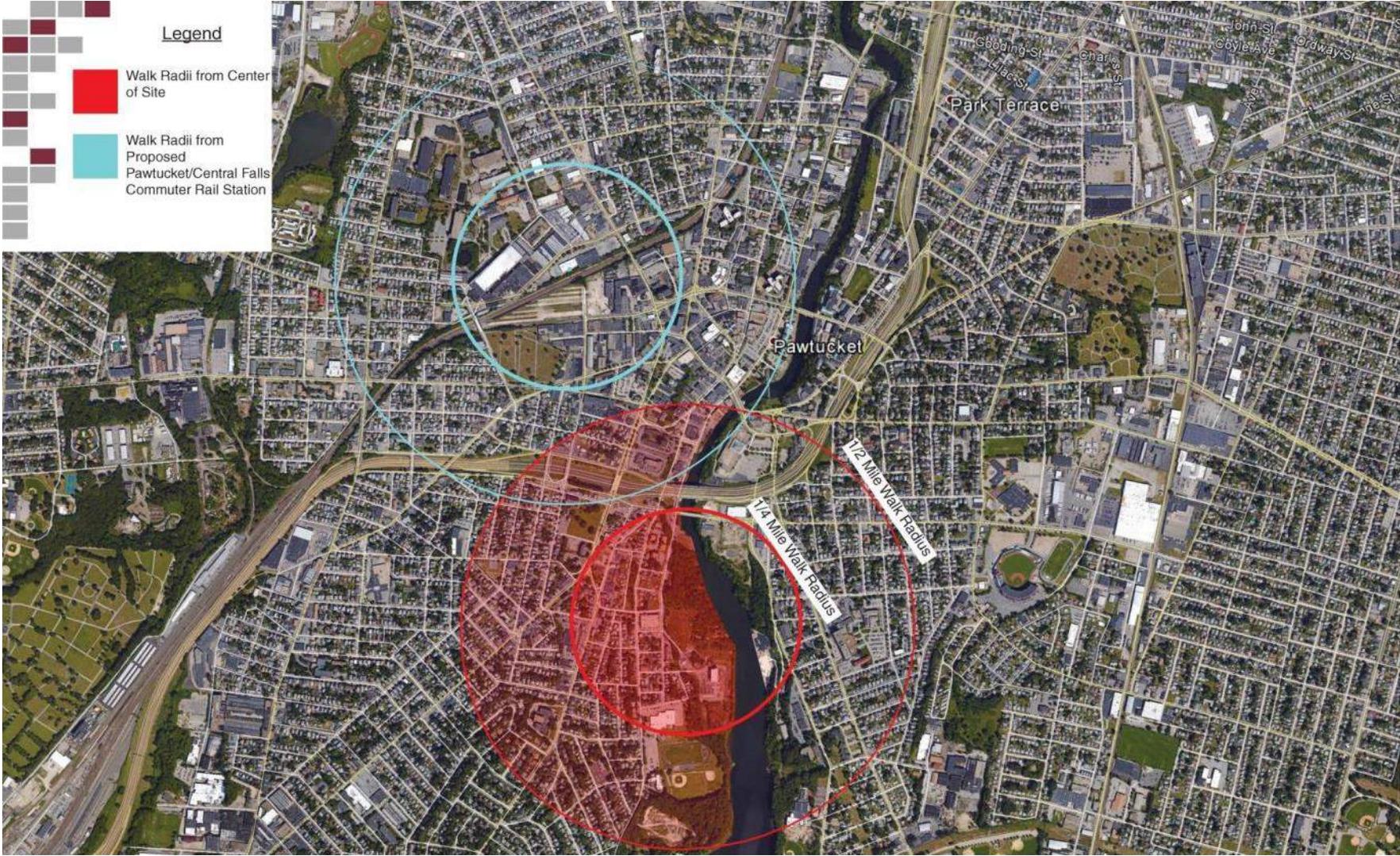
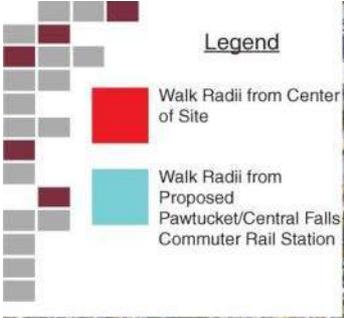
RIVERFRONT PARKS / PUBLIC GREENSPACE

••• MULTI-USE TRAIL

••• FUTURE PHASE MULTI-USE TRAIL



# Walk Radii



# Site Connections



# 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*



# Natural Connections



# Passive Recreation



# Recreation



# Art and Placemaking



# Community Gardens



# Amenities



# Waterfront Development



# Early Concepts – Park & Solar Farm



Orion, Inc. camoin



**Site Analysis and Conceptual Planning**

City of Pawtucket

CONCEPT OPTION 1

January 2015

**Tidewater**  
Pawtucket, RI



# Early Concepts - Recreation



# Early Concepts - Recreation



# Early Concepts – Marina Development



ODD Group, Inc. JCC Camoin



**Site Analysis and Conceptual Planning**

City of Pawtucket

January 2015

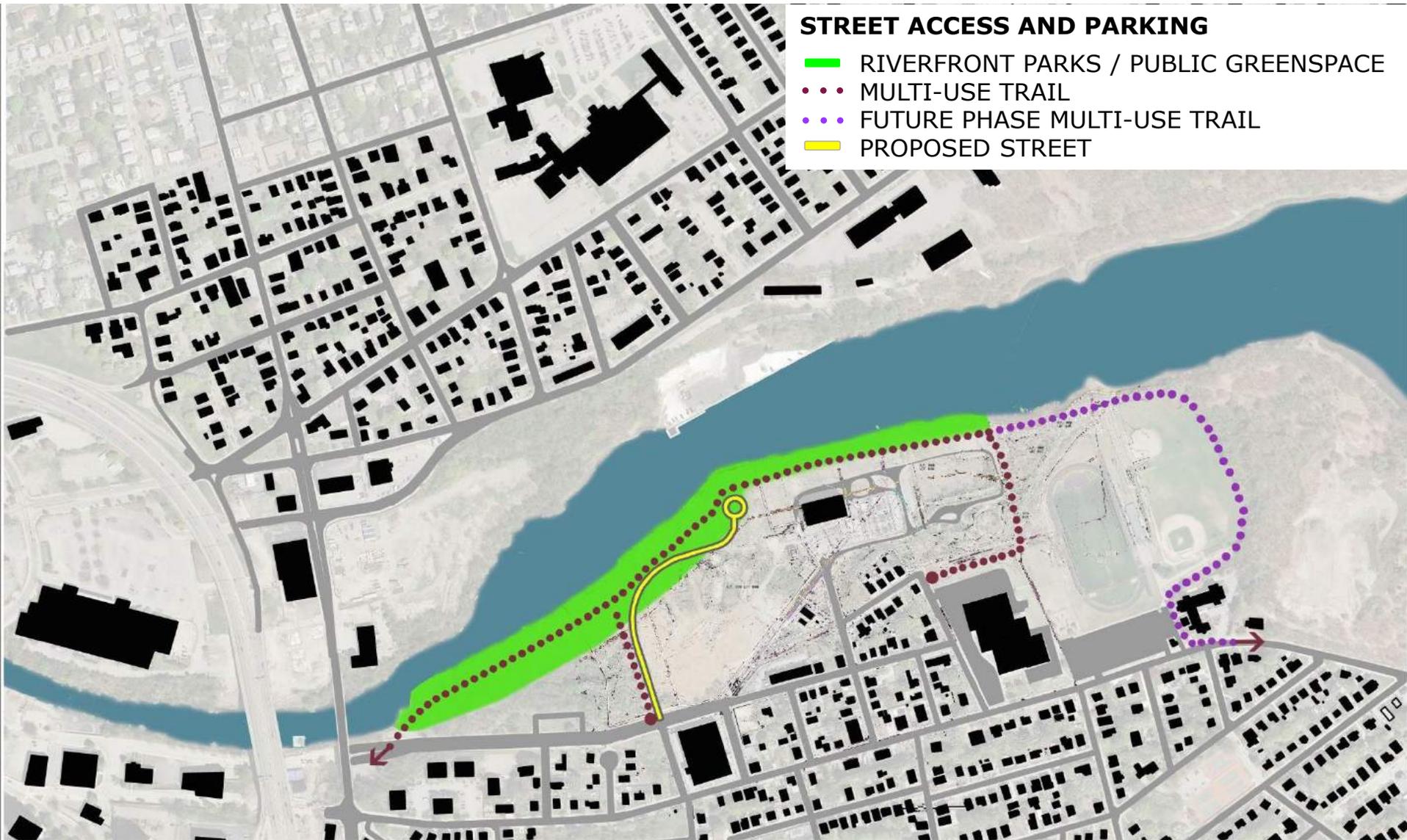
FLOOD PLAIN

Tidewater  
Pawtucket, RI



## STREET ACCESS AND PARKING

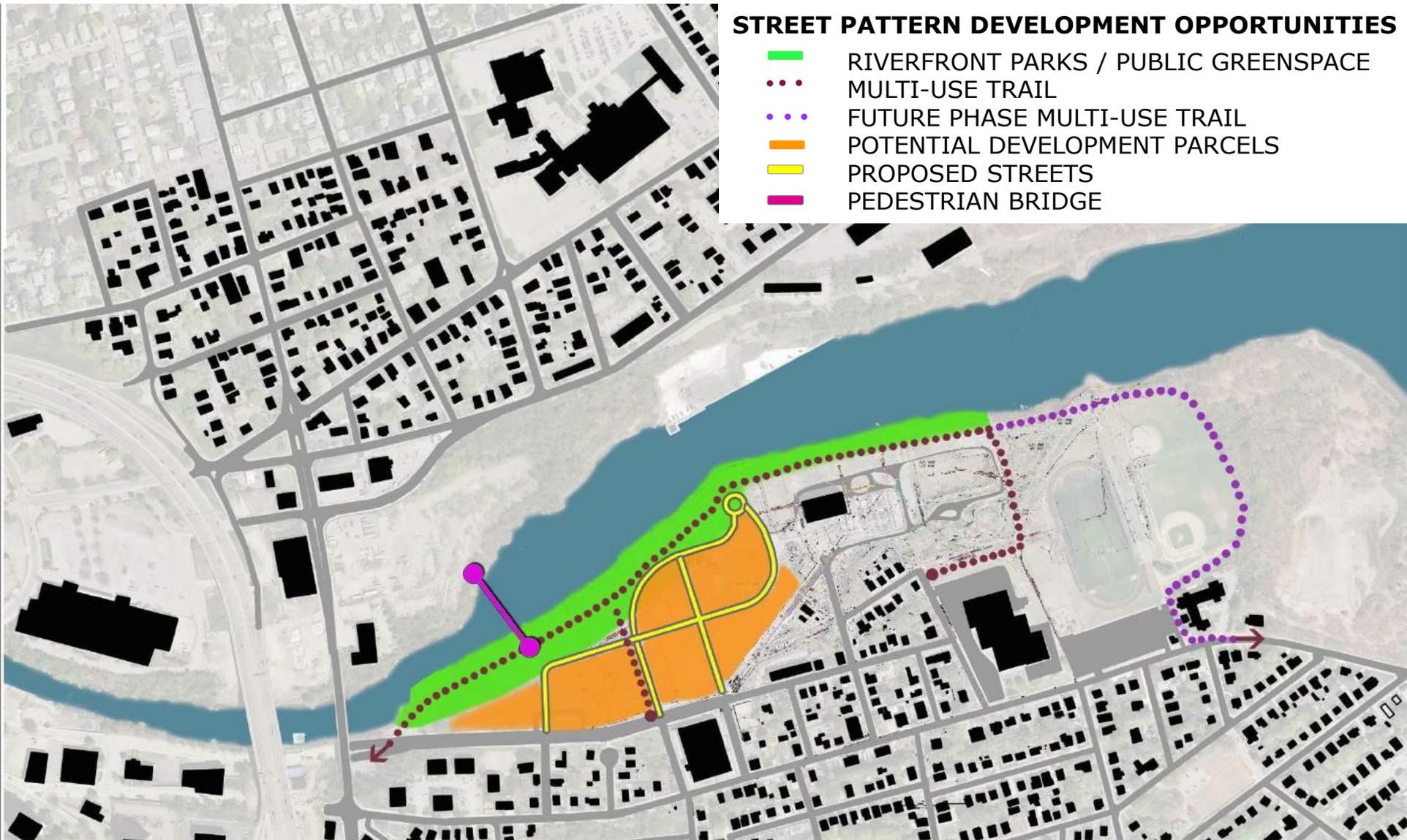
-  RIVERFRONT PARKS / PUBLIC GREENSPACE
-  MULTI-USE TRAIL
-  FUTURE PHASE MULTI-USE TRAIL
-  PROPOSED STREET



# Objective 5

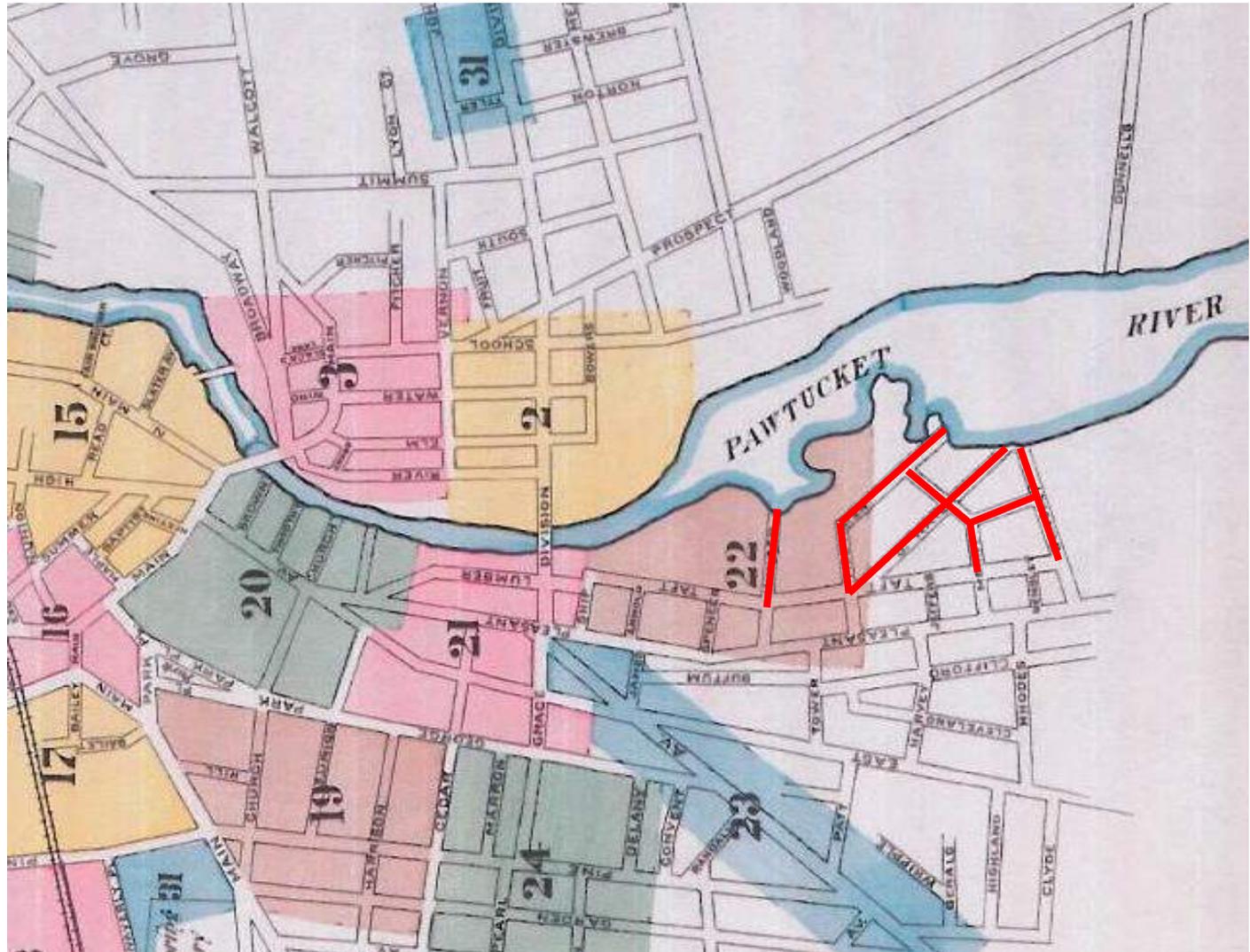
## STREET PATTERN DEVELOPMENT OPPORTUNITIES

-  RIVERFRONT PARKS / PUBLIC GREENSPACE
-  MULTI-USE TRAIL
-  FUTURE PHASE MULTI-USE TRAIL
-  POTENTIAL DEVELOPMENT PARCELS
-  PROPOSED STREETS
-  PEDESTRIAN BRIDGE



# Street Grid Precedent

*Historic Neighborhood street pattern leads to the waters edge, creates blocks...*



# Early Concepts – Development Pattern & Pedestrian Bridge



# Realization of the Master Plan



*Getting there .....  
will take a phased approach*

## Analysis of Potential Re-Development

### **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*



## Site Analysis and Conceptual Planning

City of Pawtucket

PHASE I

September 2015

Tidewater  
Pawtucket, RI





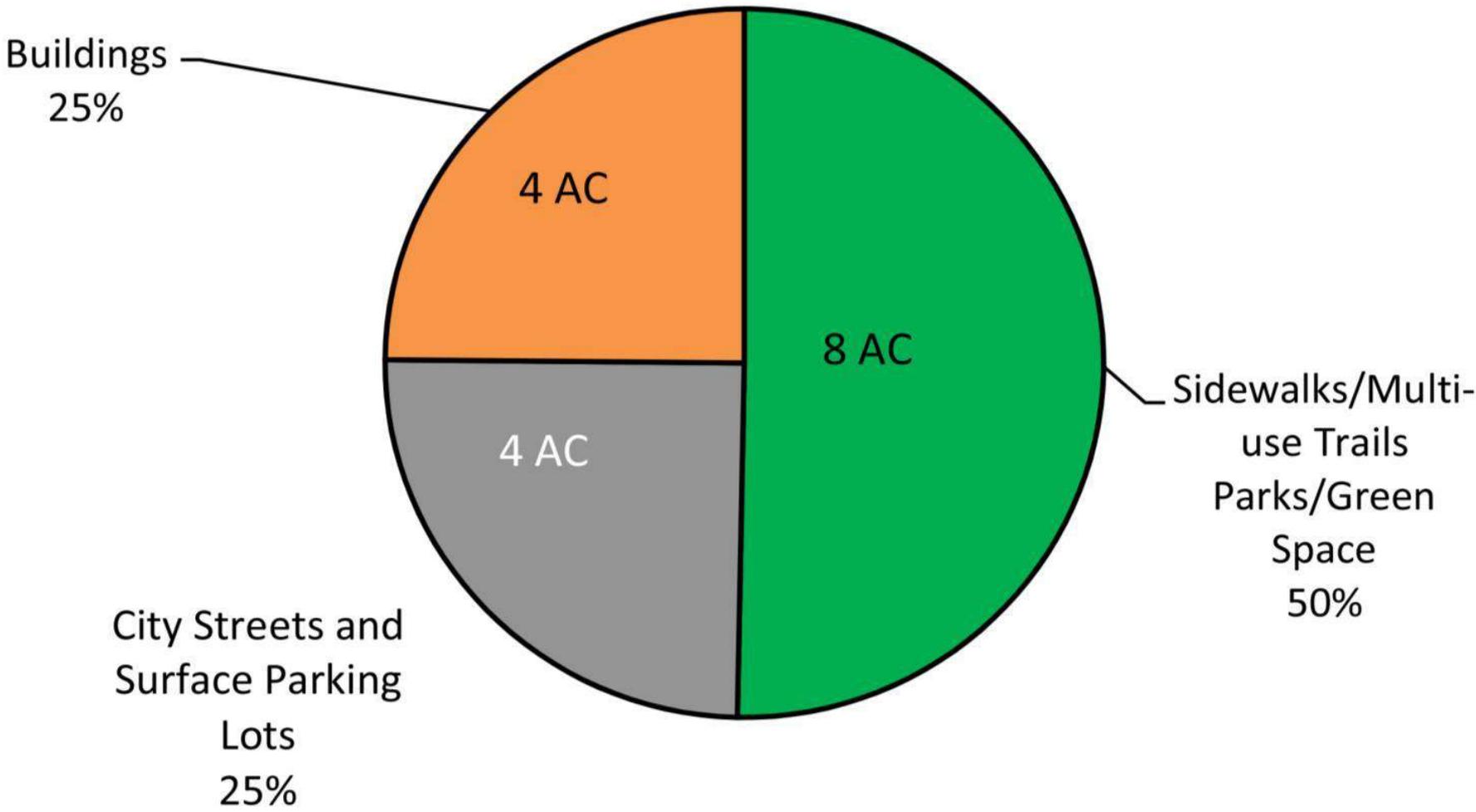


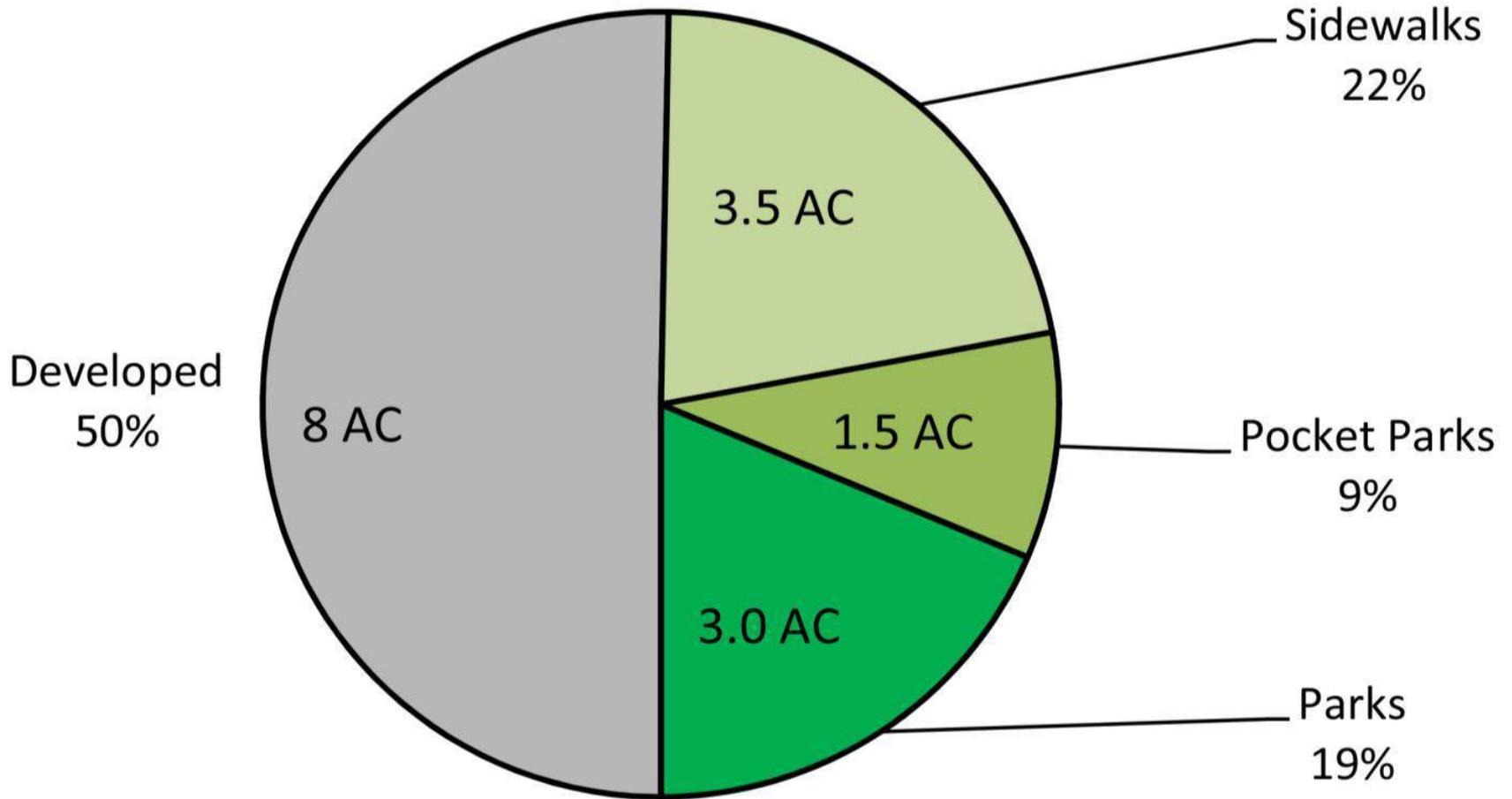
## Site Analysis and Conceptual Planning

City of Pawtucket

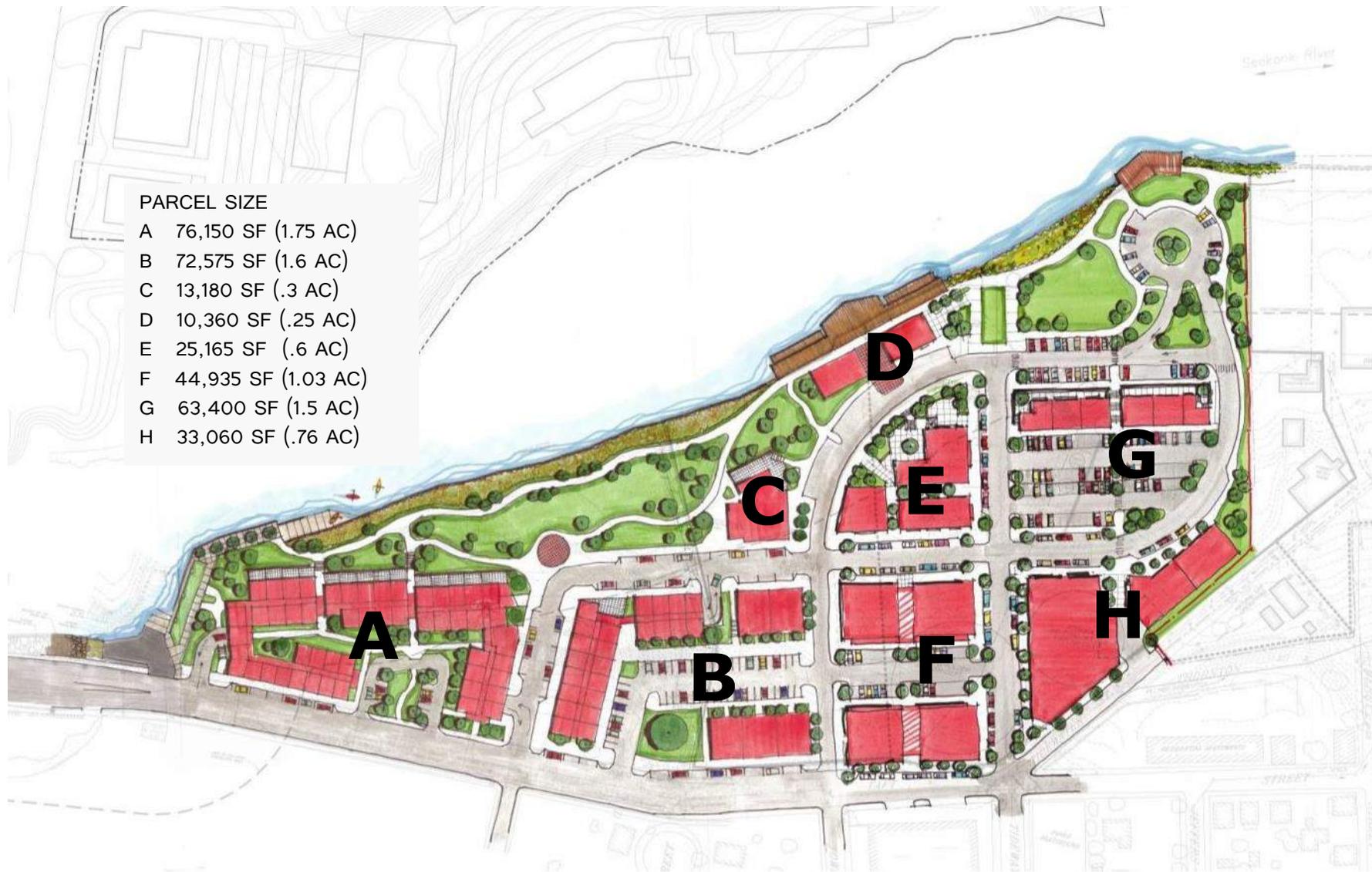
October 2015





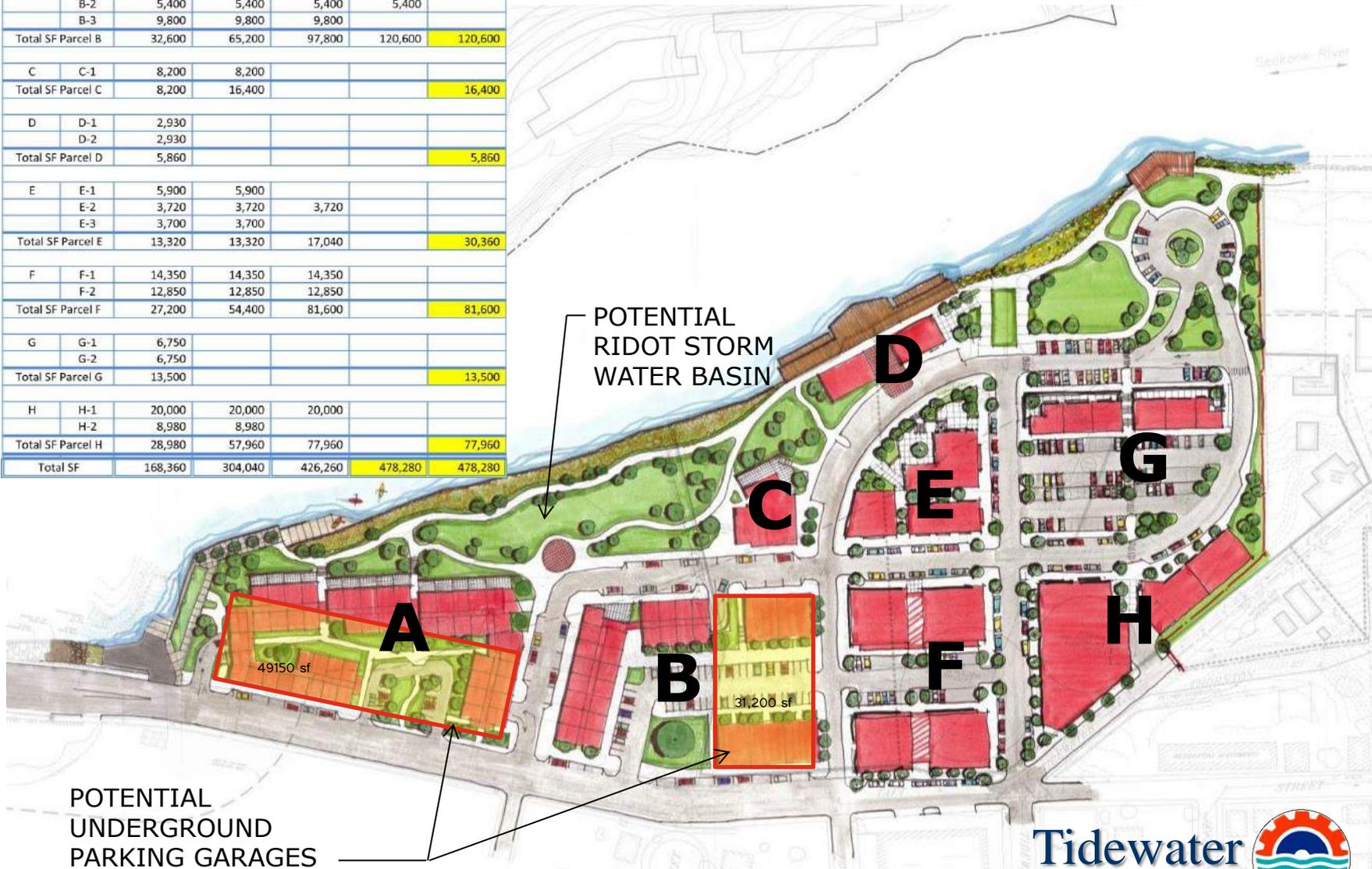


# Potential Development Parcel Plan



# Potential Building Footprint Plan

High Density Potential Development Parcel Square Footage per Building						
Parcel ID	Building	Footprint	Floor 2	Floor 3	Floor 4	Total
A	A-1	8,500	8,500	8,500		
	A-2	6,700	6,700	6,700		
	A-3	7,600	7,600	7,600		
	A-4	15,900	15,900	15,900	15,900	
Total SF Parcel A		38,700	77,400	116,100	132,000	132,000
B	B-1	17,400	17,400	17,400	17,400	
	B-2	5,400	5,400	5,400	5,400	
	B-3	9,800	9,800	9,800		
Total SF Parcel B		32,600	65,200	97,800	120,600	120,600
C	C-1	8,200	8,200			
	Total SF Parcel C		8,200	16,400		
D	D-1	2,930				
	D-2	2,930				
Total SF Parcel D		5,860				5,860
E	E-1	5,900	5,900			
	E-2	3,720	3,720	3,720		
	E-3	3,700	3,700			
Total SF Parcel E		13,320	13,320	17,040		30,360
F	F-1	14,350	14,350	14,350		
	F-2	12,850	12,850	12,850		
Total SF Parcel F		27,200	54,400	81,600		81,600
G	G-1	6,750				
	G-2	6,750				
Total SF Parcel G		13,500				13,500
H	H-1	20,000	20,000	20,000		
	H-2	8,980	8,980			
Total SF Parcel H		28,980	57,960	77,960		77,960
Total SF		168,360	304,040	426,260	478,280	478,280



POTENTIAL UNDERGROUND PARKING GARAGES

POTENTIAL RIDOT STORM WATER BASIN

# Schematic Perspective



# Early 3D Model of Phase 3 Mixed-use



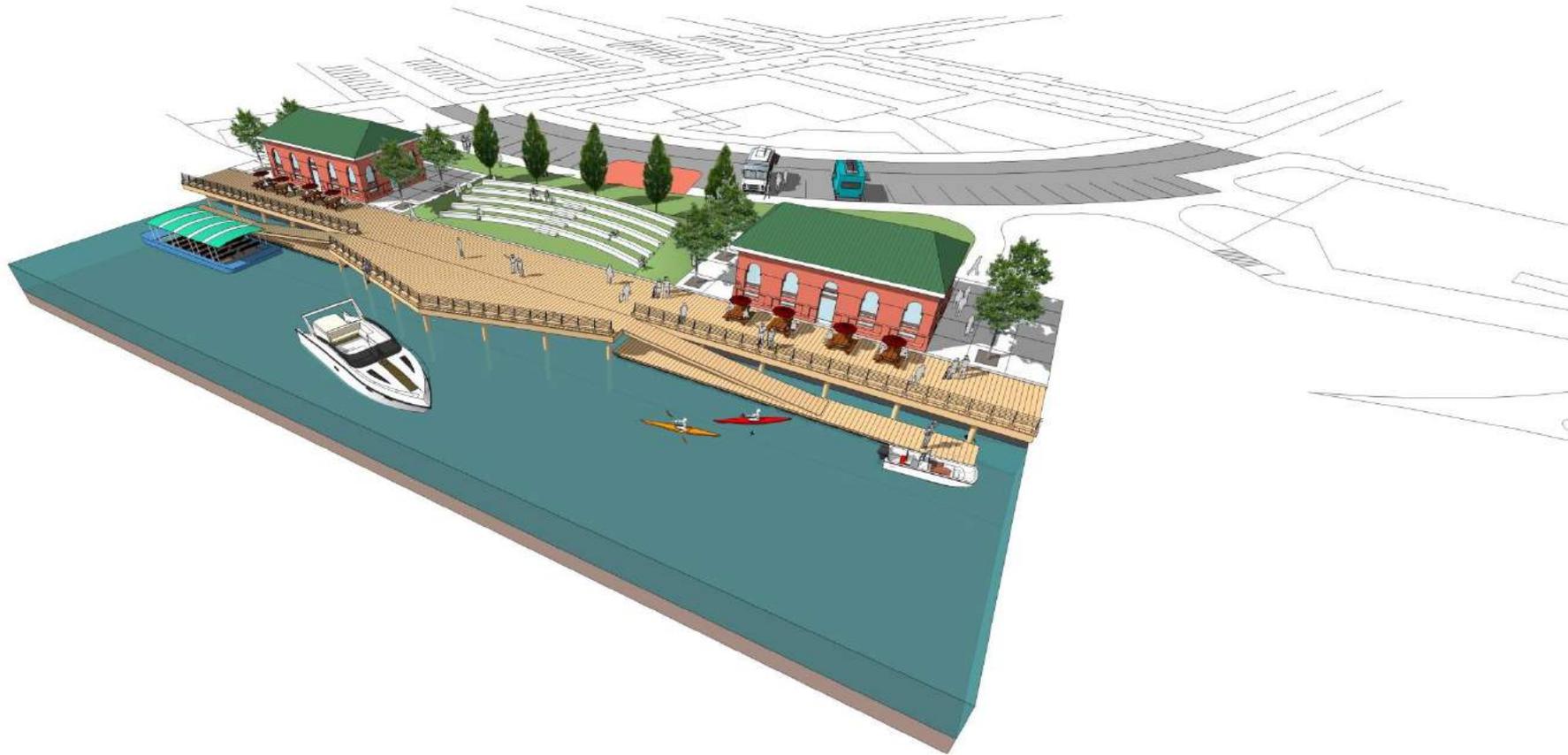
# Cross Section Perspective View of Boardwalk Development



# Parcel D Alternates



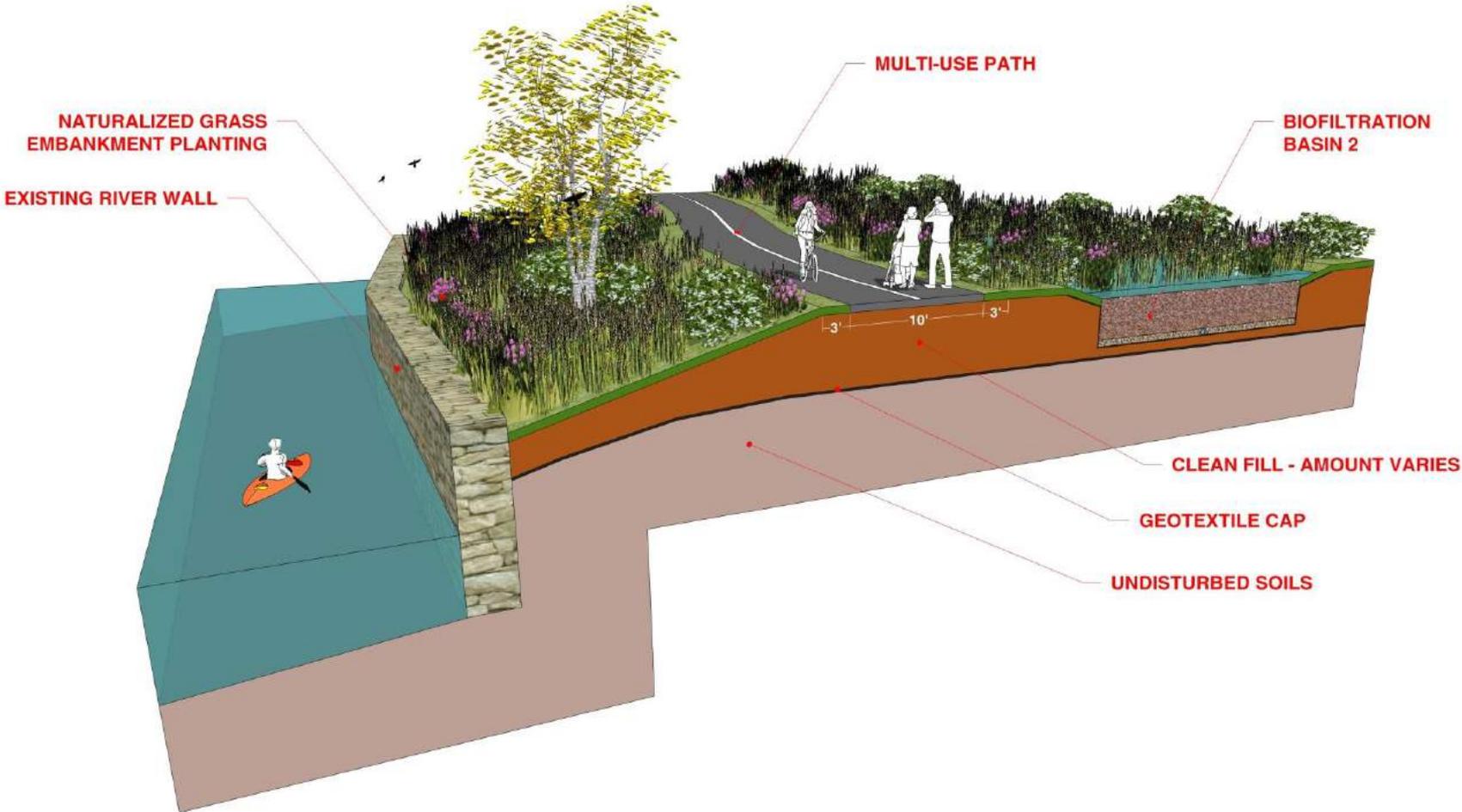
# Parcel D Alternates



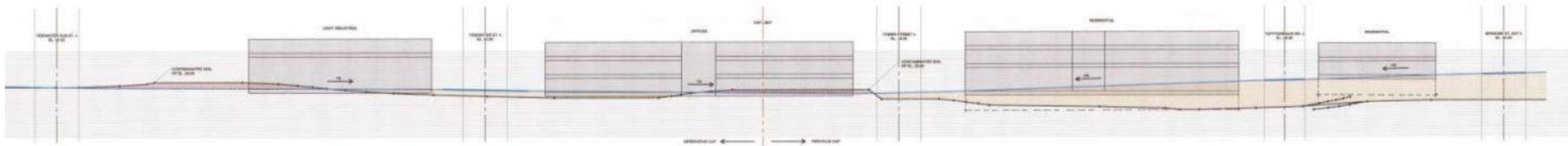
# Parcel D Alternates



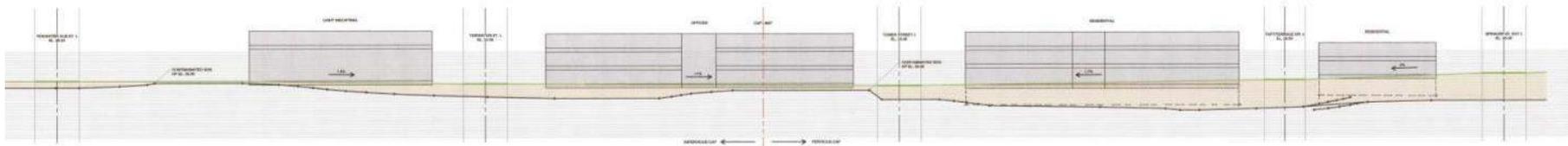
# Cross Section Perspective View of Multi-use Path



# North-South Cross Sectional Studies



2a UNNAMED LONG-AXIS ST. ALT. A -- SOME CUT  
SCALE: 1"=20'



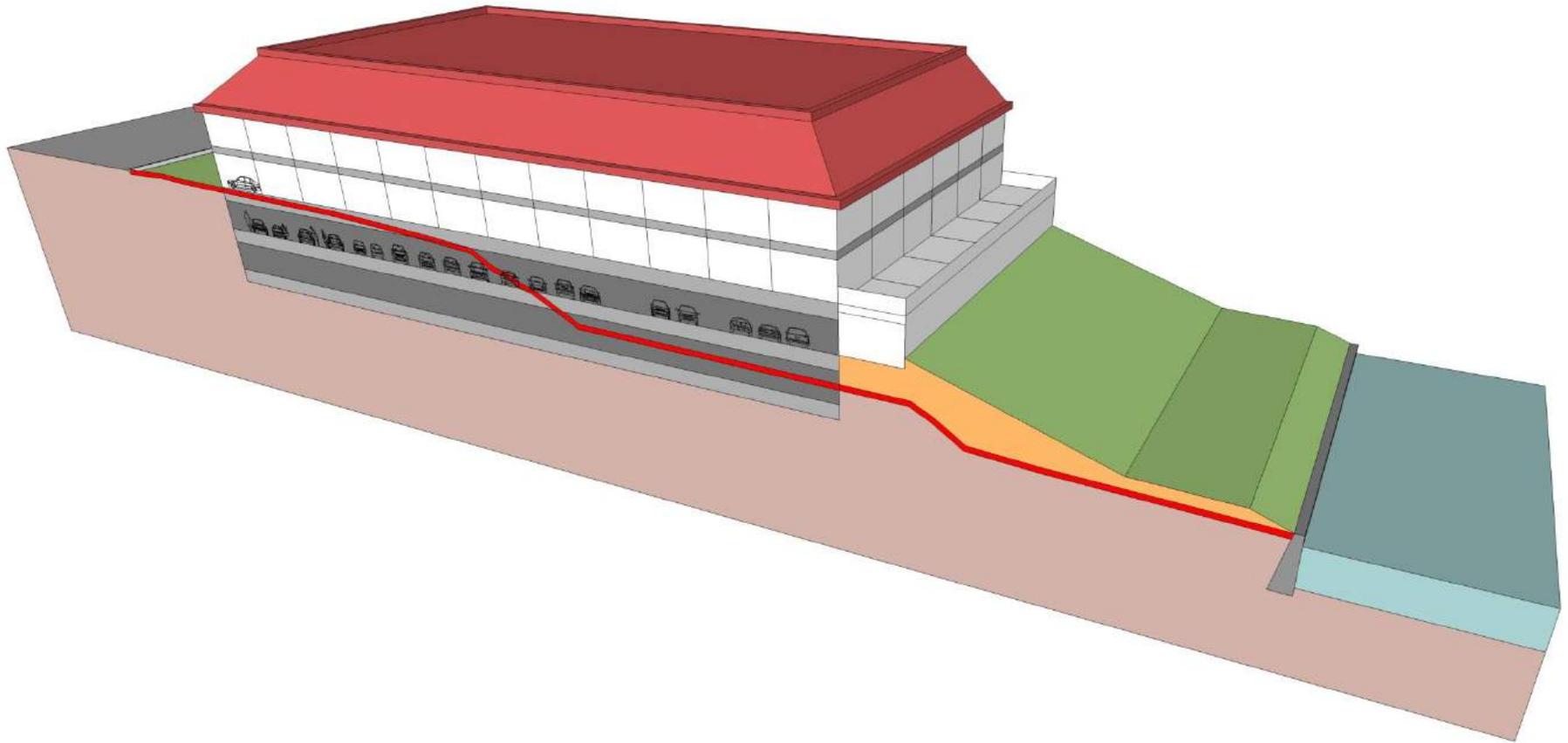
2b UNNAMED LONG-AXIS ST. ALT. B -- ALL FILL  
SCALE: 1"=20'

UNNAMED LONG-AXIS ST. (SOUTH TO NORTH) PRELIMINARY SITE SECTIONS



**Site Analysis and Conceptual Planning**  
City of Pawtucket  
October 2015

# Parcel A Section Depicting Underground Parking



## 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**

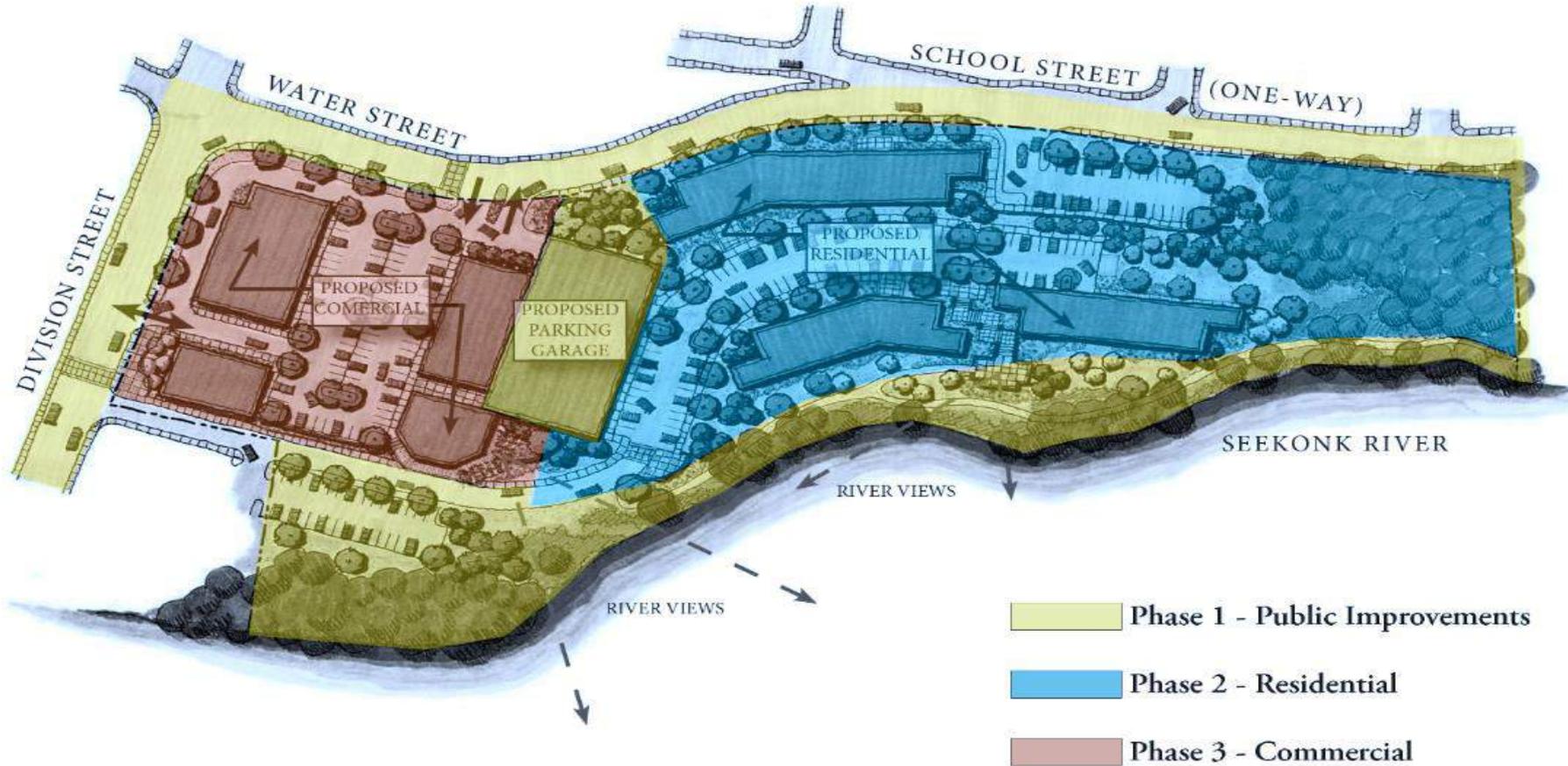
- *Over next 10 years the anticipated demand for office space in Pawtucket is about 125,000 S.F. Half of that figure can be met with existing vacant inventory.*
- *Projecting historic trends forward, Pawtucket is likely to account for only a small fraction of the region's office utilizing jobs.*
- *The City will need to aggressively market itself as an advantageous and affordable place to do business in order to capture a greater share of r=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 Americas journey though 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 though contributions in the lodging sector, followed by bars and restaurants....."*

# Questions & Comments

