

ARCTIC DISTRICT

West Warwick, Rhode Island

November 10, 2005



Project Schedule

- Analysis (Dec - Jan)
- Alternatives (Feb - Mar)
- Master Plan (Mar - May)
- Implementation Strategy (Oct - Nov)



Master Plan Purpose

Flexible framework,
identifying:

1. Scale and character
2. Policy changes and need for incentives
3. Public improvement projects
4. Significant architectural and open space resources
5. Potential for private redevelopment
6. Implementation strategy



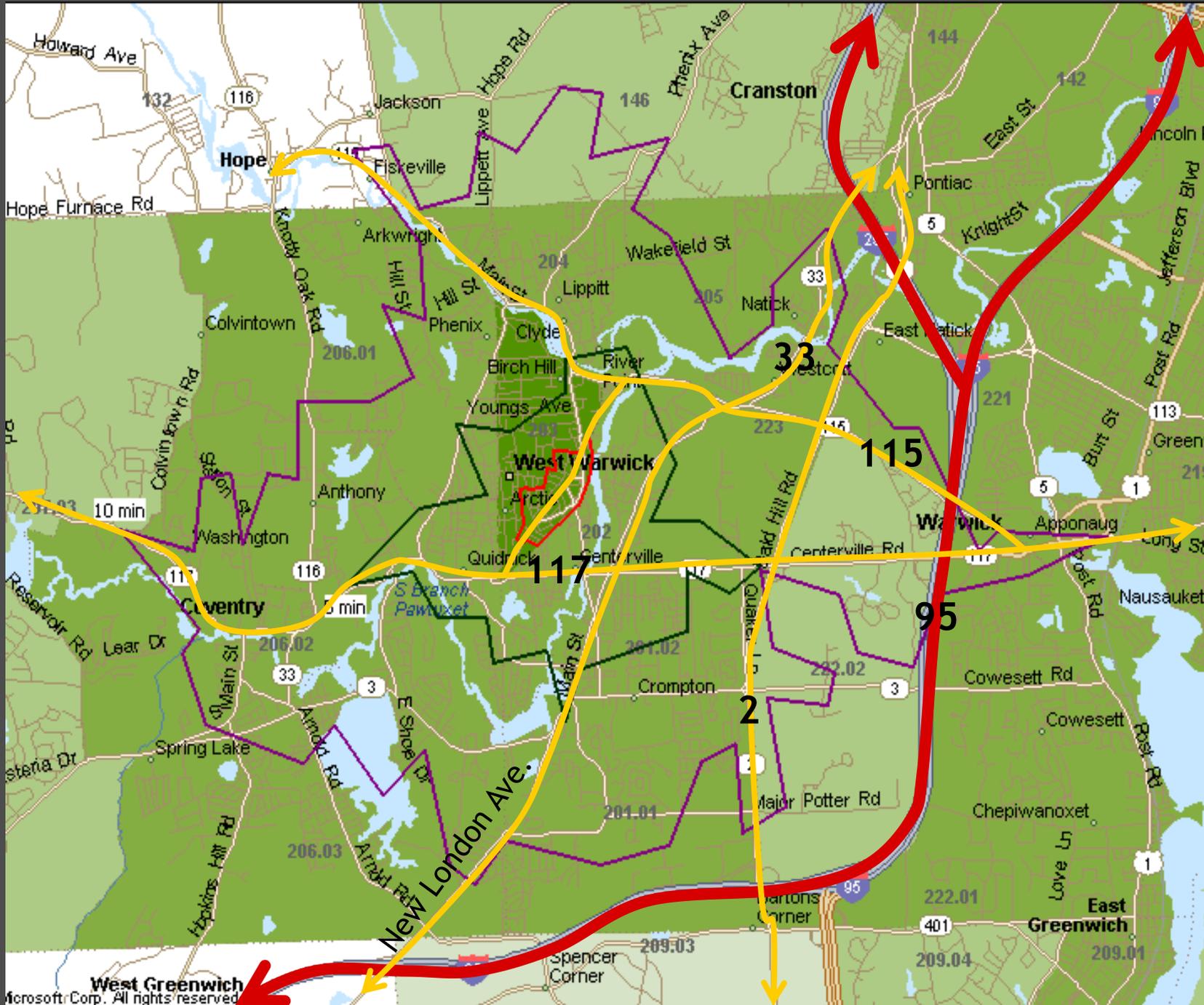
Agenda

1. Development Context
2. Vision and Design Guidelines
3. Development Opportunities
4. Implementation Strategy

Development Context



Location + Access



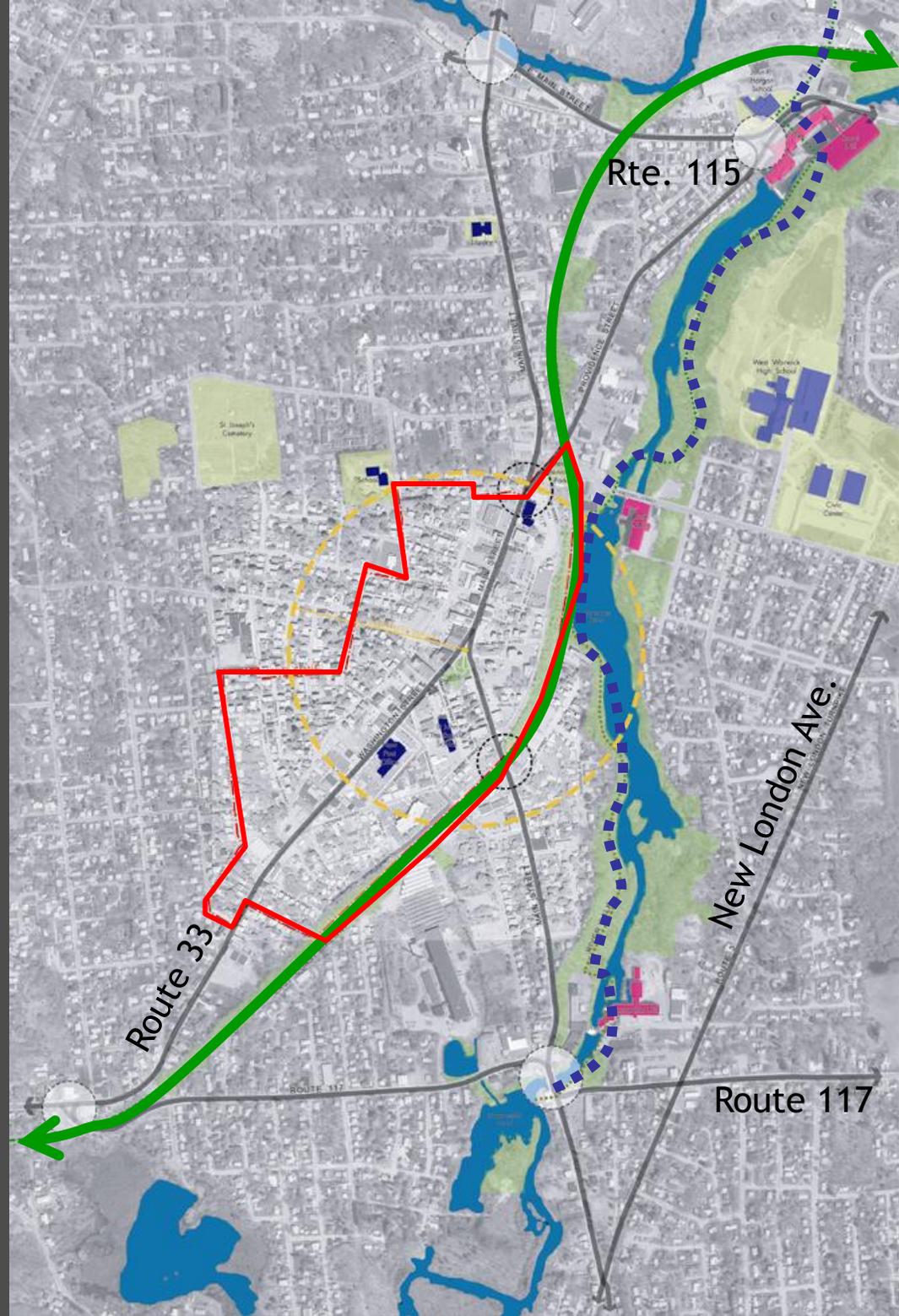
Regional Network

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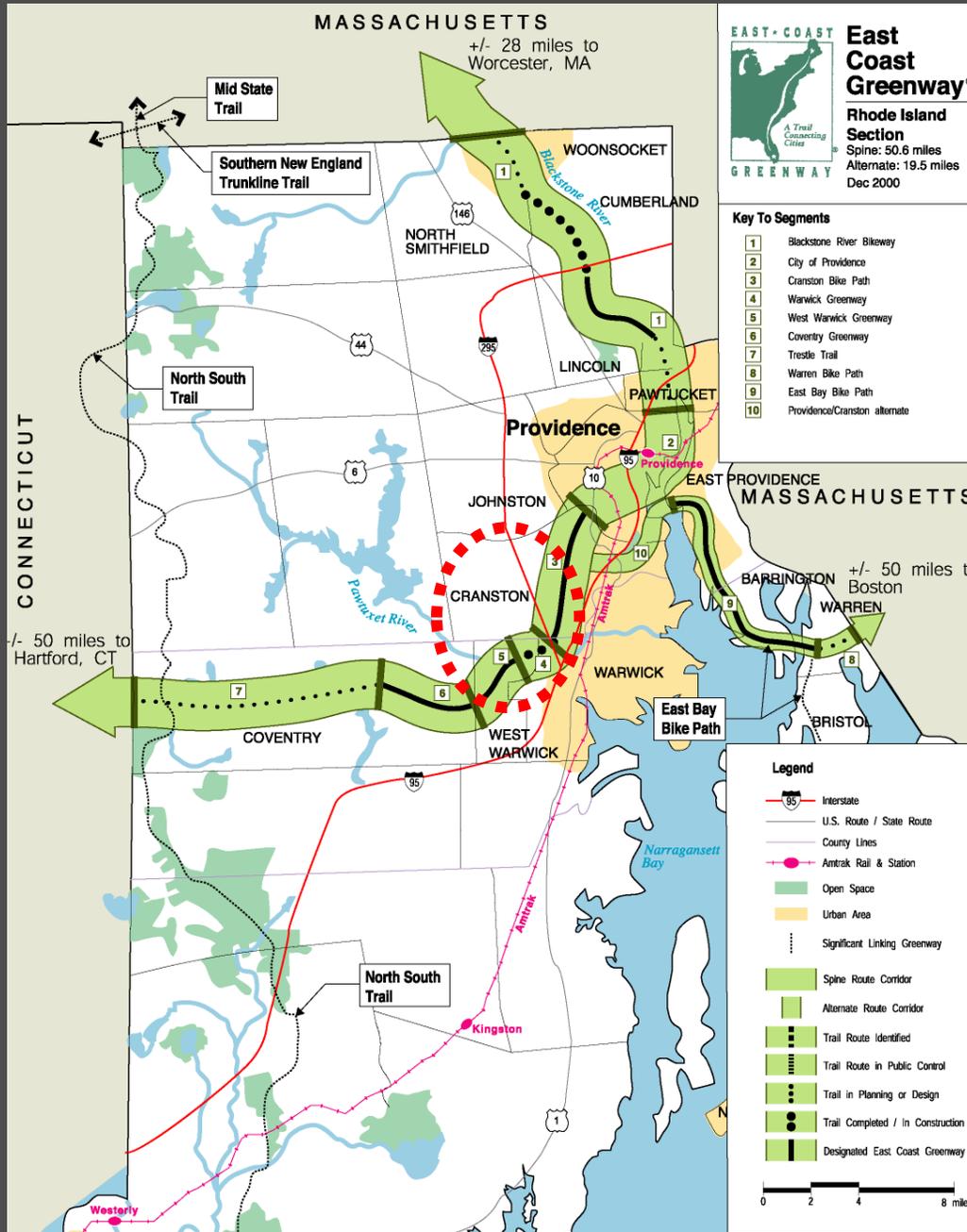
Location + Access



Local amenities + developments



Location + Access



East Coast Greenway as regional connector



Open Space Investment

- 55-mile Valley and Village section connecting Providence and Coventry
- Proposed Pawtuxet River Walk
- Village gazebo park



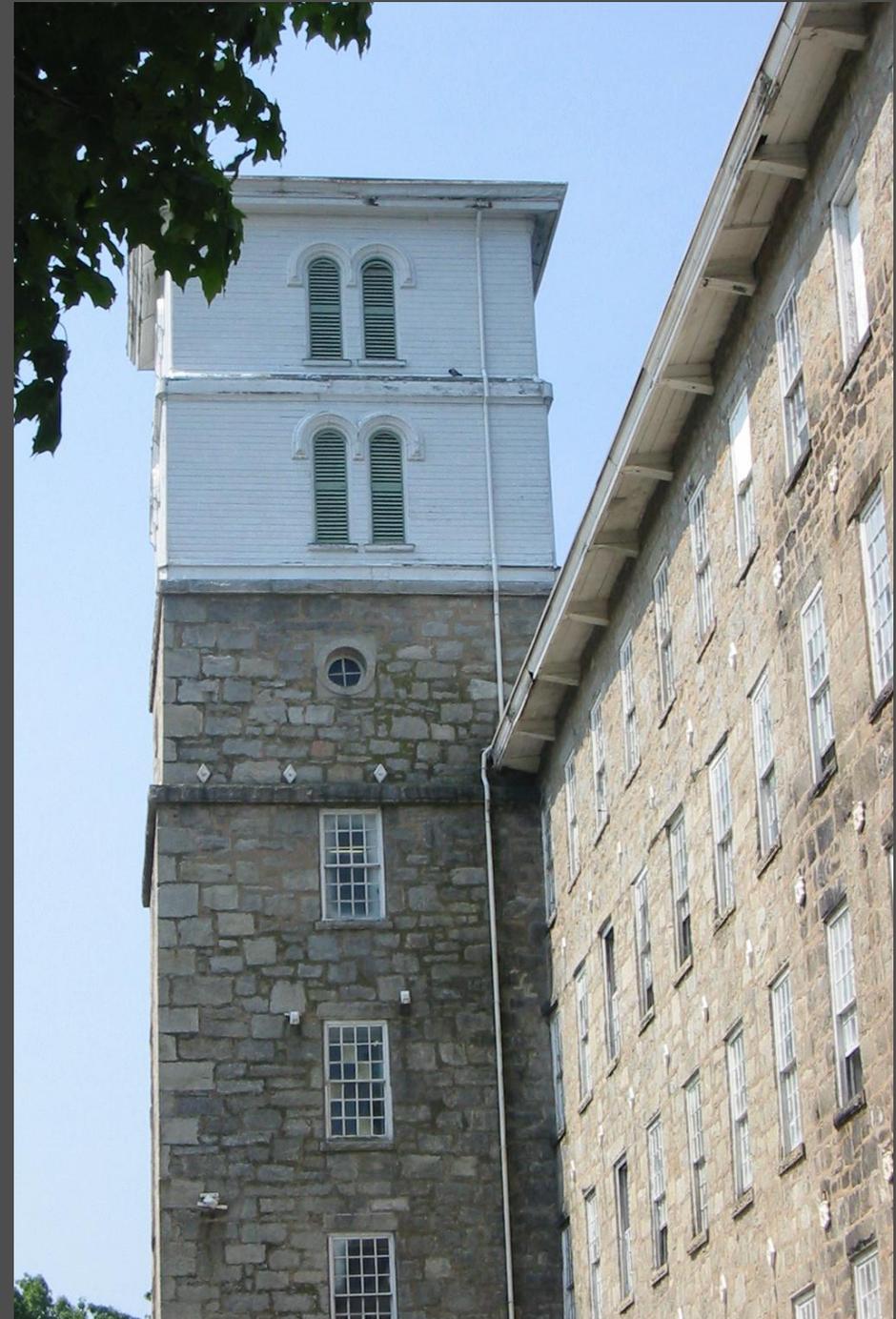
Building Fabric

- Historic buildings/landmarks
- Adaptive reuse potential
- Infill opportunities



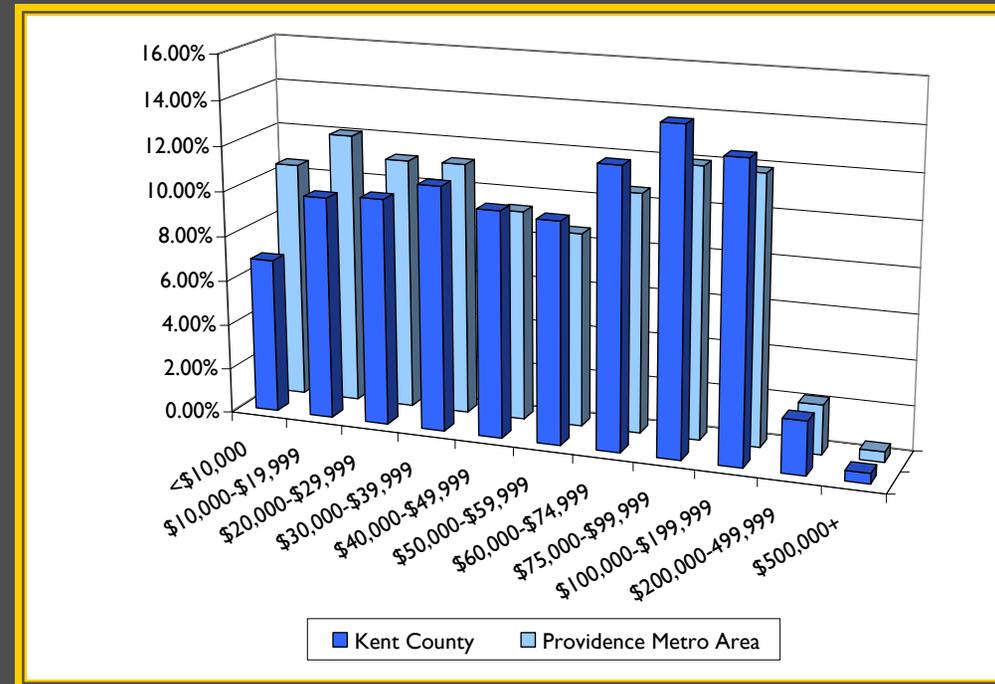
Real Estate Market

- Proximity to Providence metropolitan area
- Steady population growth
- Close to all major retailers
- Market potential:
 - Specialty retail
 - Residential



Specialty Retail Attributes

- Capitalizes on historic village environment
- Draws from a large trade area like a regional shopping center
- Contains establishments such as restaurants, cafes, bookstores, bicycle shops, stationery shops, music stores, jewelry stores, and others.



Specialty Retail Potential

Kent County 2009 Specialty Retail

2009 Specialty Sales	\$577,733,136
Specialty SF at \$300/sf	1,925,777 sf

West Warwick 2009 Capture

Capture Rate	1%	2%
Supportable Specialty Sales	\$5,777,331	\$11,554,663
Net New SF	19,258	38,516

Residential Potential

Residential:

- Households attracted to study area are likely to be urban-inclined
- Must be at an income threshold to support newly built housing

Type	Household	
units	Income	#
Townhomes	\$75,000+	107
Higher-End Multifamily	\$75,000+	122
Moderate Multifamily		

Development Opportunity



Development Opportunity

- Upper Main
- Lower Main
- Lower Washington



Development Opportunity

Lower Main Street

- Gateway location
- 7 property owners
- Ground floor retail and housing mix along Main Street
- Multi-family residential along Legionway and bike path
- Reuse or redevelopment of St. James church



Development Opportunity

Upper Main Street

- Gateway/riverfront location
- Major owner is Town
- Improve Town Hall
- Ground floor retail and housing mix along Main Street
- Multi-family residential along Legion Way and bike path



Development Opportunity

Lower Washington

- Gateway location
- Retail center potential 175,000 to 200,000 sf or combination of retail + residential
- Grocery store, small box retail and inline shops fronting Washington
- 100+ property owners



Development Opportunity

Potential Program

	Retail	Office	Residential	Public Facilities
Upper Main			14 units	23,000 sf
Lower Main	14,000 sf	14,000 sf	51 units	
Lower Washington	178,000 sf		85 units	
Total	192,000	14,000 sf	150 units	23,000 sf

Parking at 1/200 sf for retail, 1/300 sf for mixed commercial, 2/unit residential

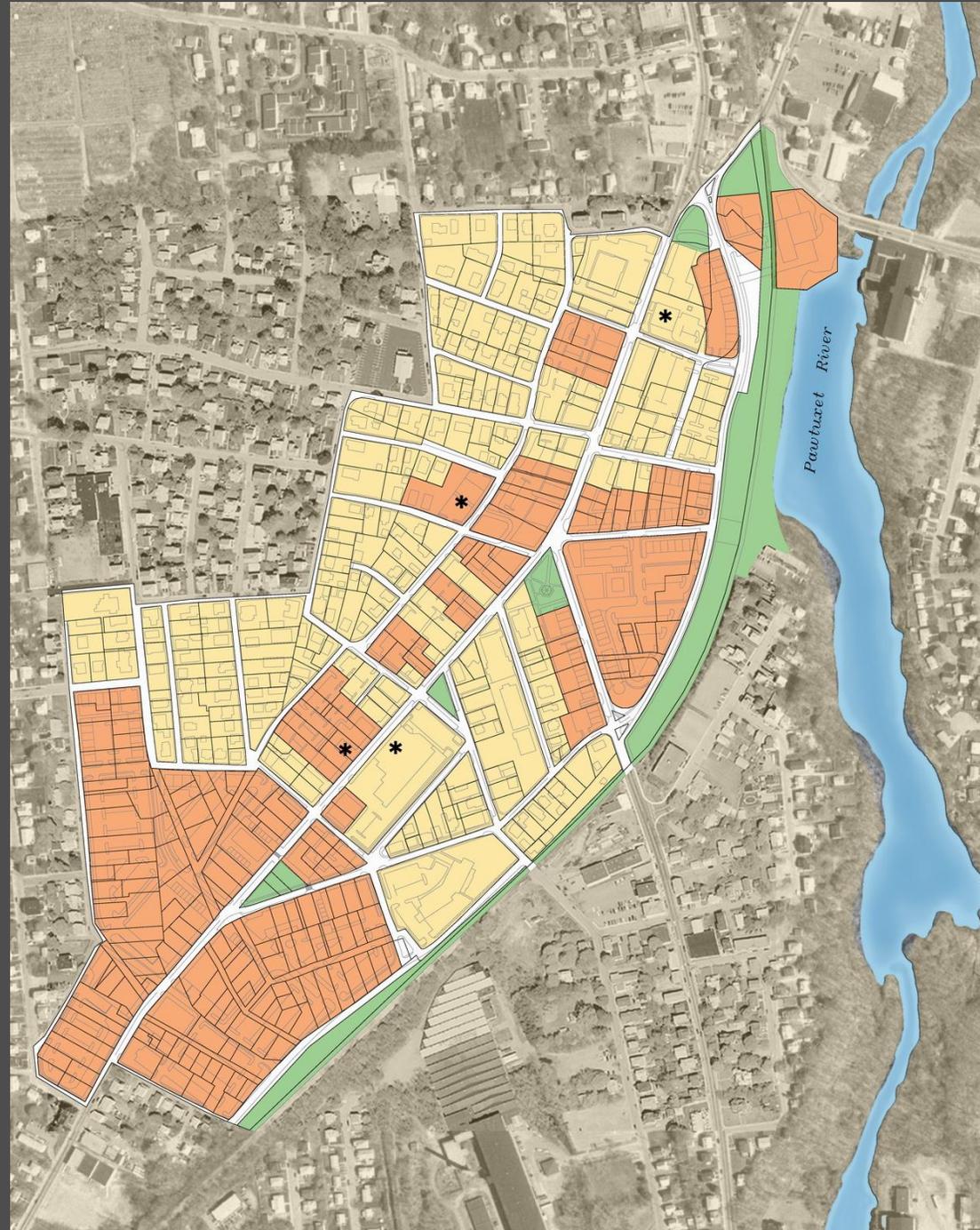
Design Guidelines + Town Vision



Development Principles

Build on unique character of the Town center

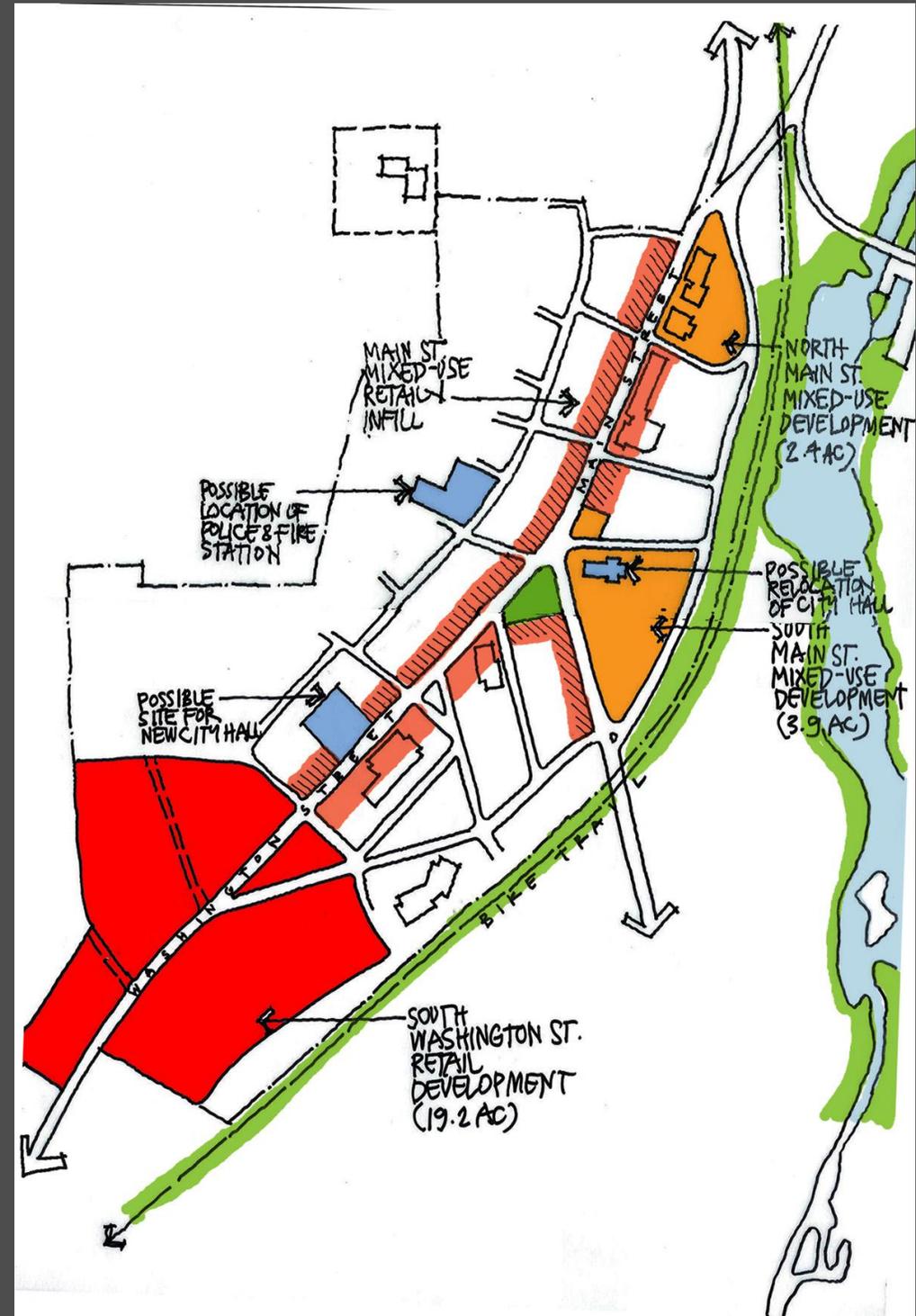
1. Reinforce the civic realm
2. Connect to the riverfront and bicycle path
3. Focus on main street retail
4. Encourage adaptive reuse
5. Make the downtown a neighborhood
6. Connect to the neighborhoods



Design Guidelines

Main Street/Washington

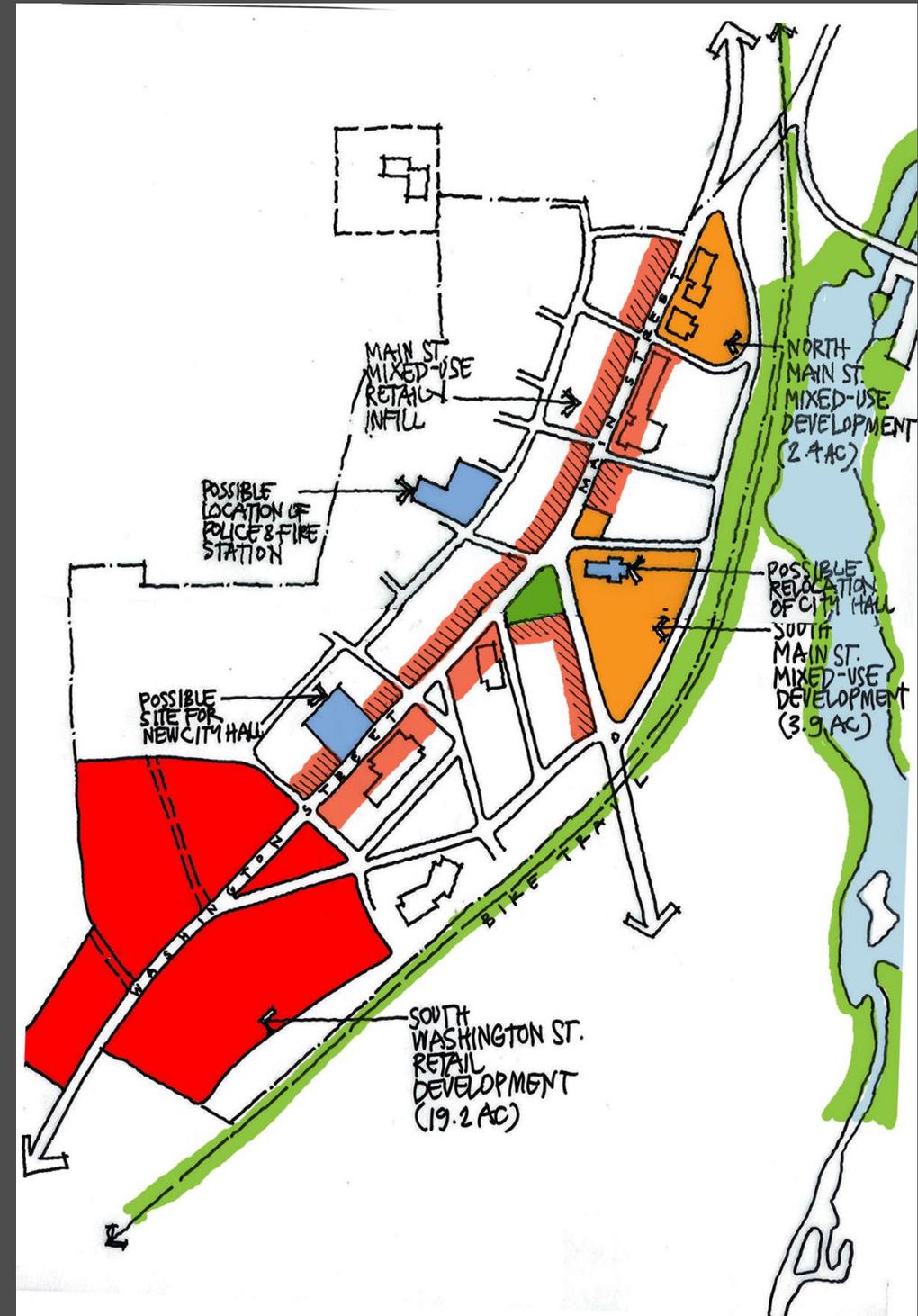
- Two to six story buildings
- Consistent street wall
- Main entrance on primary streets
- Minimize long façades
- Ground level transparency
- Define street corners
- Minimize surface parking lots on main streets
- Architectural compatible with existing historic buildings



Design Guidelines

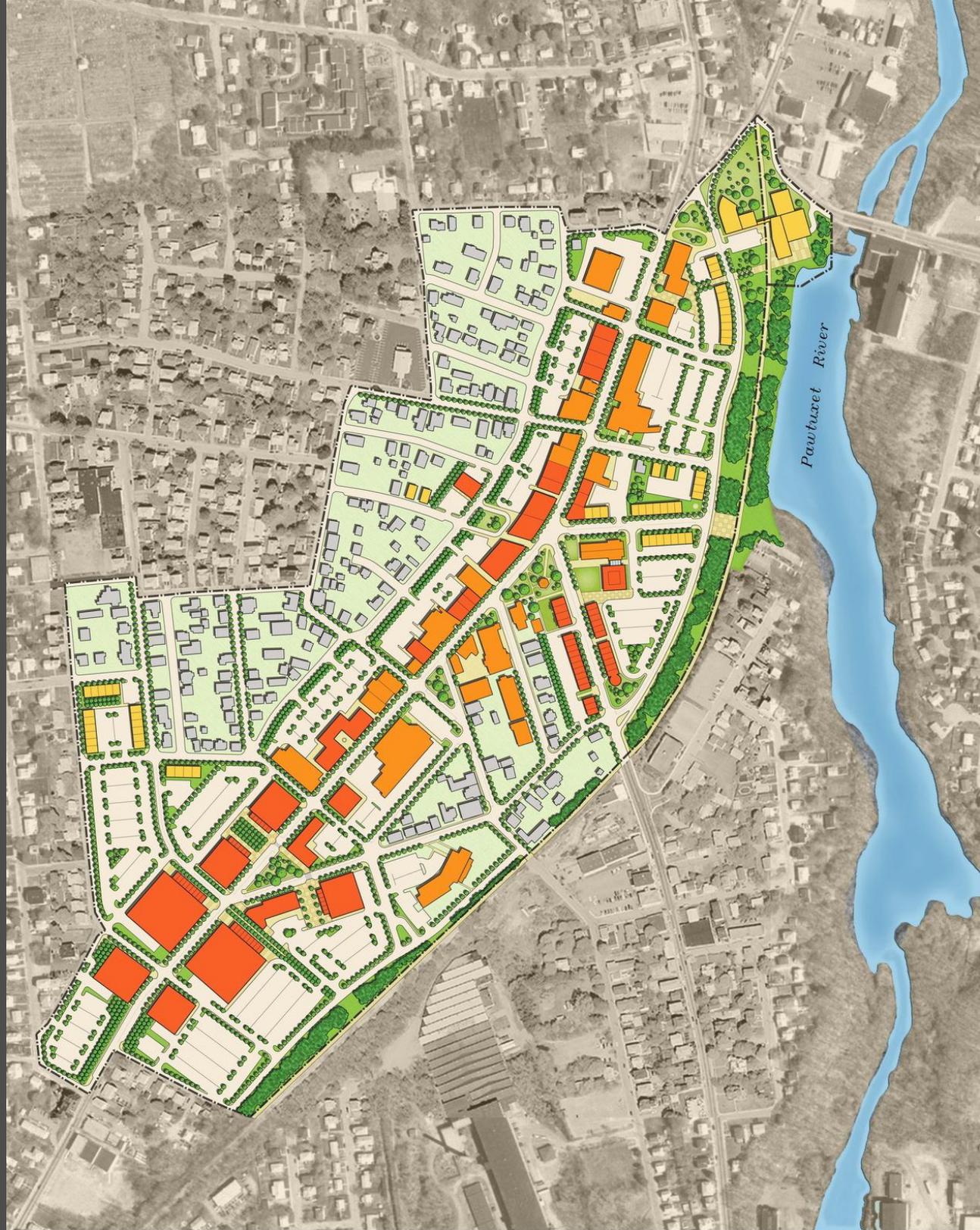
Surrounding Neighborhood

- Three to four story multifamily residential
- Minimum 10 foot setback from street to create landscape character and/or landscaped entry court
- All parking in rear



Town Vision

- Vision
- Guideline
- Framework
- 15-20 year plan

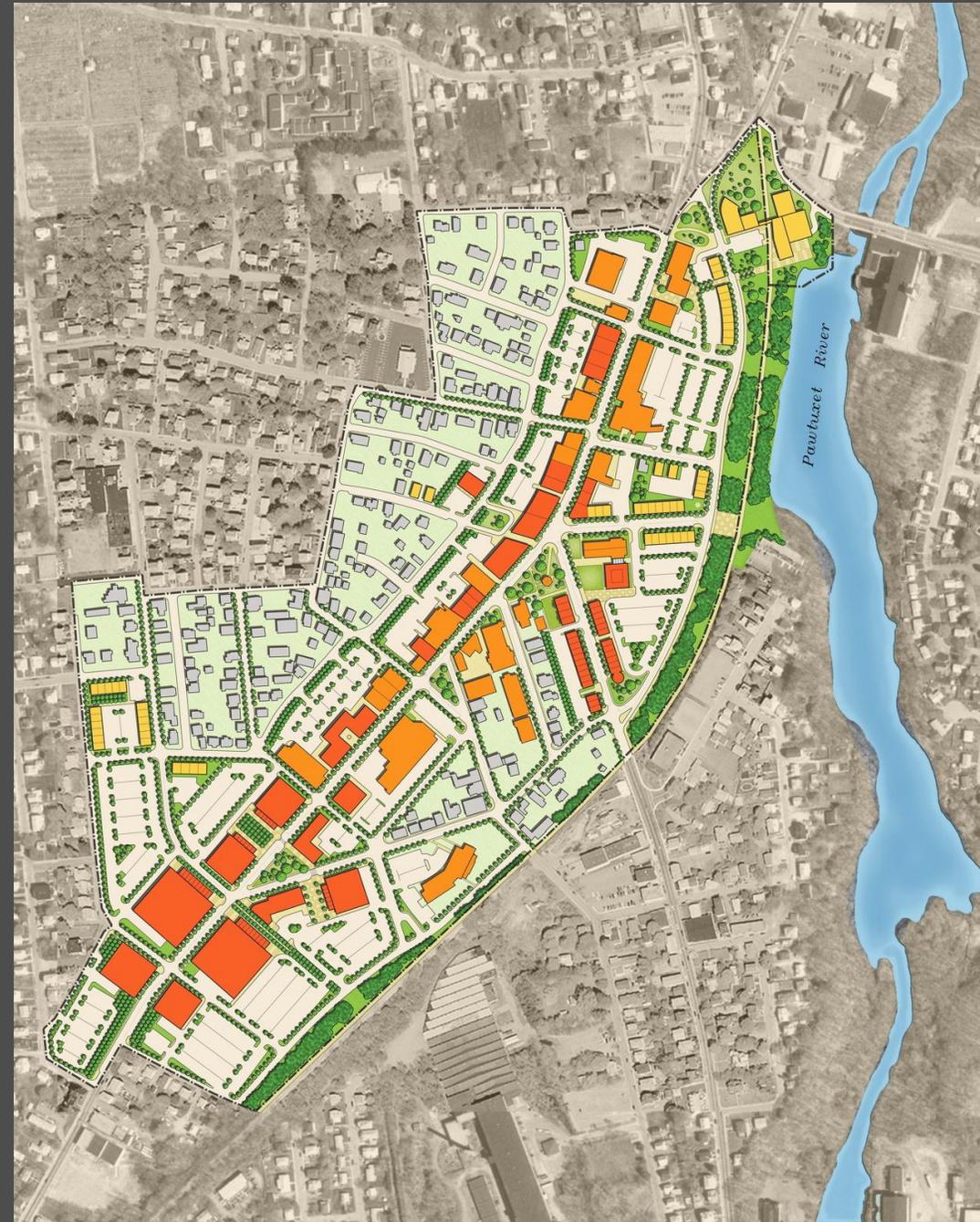


Implementation Strategy



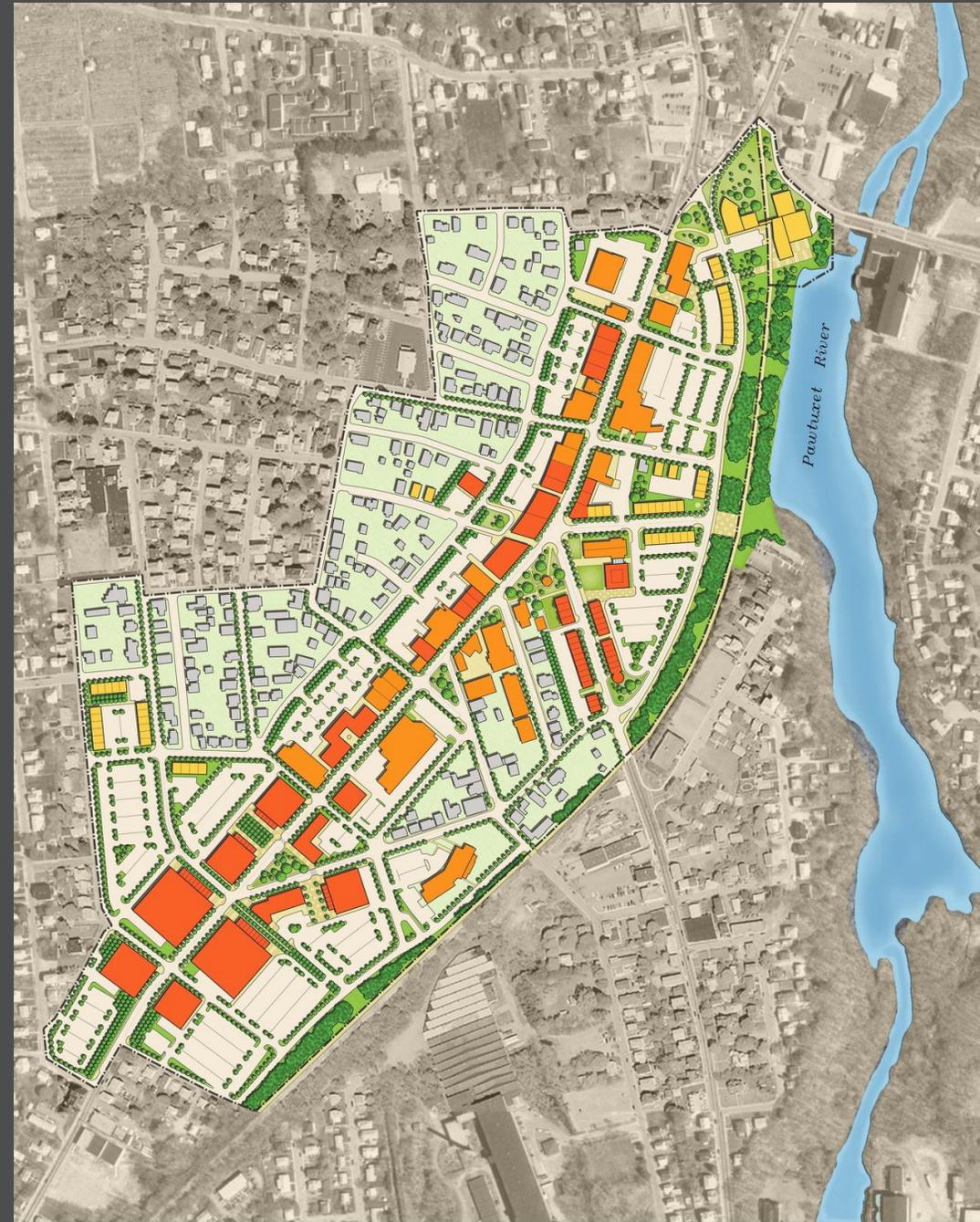
Implementation Strategy: Planning and Development Process

1. Finalize master plan
2. Development Commission and Town Council approval
3. Rezoning/redevelopment plan/historic district
4. Individual private projects subject to review
5. Public improvements/incentive strategies
6. RFP only for land that Town acquires
7. 15 - 20 year build out



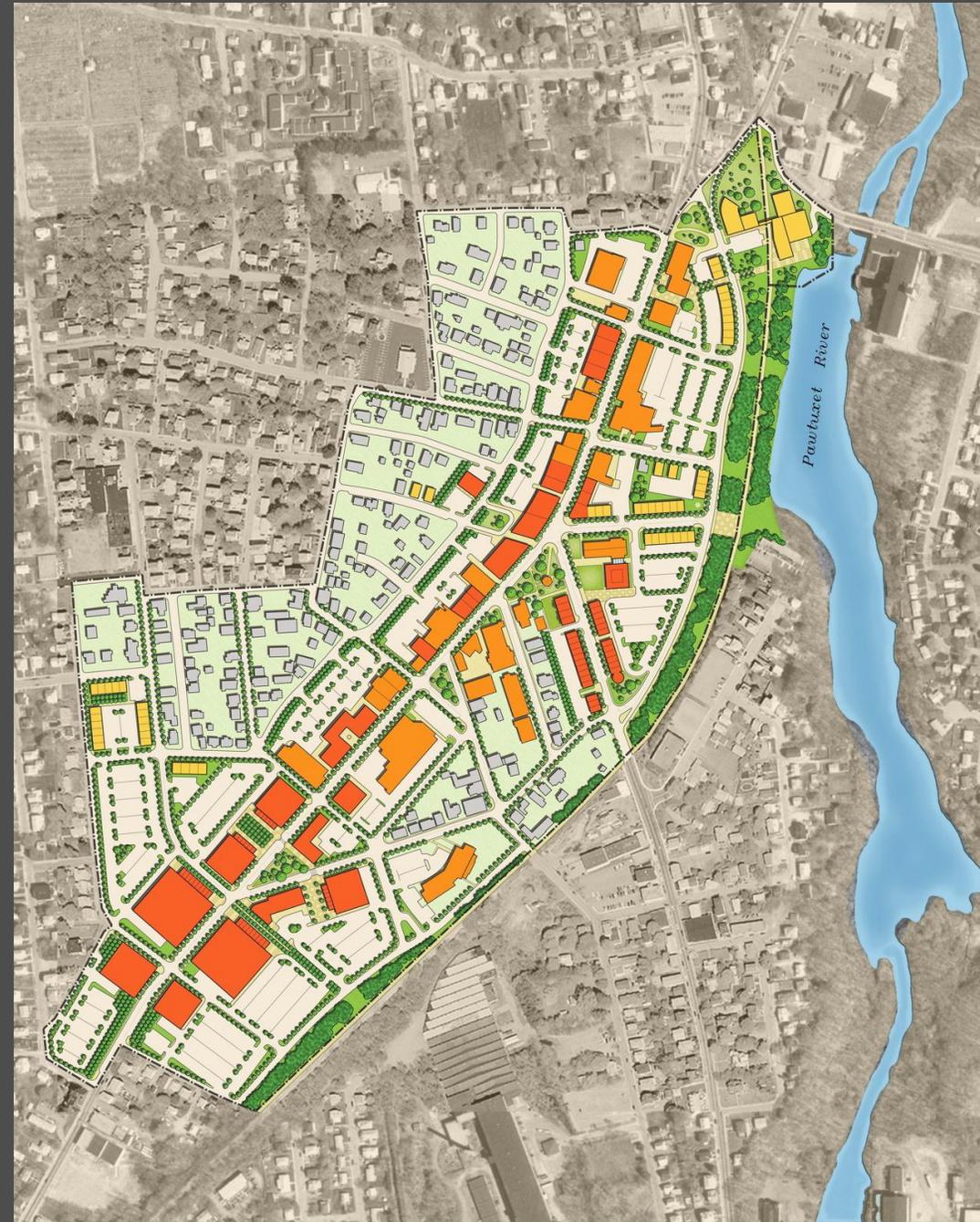
Implementation Strategy: Menu of City Incentives

- Policy changes (zoning, streamlined approvals, historic district)
- Real estate data and information
- Facade improvement matching funds
- Capital improvements (streets, parks, utilities, public facilities)
- Tax abatement/ tax increment financing
- Strategic land acquisition



Implementation Strategy: Menu of State/Federal Incentives

- MEDZone
- Historic tax credits
- Low income tax credits
- Employment incentives
- Grants: open space, transportation, economic development



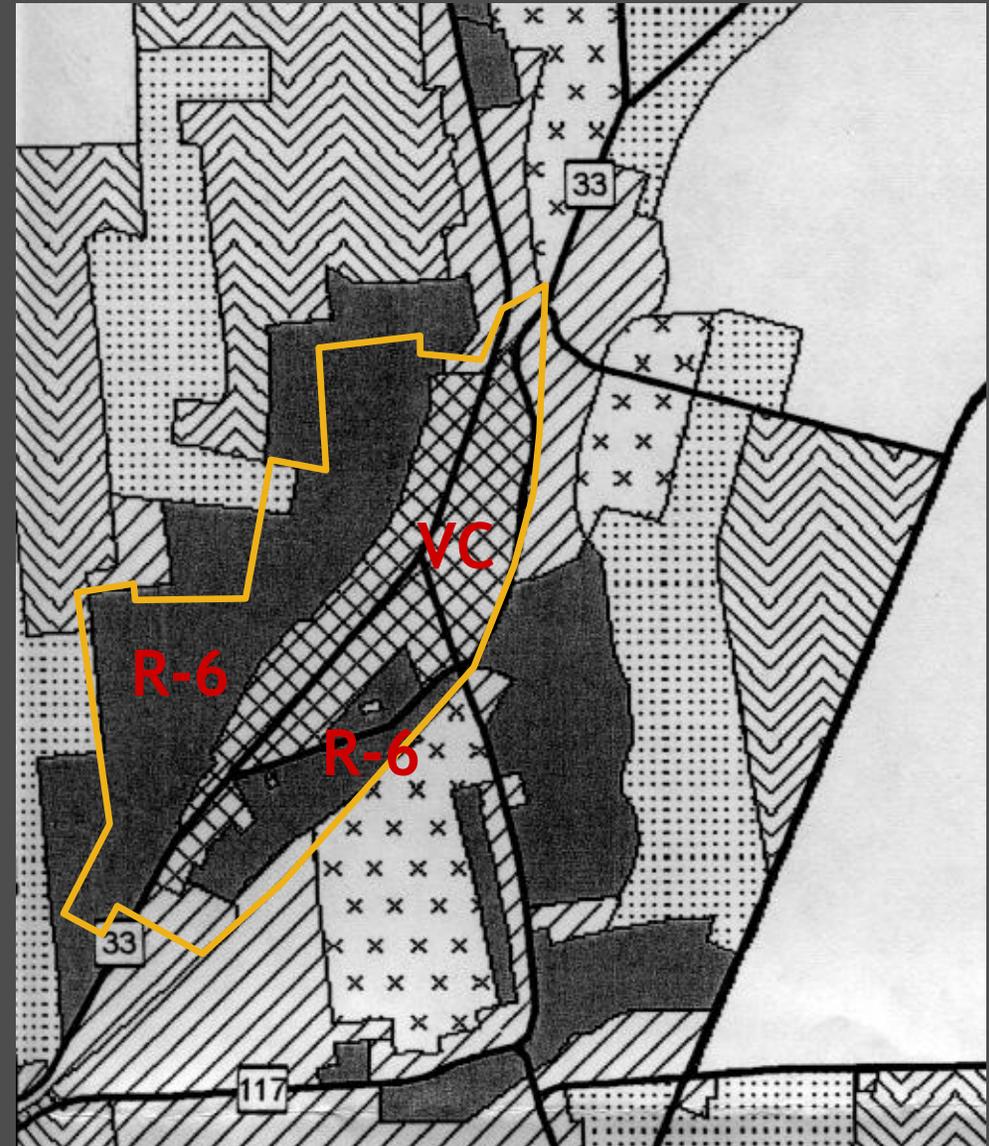
Zoning Changes

Existing:

- Village Commercial and R-6

Proposed changes:

- Encourage multi-family dwellings and specialty retail
- Reduce setback requirements to zero lot line
- More consistent height limit of 4 to 6 stories maximum
- Allow for shared parking



Implementation Strategy: Phasing of Capital Projects

Short Term

- Two-way streets
- Riverwalk North
- Main Street utilities

Mid Term

- Riverwalk south
- Washington Streetscape
- Legion Way

Long Term

- New side streets
- Public facilities

Implementation Strategy: Roles and Responsibilities

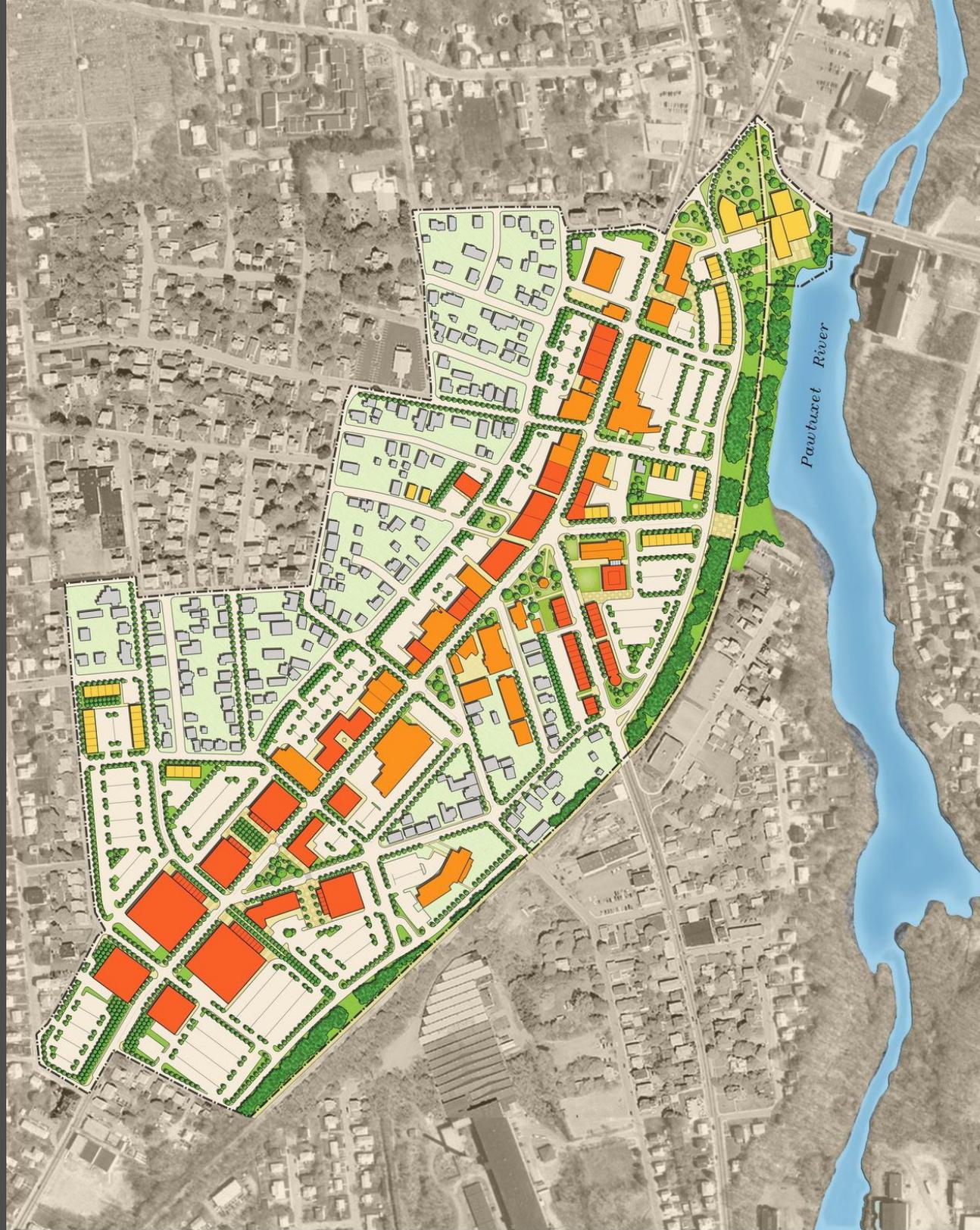
Town Council:	Approval of master plan and incentive packages
Town Administration:	Financial management and department coordination (public works, parks/recreation, planning)
Development Commission:	Council-appointed; economic development; negotiate and lead on development issues on behalf of Council
Arctic Village Association:	Voluntary association; liaison with existing businesses
Private Sector:	Land assembly, real estate development

Implementation Strategy: Roles and Responsibilities

Planning Board:	Approve zoning changes; review individual projects
Zoning Board:	Approve zoning and parking waivers
Recreation Commission:	Bicycle path, Town parks and recreation facilities
Riverwalk Commission:	Short term entity focused on Riverwalk implementation

Town Vision

- Vision
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MED Zone Incentive

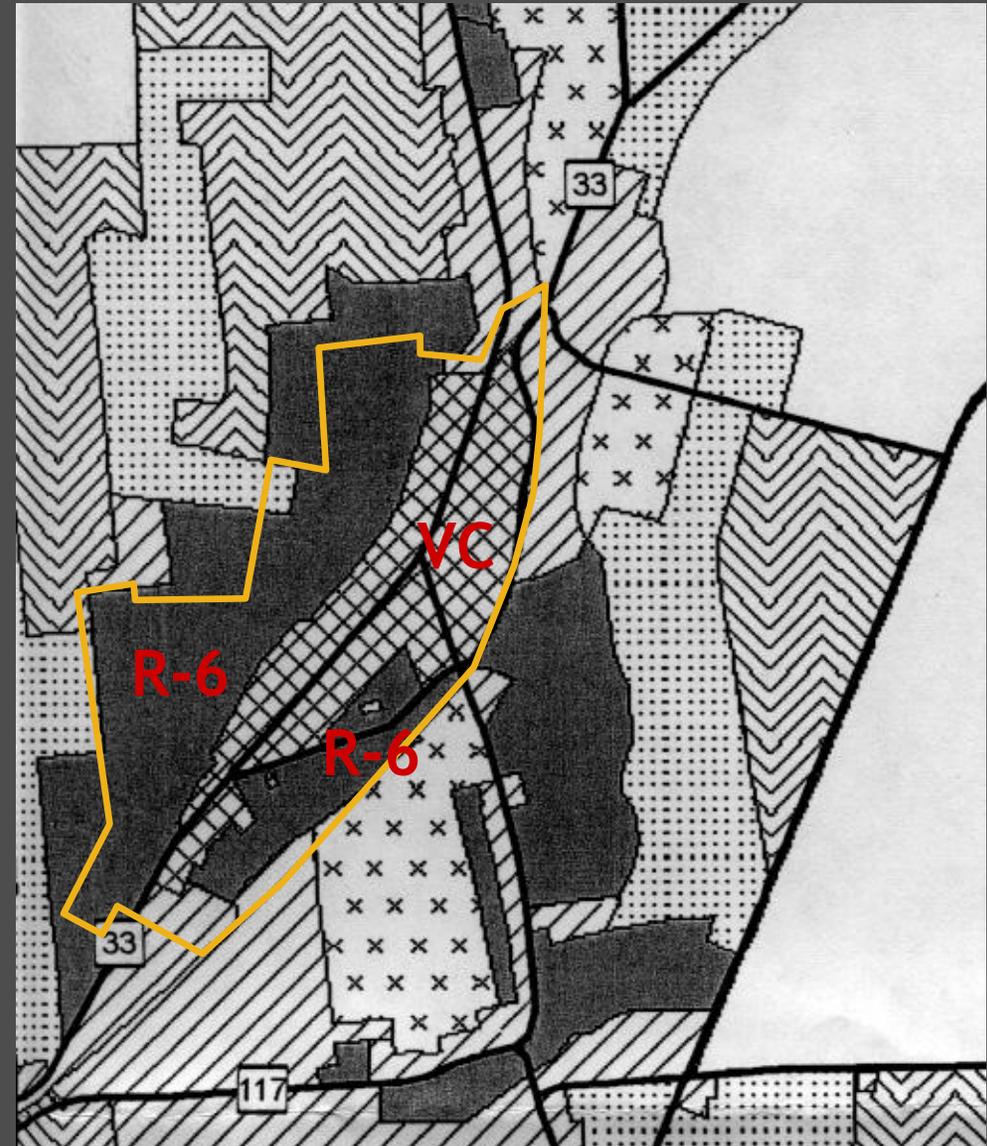
- 50% sales tax exemption
- Remaining taxes returned to Town for use in Zone
 - Infrastructure
 - Capital improvements
- 10 year-duration from first project
- Non-eligible retail: gambling, motor vehicles, furniture, home furnishings, tobacco, packaged alcoholic beverages
- Gives Town sweeping eminent domain powers



Zoning

Village Commercial

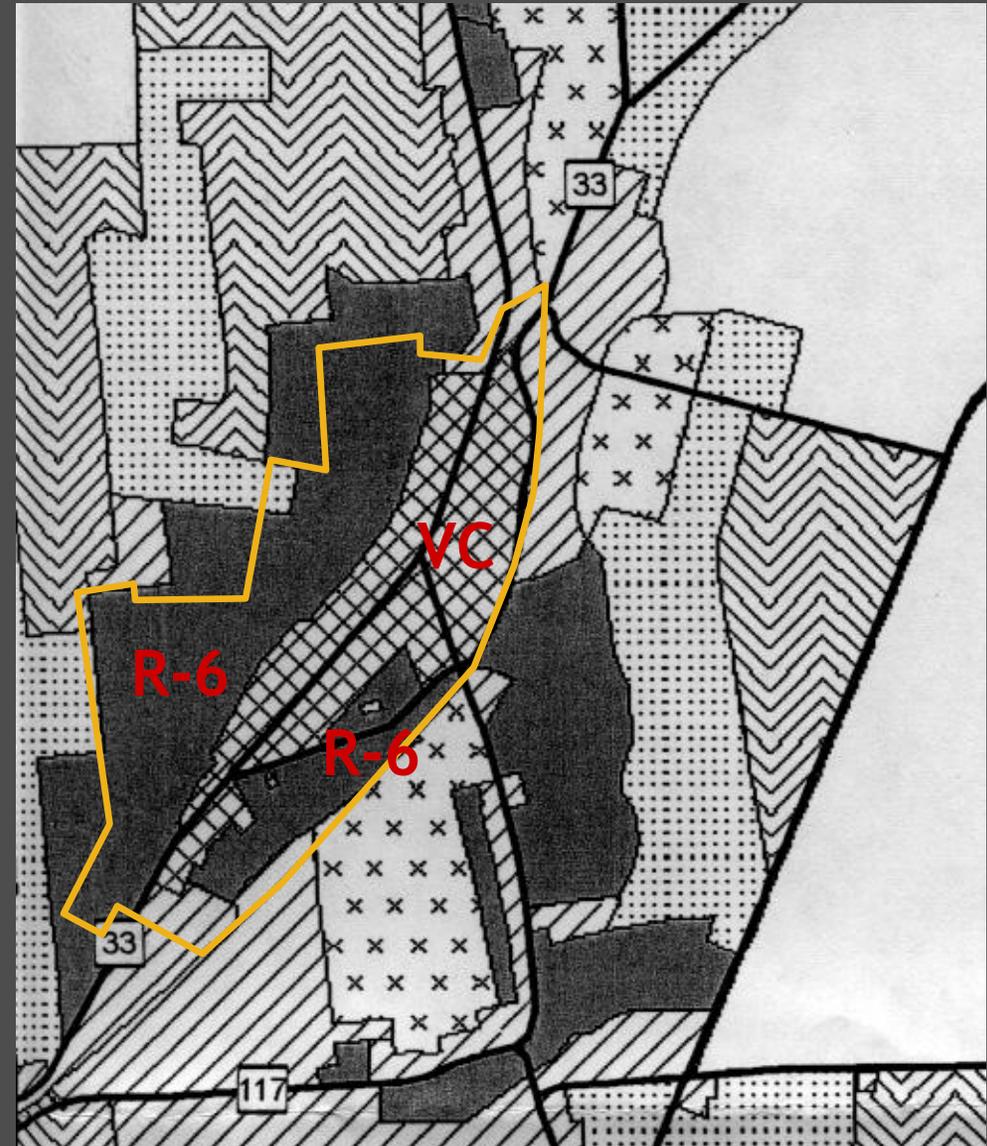
- Two-family and multi-family dwellings allowed under Special Permit
- Department and variety store allowed under Special Permit
- Gas stations not allowed
- 90 feet height maximum
- 5 feet min. front yard set back



Zoning

Residential (R-6) - Minimum
6,000 sf

- Multi-family dwellings allowed under Special Permit
- 20 feet minimum front yard
- 3 story, 35 feet max. height
- 30% maximum building lot coverage



Zoning

Parking Requirements

- Residential 2/du
- Elderly housing 1/du
- Business, retail 1/200 sf
- Restaurant 1/90 sf + employee

