

# Documentation for the Designation of the Arctic Village Redevelopment Area

**The Cecil Group, Inc.  
Robinson & Cole LLP**



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## ACKNOWLEDGEMENTS

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## 1.0 THE ARCTIC VILLAGE REDEVELOPMENT AREA

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### 1.1 Purpose and Previous Study

The purpose of this report is to document the existence of blighted and substandard conditions and blight within Arctic Village, and to define the boundaries of the redevelopment area based upon those conditions. Defining the redevelopment area is being done in conjunction with the establishment of a redevelopment agency by the Town of West Warwick, and is part of the implementation plan outlined in the *Arctic Village Redevelopment Strategy*, July 2012.

The boundaries of the proposed Arctic Village Redevelopment Area (the “Redevelopment Area”) are a result of two processes: public workshops and input from the Steering Committee that guided the production of the *Arctic Village Redevelopment Strategy* (the “*Redevelopment Strategy*”) and the investigation and documentation of blighted and substandard conditions discussed within this report. The center of the proposed Redevelopment Area corresponds with the

center of Arctic Village. The core of the Washington Street/Main Street business area is located within the proposed Redevelopment Area.

The Cecil Group team looked at market demand, current land use and land ownership patterns, historic development patterns, the susceptibility of some parcels to change from one use to another, and current vacancy patterns. The proposed Redevelopment Area extends beyond the initial Study Area, as shown in the *Redevelopment Strategy*, in the southeast corner to include vacant land contiguous with Centreville Mill. It also includes the residential neighborhood to the east of lower Main Street as this area contains a mix of business uses, single-family and multifamily homes. The Pawtuxet River is a major asset to the community that will play an important role in the overall redevelopment of the area.

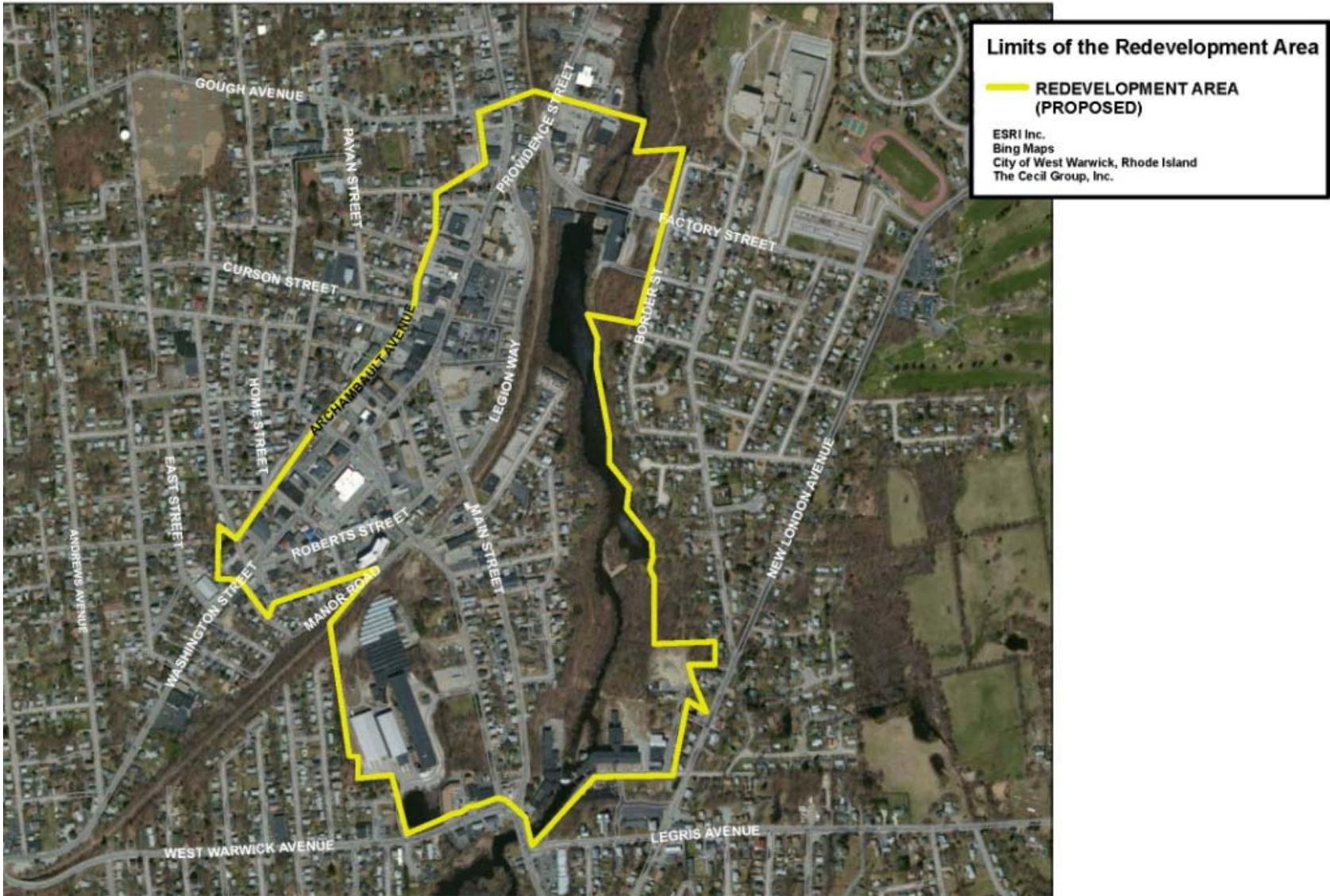


Figure 1 Arctic Village Redevelopment Area

## 1.2 Description of the Redevelopment Area

That certain tract of land shown on *Figure 1: Arctic Village Redevelopment Area* situated in the Town of West Warwick, Kent County, the State of Rhode Island, which contains the following parcels as designated on the Town of West Warwick Assessors' Map updated as of 2012 as well as the public and private rights-of-way adjacent thereto.

Assessor's Map Number	Lot Number
5	1-25, 27, 29, 38, 43, 49, 148, 163, 189, 201, 217, 346-348, 350, 352, 357, 358, 396, 398, 558, 572, 595, 620, 626, 627, 652, 657, 658, 662, 663, 671
6	1, 2, 3, 6, 7, 8, 11-14, 16-19, 23, 26, 31-33, 36-39, 41-43, 46-48, 50, 52, 53, 56-58, 61-63, 67, 68, 71-73, 77, 78, 81-83, 86, 88, 92, 152, 153, 156, 172, 176, 177, 178, 184, 185, 187, 188, 189, 191, 198, 201, 203, 206, 207, 212, 213, 216-218, 221-224, 236, 241, 253, 254, 262, 271, 273, 278, 281, 286-288, 291, 302, 306-308, 312, 313, 318, 321-323, 326-328, 331, 347, 351, 355, 357, 358, 362, 363, 366-368, 371-373, 376, 377, 381-383, 386, 391, 393, 396, 397, 403, 412, 413, 416, 417, 419, 420, 421, 423, 425-428, 436, 437, 456, 461, 471-478, 481, 482, 486, 488, 503, 507-509, 511-513, 516, 517, 521-523, 526, 528, 531-533, 779, 780, 784, 785, 1029, 1037, 1045, 1057, 1059-1061, 1067, 1069, 1070, 1079, 1102, 1115, 1130, 1136, 1138, 1139
7	266, 268-279, 292, 295, 308, 374, 390, 399, 471, 480, 486, 498, 499, 533, 638, 639
15	51, 70-74, 76, 77, 79-83, 85-89, 91, 95, 97, 98, 99, 101, 104, 106-109, 130, 141, 142, 146, 149, 162, 164, 166, 168, 467, 468, 477, 480, 482, 483, 484, 486, 490, 491, 497-500
16	21, 22, 25-28, 30, 31, 33-35, 38, 45, 48-50, 54-56, 58-60, 68-70, 73-76, 78-80, 83-93, 95, 96, 105, 107-111, 113, 115, 118-123, 129-131, 312, 314, 318, 334, 373, 374, 385, 390, 405, 424
17	3, 5, 8, 9, 13, 15, 18-20, 22, 24-27, 61, 122, 123, 127, 129, 140, 141, 144, 181, 188-190, 192-194

### 1.3 Summary of Existing Conditions

The following is a summary of existing conditions in the Redevelopment Area, including current land uses, zoning, circulation, population density, building intensity, and blighted and substandard conditions.

#### Land Use and Development Patterns

The development of Arctic Village occurred over time, with the most active period between the 1870's and the 1920's after the mills were built and housing and commercial developed to support the working population. Centreville Mill appears to have been built in the 1840's and Arctic Mill in the 1850's.

Housing starts to appear in the 1880's (earlier buildings may not have survived). More housing appears in the first decade of the 1900's, along with some commercial buildings. Housing continues steadily through the teens and twenties, and more commercial buildings appear in the first half of the 1920's. Housing is mostly single-family, two-family, or three-family homes.

Current land use patterns show commercial development along Washington Street and upper Main Street (above the junction with Washington Street). (See *Figure 2: Land Use Analysis* and Figures 61-64 for more detail.) Some two-family houses and multifamily housing are also present, mostly in the lower end of Washington Street. Scattered commercial, industrial, and mixed use buildings are present on the lower end of Main Street and toward the center of the village. The entire village is surrounded by residential uses, a mix of single-family and multifamily housing. Data from the West Warwick Assessors' Office from 2012 identifies vacancies scattered throughout the Redevelopment Area.

The Town of West Warwick owns a significant amount of property in the Redevelopment Area, including the municipal buildings on upper Main Street (Town Hall, the police station and the fire station), the West Warwick Senior Center on lower Washington Street, and the West Warwick Housing Authority property on Manor Road. The State of Rhode Island has a labor training center with an apparently underused parking lot on lower Main Street.

The mills are a big presence on the eastern end of Arctic Village (Arctic Mill to the north and Centreville Mill to the south). The headquarters of Natco Products Corporation is a large complex in the southern part of Arctic Village; they appear to own Arctic Mill as well. Centreville Mill is listed on the National Register of Historic Places (NPS reference number 05000582).

Arctic Village has a strong religious presence in its building fabric. The church of St. John the Baptist, containing the merged parishes of St. John and St. James, has a strong presence on Washington Street, just below the junction with Main Street. The vacant parcel at the heart of Arctic Village is the site of the former St. James Catholic Church. Christ the King is located in the southeast corner of the Redevelopment Area on Legris Avenue.

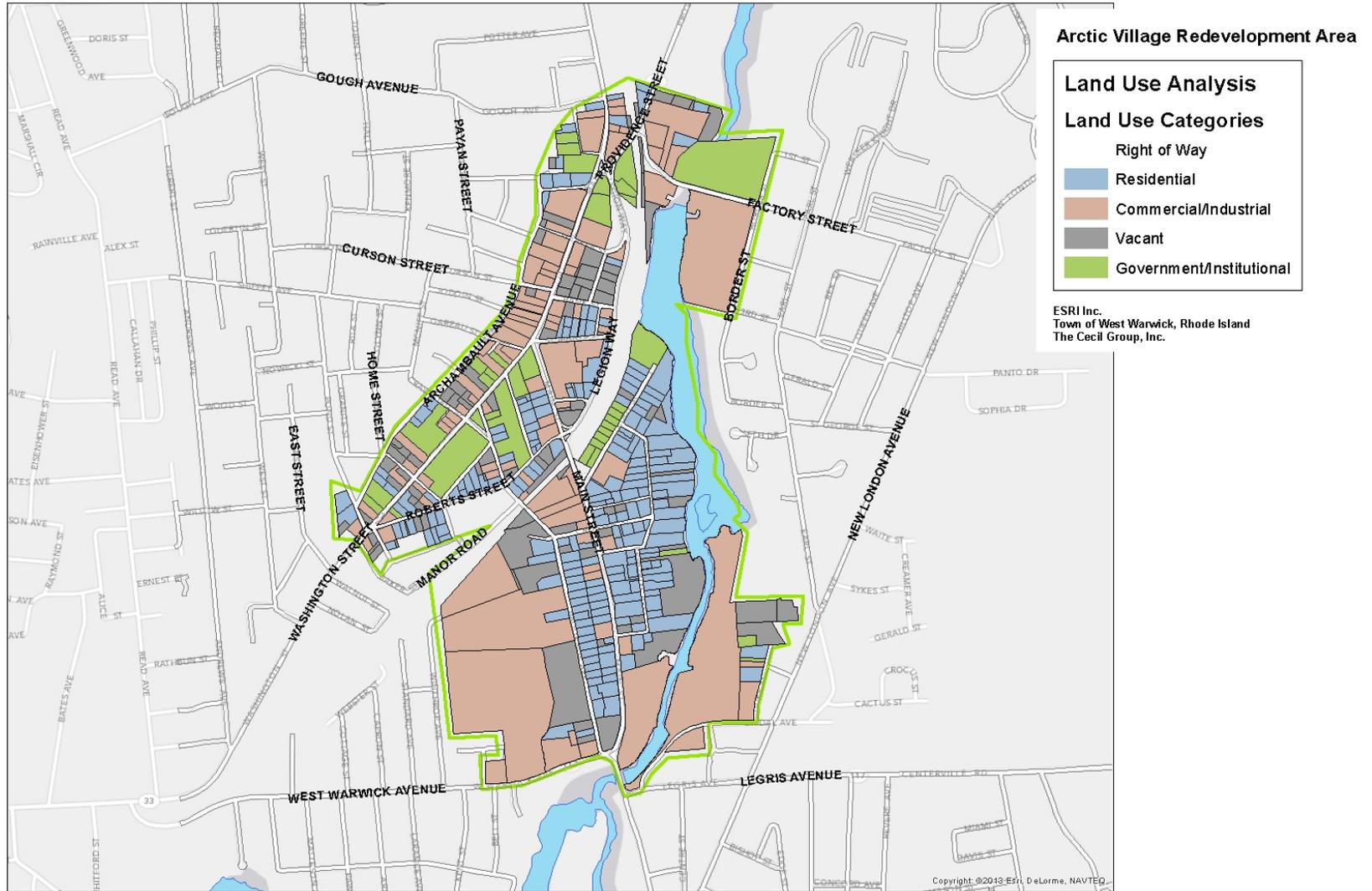


Figure 2: Land Use Analysis

## Zoning

The planning and regulatory context for Arctic Village is complex. The village itself has five zoning districts and a design control district overlay. The districts are summarized below and shown in *Figure 3: Current Zoning*.

- Business (B) – minimum lot size of 10,000 square feet; does not allow new dwelling units; some use restrictions.
- Commercial/Industrial (CI) – minimum lot size of 40,000 square feet; significant use restrictions.
- Village Commercial (VC) – no minimum lot size; two-family and multifamily dwellings allowed by special permit; use profile similar to B but with some further restrictions.
- Residential (R-6) – minimum lot size of 6,000 square feet; allows single-family and two-family by right and multifamily by special permit; does not allow most commercial uses.
- Residential (R-7.5) – minimum lot size of 7,500 square feet; allows single-family and two-family by right and multifamily by special permit; does not allow most commercial uses.
- Arctic Design Control District (ADCD) – This is an overlay across the Village Commercial and part of R-6, CI and B; allows multifamily by right and other specific uses compatible with a village district. Non-conforming uses are not allowed to expand and the Planning Board has discretion with regard to certain dimensional standards, parking, signage, use, density, and architectural design for applications within this district. Design standards apply to this area.



## Existing Major Thoroughfares

*Figure 4: Existing Traffic Conditions* shows the location of traffic conditions in the Arctic Village area. Route 117 (Legris Avenue and West Warwick Avenue) is the major principal arterial that serves West Warwick and the region. Washington Street, Main Street and West Warwick Avenue form a triangle that includes much of the commercial area of Arctic Village. These roadways also provide the main access to and through the village, connecting to Providence and Factory Street at the north end of Main Street and to Legris Avenue at the junction of Main Street and West Warwick Avenue. Washington Street continues beyond Arctic Village after it passes the junction with West Warwick Avenue.

Brookside Avenue is a secondary means to travel through the village, while Legion Way allows traffic to bypass upper Main Street. Outside Arctic Village, the combination of Factory Street, New London Avenue, and Legris Avenue allows traffic to bypass the entire village; while Factory Avenue, Earl Street, and Legris Avenue provide a secondary bypass.

Major crossings in the area include the following:

- Main Street and New London Avenue
- Main Street and Legris Avenue
- Main Street and West Warwick Avenue
- Main Street and Washington Street
- New London Avenue and Legris Avenue
- Main Street, Roberts Street, and Legion Way

- Main Street and Washington Street
- Washington Street and West Warwick Avenue
- Providence Street, Main Street, and Legion Way
- Providence Street and Factory Street

Current operational conditions show that the current transportation network can support existing demand. However, delays have been noted westbound on Route 117 approaching New London Avenue and Legion Way and Main Street during the afternoon peak hour. Other problems include closely-spaced intersections that create queuing issues (Main Street and Legion Way, Providence Street and Factory Street). Left-turning vehicles and vehicles using on-street parking also impede traffic flow.

The intersection of Main Street and New London Avenue, south of the Redevelopment Area, is a non-traditional intersection that creates problems with visibility, reaction time, and turning movements for drivers.

The three areas of entry make access to Arctic Village difficult, and the ease of bypassing the main commercial area is a challenge to businesses trying to attract customers. In addition, there are at least three separate ways to access Arctic Village from the highway with no signage to direct motorists who may be looking for the area. Legion Way, Bank Street, St. Mary's Street, and Roberts Street are all one-way streets that allow traffic to bypass the businesses on Main Street and create an incentive for higher travel speeds.



Figure 4: Existing Traffic Conditions (from the *Arctic Village Redevelopment Strategy*, July 2-2012)

## 2.0 BLIGHTED AND SUBSTANDARD CONDITIONS

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### 2.1 SUMMARY

The Redevelopment Act of 1956 defines a “blighted and substandard area” as a “slum blighted area,” a “deteriorated blighted area,” or an “arrested blighted area.” A blighted and substandard area may also be an area that contains “hazardous materials” that impairs the use, reuse or redevelopment of the area.

Each definition of blight has its own set of characteristics which are defined in *Appendix 1.0 (Redevelopment Act of 1956)* and addressed in the *Memorandum of Robinson & Cole LLP dated June 27, 2013*. The methodology behind this summary of existing conditions relative to blight is located in *Appendix 2.0 Methodology of Determining Blight*. A number of data sources contributed to the conclusions listed below, including information from the 2010 U.S. Census, the Town of West Warwick Assessors’ Office, the Rhode Island Geographic Information System Data Distribution System, Google Earth, ESRI, and on-site visits. Data was analyzed using a combination of Excel spreadsheet calculations, photographs, visual assessment and mapping.

The collected data was used to evaluate existing conditions in the Redevelopment Area relative to the statutory definitions of Arrested Blighted Area and Deteriorated Blighted Area.<sup>1</sup>

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<sup>1</sup> The criteria for determining the existence of an Arrested Blighted Area or a Deteriorated Blighted Area are presented in summary form based upon the Memorandum of Robinson & Cole LLP dated June 27, 2013 in *Appendix 2.0*.

An **Arrested Blighted Area** may have one or more of the following criteria:

- the existence of physical conditions including, but not by way of limitation:
  - the existence of unsuitable soil conditions;
  - the existence of dumping or other unsanitary or unsafe conditions;
  - the existence of ledge or rock;
  - the necessity of unduly expensive excavation, fill or grading; or
- the necessity of undertaking unduly expensive measures for
  - the drainage of the area; or
  - for the prevention of flooding; or
  - for making the area appropriate; for sound development; or
- obsolete, inappropriate, or otherwise faulty platting or subdivision;
- deterioration of site improvements;
- inadequacy of utilities;
- diversity of ownership of plots; or
- tax delinquencies.

A **Deteriorated Blighted Area** may have one or more of the following criteria:

1. Dilapidation, deterioration, age, or obsolescence;
2. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;
3. High density of population and overcrowding;
4. Defective design or unsanitary or unsafe character or conditions of physical construction;
5. Defective or inadequate street and lot layout; or
6. Mixed character, shifting, or deterioration of uses to which they are put.

## 2.2 Characteristics of an Arrested Blighted Area

This section is a summary of the characteristics of an arrested blighted area that were determined to exist in the Redevelopment Area. The detailed supporting analysis for each of these characteristics, and related maps and tables, can be found in *Section 3.0 Arrested Blighted Area* and in *Appendix 4.0 Supporting Documentation*.

The following characteristics of an arrested blighted area were determined to exist in the Redevelopment Area, making it unduly costly to develop soundly through the ordinary operations of private development and impairing the sound growth of the Arctic Village community.

- Existence of Ledge – The presence of certain types of soils and bedrock within the Redevelopment Area is a limiting factor to development. This is supported by historic development patterns and by information from the Rhode Island Geographic Information System Data Distribution System which classifies development restricted areas based on bedrock and soil conditions in those areas.
- Drainage and flooding – Although severe flooding will not affect most of the Redevelopment Area, portions of the Area are subject to seasonal high water and localized flooding and drainage problems.
- Dumping – there is evidence of both informal dumping on vacant lots and formal dumping where prices are charged for the right to dump fill.
- Obsolete, inappropriate, or otherwise faulty platting or subdivision – The development patterns of Arctic Village are not consistent with zoning that was applied later. In the Business, Residential 6.0, and Commercial/Industrial zoning districts, there are parcels that do not meet the minimum lot size requirements. Reinvestment in those parcels would require a variance, a process that increases the cost of time and money for a property owner or developer. There are no minimum lot size requirements in the Village Commercial zoning district.
- Diversity of ownership plots – Most parcels in the Redevelopment Area are owned as single parcels – this is particularly true of residential parcels. However, there are some parcels that are owned in common by a single owner, including commercial, industrial, institutional, governmental, and residential parcels. The prevalence of small parcels creates difficulties for developments, such as mixed use, which will need bigger sites. However, groups of parcels in common ownership create possibilities for assembly of larger parcels if the current owners are willing to work together.



### Arrested Blighted Area: Legend

- Redevelopment Area
- Washington Secondary Trail
- Existence of Ledge (approximate location; see Figures 8-11 and Figure 18)
- Drainage and Flooding (approximate location of Flood Zone AE ; see Figure 12 )
- Dumping Sites (see Figures 13-17)
- Obsolete, inappropriate, or otherwise faulty platting or subdivision (approximate location of parcels that do not meet lot area minimum requirements; see Figures 19-24)
- Diversity of Ownership Plots (approximate location of parcels mostly owned in single ownership; see Figures 25-27)

Figure 5: Arrested Blighted Area: Location of Conditions

## 2.3 Characteristics of a Deteriorated Blighted Area

This section is a summary of the characteristics of an arrested blighted area that were determined to exist in the Redevelopment Area. The detailed supporting analysis for each of these characteristics, and related maps and tables, can be found in *Section 4.0 Deteriorated Blighted Area* and in *Appendix 4.0 Supporting Documentation*.

The following characteristics of a deteriorated blighted area are found throughout the Redevelopment Area, as shown in *Figure 6: Deteriorated Blighted Area: Location of Conditions*. Due to the conditions listed below and described in more detail in *Section 4.0 Deteriorated Blighted Area*, beginning on page 42, the Redevelopment Area is conducive to the further deterioration and decline to the point where it may become a “slum blighted area” as defined in R.I.G.L. § 45-31-8(18). These conditions are detrimental to the public health, safety, morals, and welfare of the inhabitants of the Arctic Village community.

- Dilapidation, deterioration, age or obsolescence – This area of West Warwick was settled at the end of the nineteenth century and the beginning of the twentieth century as the mills were built to take advantage of the Pawtuxet River. The average age of the housing stock in the Redevelopment Area is significantly older than the rest of the West Warwick. Mixed use and industrial buildings also tend to be older while government buildings are younger than the rest of Town. Two buildings and two lots (a parcel without a building) were

classified as Bad. Approximately twenty-two percent of the buildings in the Redevelopment Area were classified in Fair to Poor condition. Seventy-eight parcels had no buildings; seventy of those were completely vacant or used for parking. Along the Main Street/Washington Street commercial corridor, there are twelve parcels characterized as “vacant” and five parcels that are used for parking. There is a cluster of parcels between Washington Street and Archambault Avenue that consist of vacant buildings, vacant lots or lots used for parking. This cluster extends for almost the entire block between Crawford Street and Gareau Street. Throughout the Redevelopment Area, maintenance issues included peeling paint, broken windowpanes, broken window frames, windows covered in plywood, missing doors and windows, partial demolition, lots that were not mowed, crumbling asphalt and other paving materials, trash and debris, and evidence of dumping.

- Inadequate provision for open spaces and recreation facilities – There are no active green spaces within the Redevelopment Area itself, and much of the residential population is not within a quarter-mile walking distance from the Senior Center, the Youth Center, or the recreational areas outside the Redevelopment Area. The Washington Secondary Trail (a bicycle and walking trail) runs through the center of the Redevelopment Area, but there are



**Deteriorated Blighted Area: Legend**

-  Redevelopment Area
-  Washington Secondary Trail
-  Dilapidation, deterioration, age or obsolescence (Approximate location of buidlings and sites determined to be in "Bad" condition; see Figures 29-41)
-  Inadequate provision for open spaces and recreation facilities ( Approximate locations of indoor and outdoor recreation and open space; see Figures 42-47)
-  High density of population and overcrowding (Area of highest population density within Redevelopment Area; see Figures 48-51)
-  Deterioration of uses (See Figures 52-61)

Figure 6: Deteriorated Blighted Area: Location of Conditions

only three access points – one in the middle and one at each end of the Redevelopment Area.

- High density of population and overcrowding – Development patterns between Main Street and the Pawtuxet River reflect the steep slope and ledge conditions in the area. U.S. Census data from 2010, when mapped, shows that this area has the highest population density in the Redevelopment Area; an overlay of building locations demonstrates that this high density is contained in relatively few buildings. For example, the Natco and Centreville Mills, which have no residential capacity, are included in this area as is significant undeveloped land.
- Deterioration of uses – The presence of vacant buildings and lots, the significant deferred maintenance and the shift in uses away from a vibrant downtown center to

uses that do not contribute to an active pedestrian environment (auto-oriented use, distribution centers) is indicative of a deterioration in the types of uses that made Arctic Village a central attraction in the 1960's and 1970's. Along the Main Street/Washington Street commercial corridor, there are approximately seven or eight vacant buildings. There are another five to six commercial buildings and at least nine residential buildings elsewhere within the Redevelopment Area that were characterized as vacant based on visual inspection. Over fifteen lots within the Redevelopment Area are used as parking for businesses or residences. Some are in good conditions, for example, those associated with the Centreville Bank. Other parking areas are in disrepair, with surfaces that are unpaved, partially paved or with deteriorating pavement.

## 2.4 The Redevelopment Area is a Blighted and Substandard Area

Based on these existing conditions summarized above and discussed in greater detail in *Section 3.0 Arrested Blighted Area* and *Section 4.0 Deteriorated Blighted Area*, the Redevelopment Area constitutes a blighted and substandard area that is comprised of both an Arrested Blighted Area and a Deteriorated Blighted Area.

The Arrested Blighted Area is characterized by the combination of ledge, soil and drainage conditions, the presence of dumping, the number of parcels that do not meet current minimum lot size requirements and the diversity of ownership patterns make the area unduly costly for private development to revitalize the area on its own initiative. The lack of such private investment impairs the growth of the community and leaves buildings and lots underutilized throughout the Redevelopment Area.

These underutilized lots and buildings contribute to the determination that the Redevelopment Area is a Deteriorated Blighted Area. Buildings are, in general, older than elsewhere in West Warwick, and show evidence of deteriorating conditions as do some of the sites. There are few places for indoor or outdoor recreation and these places are not within walking distance of most of the residents in the Redevelopment Area. Parts of the Redevelopment Area have a high population density in older housing stock. The uses within the Redevelopment Area, particularly along the lower part of Washington

Street, have deteriorated over the years. These conditions do not affect every parcel, but affect enough of them such that the Redevelopment Area is conducive to the further deterioration and decline to the point where it may become a “slum blighted area” and is detrimental to the public health, safety and welfare of the residents of Arctic Village.

## 2.5 Methodology for Determination of Blighted and Substandard Conditions

Based on the definitions established by the Redevelopment Act of 1956 and the analysis of the Act in the *Technical Review Methodology and Procedure Memorandum* by Robinson & Cole LLP dated June 27, 2013 (Appendix 2.0), the methodology used to examine aspects of blight in the Redevelopment Area focused on the two types of blight summarized above: an Arrested Blighted Area and a Deteriorated Blighted Area.

The analysis that follows examines the characteristics of each of these types of blighted areas and evaluates of the existence of those characteristics within the Redevelopment Area. Each section begins with a table of characteristics for each type of blighted area and identifies the source of information and the methodology used for the characteristics that were researched. A detailed analysis of the characteristics relevant to the Redevelopment Area that support the specific definition of blight follows each table.

### 3.0 ARRESTED BLIGHTED AREA

#### Matrix of Sources and Methods for Establishing the Conditions of an ARRESTED BLIGHTED AREA

IDENTIFYING CONDITIONS <sup>2</sup>	SOURCES AND METHODS	
	<u>Sources</u>	<u>Methods</u>
<b>The existence of physical conditions including, but not by way of limitation:</b>		
(a) the existence of unsuitable soil conditions;	Rhode Island Geographic Information System Data Distribution System	Mapping data from RI GIS
(b) the existence of dumping or other unsanitary or unsafe conditions;	Photographic evidence	Site walk
(c) the existence of ledge or rock; or	Rhode Island Geographic Information System Data Distribution System	Mapping data from RI GIS
(d) the necessity of unduly expensive excavation, fill or grading		
<b>The necessity of undertaking unduly expensive measures for:</b> (a) the drainage of the area; (b) for the prevention of flooding; or (c) for making the area appropriate for sound development		
<b>Obsolete, inappropriate, or otherwise faulty platting or subdivision</b>	Town of West Warwick Assessors Data; ESRI	Mapping
<b>Deterioration of site improvements</b>		
<b>Inadequacy of utilities</b>		
<b>Diversity of ownership of plots</b>	Town of West Warwick Assessors Data; ESRI	Mapping
<b>Tax delinquencies</b>		

Figure 7: Matrix of Sources for Arrested Blighted Area Conditions

<sup>2</sup> Under RIGL § 45-31-8(2) the existence of at least one of these conditions is sufficient.

Sections 3.1 through 3.6 contain an analysis of existing conditions that indicate the presence of an Arrested Blighted Area. The sections correspond to the Identifying Conditions in the preceding matrix. The research that supports these sections is identified in the Sources and Methods column of the matrix.

### 3.1 Soil Conditions

The Rhode Island Geographic Information System Data Distribution System (RI GIS) classifies development restricted areas based on bedrock and soil conditions in those areas. *Figure 8: Development Restrictions* provides evidence of hydric soils, seasonal high water, slopes with a grade of over 15% and areas with significant constraints to development due to the presence of ledge throughout the eastern portion of the Redevelopment Area. RI GIS grades these conditions from 1-5 – the definitions are given on Figure 8.

The definition of “Significant Constraints to Development” is determined by RI GIS, and is based upon their mapping of soil conditions – in fact, Figure 8 and Figure 9 are effectively the same map, although the descriptions in *Figure 9: Soil Conditions* identify the following specific soil conditions present in the Redevelopment Area:

- Bedrock and Slope Constraints (>15%)
- Hydric Soils (severe constraints (0-18 inches in depth)
- Seasonal High Water Table (19-42 inches in depth)
- Slope constraints of 15% or greater

The importance of these conditions becomes evident when a map of the buildings in the area is overlaid onto the soil conditions as shown in *Figure 10: Soil Conditions and Development Patterns*. The building

patterns clearly reflect the soil and bedrock conditions underneath. The absence of buildings along the upper portion of Legion Way is a reflection of the bedrock and slope constraints in that area. The long back yards of the residences that back onto the Pawtuxet River are a reaction to the steep slope along the Pawtuxet River. Significant undeveloped land to the east of the river reflects the hydric soils and seasonal high water found there.

For more detail on the types of ledge in this area, see *Figure 18: Bedrock Conditions* under *The Existence of Ledge or Rock*.

The area identified as Bedrock and Slope Constraints represents a significant level change along Main Street such that the development pattern is interrupted (see *Figure 11: 1331 Main Street*).

There are some areas, especially along lower Washington Street, and Brookside Avenue, where the existing development pattern has large gaps in an area defined as having only moderate constraints to development. Unfortunately, RI GIS does not provide a definition of “moderate constraints,” but a comparison between Figures 8 and 9 shows that the “moderate constraints” area is consistent with the “Few restrictions to development with onsite septic.” Some of these undeveloped parcels are vacant lots; others appear to be undeveloped or to be used for dumping (as discussed below under *Section 3.3 Dumping*).

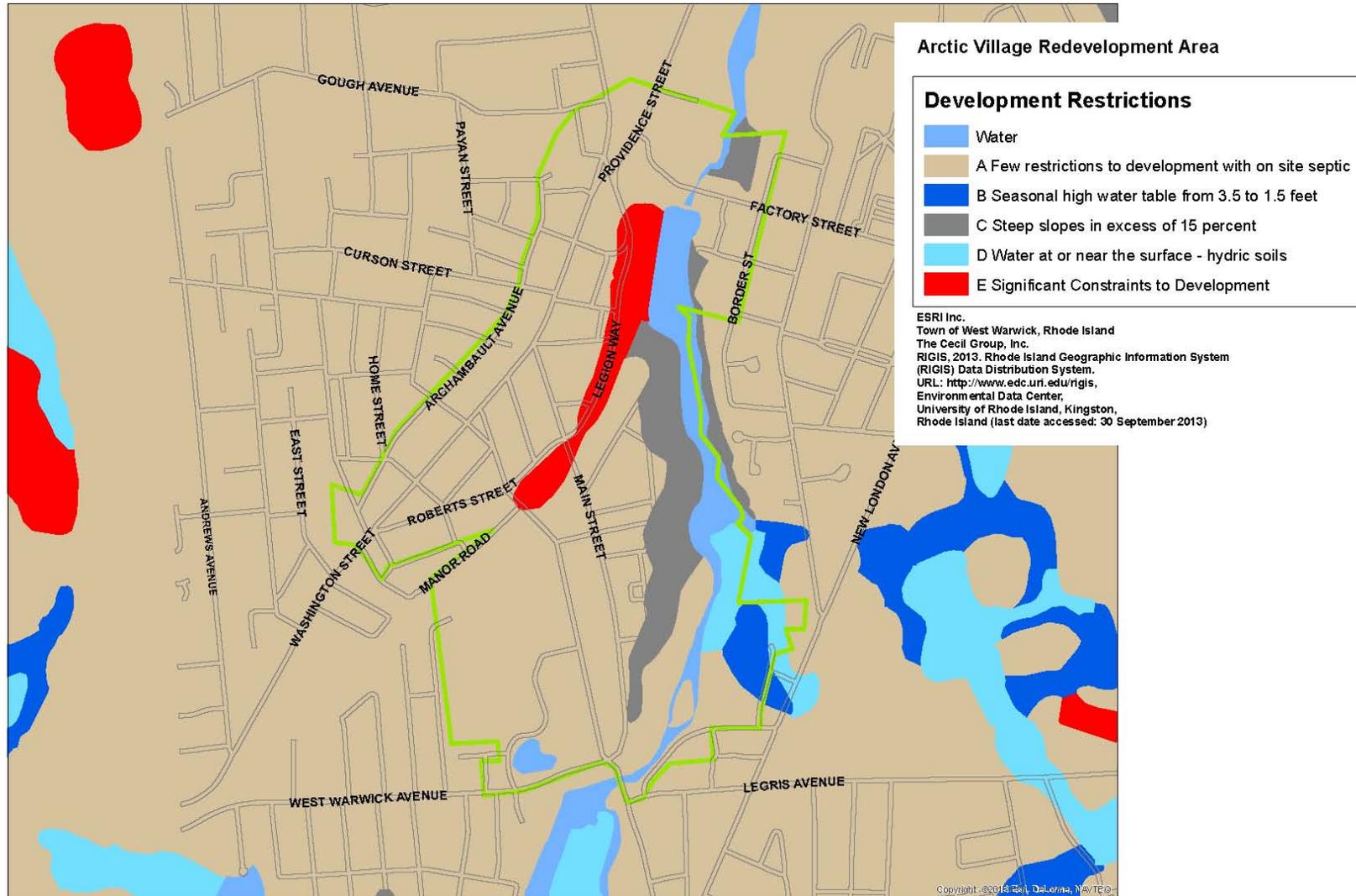


Figure 8: Development Restrictions

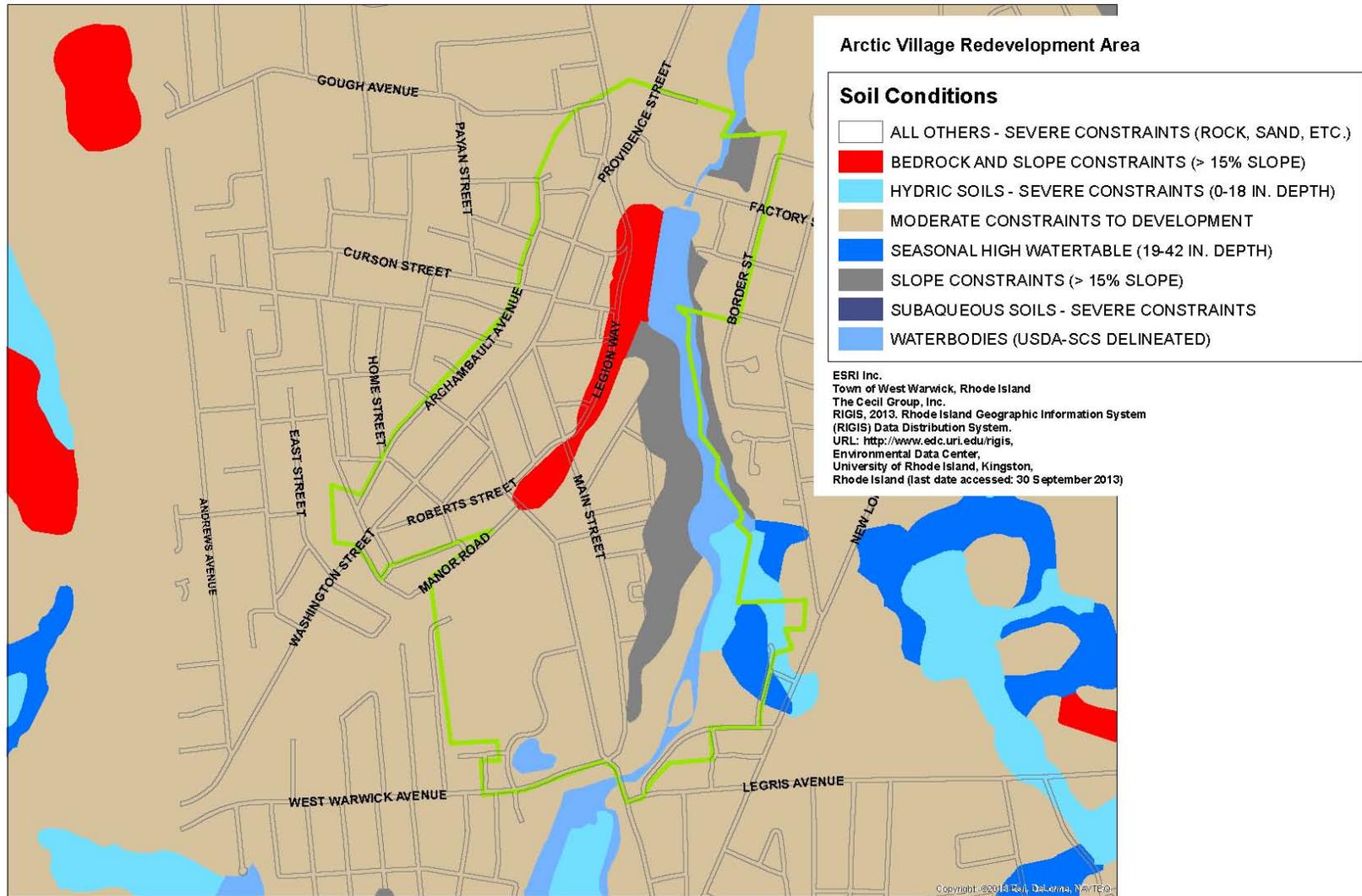


Figure 9: Soil Conditions

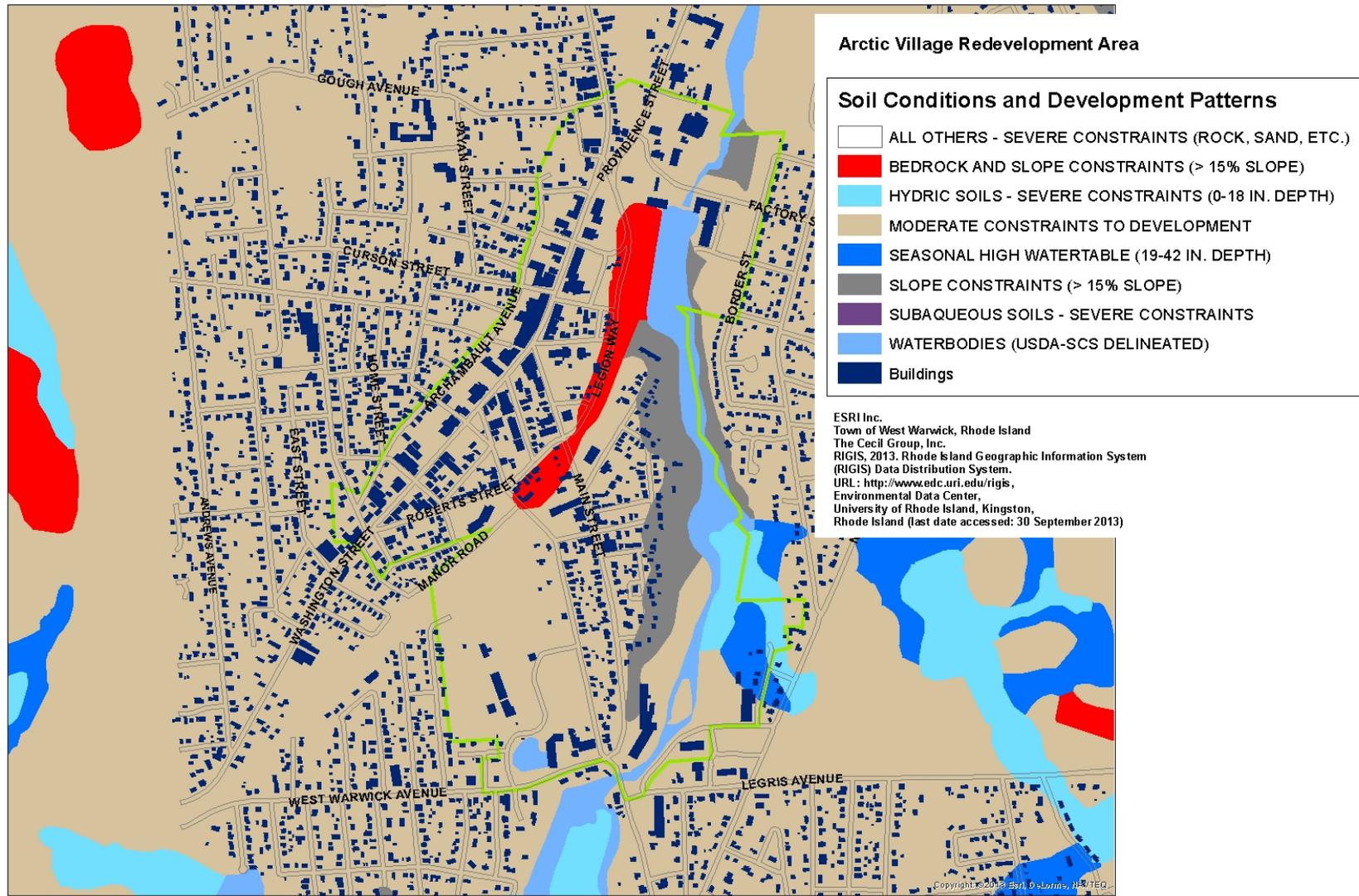


Figure 10: Soil Conditions and Development Patterns



Figure 11: Looking Down from Bridge on Main Street to 1331 Main Street

## 3.2 Drainage and Flooding

In 2010, West Warwick experienced severe flooding from the Pawtuxet River after a series of heavy rainstorms over consecutive days. The flood, an analysis of its cause and subsequent recommendations are documented in a report from Brown University titled *The Floods of March 2010: What Have We Learned?* (Brown University Center for Environmental Studies, Spring 2011). Most of the flooding was not within the Redevelopment Area, but as shown in *Figure 9: Soil Conditions*, there are areas of seasonal high water that affect portions of the Redevelopment Area. As seen in *Figure 12: FIRMette December 3, 2010* (next page), the flood zone around the water bodies in the Redevelopment Area is primarily AE<sup>3</sup>, or areas “subject to inundation by the 1-percent-annual-chance flood event”<sup>4</sup> (the remainder is Flood Zone X,<sup>5</sup> or a “minimal risk area outside the 1-percent and .2-percent-annual-chance floodplains”<sup>6</sup>). Note the presence of water around the Natco headquarters (within the Redevelopment Area) and at Baker Street (just outside of the Redevelopment Area). The red line running between the two is the Washington Secondary Trail, a bike trail on an old railway line.

The Town of West Warwick issued a draft report discussing flooding and drainage risks to the town: the *Strategy for Reducing Risks from Natural Hazards in West Warwick, Rhode Island: A Multi-Hazard*

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<sup>3</sup> *Strategy for Reducing Risks from Natural Hazards in West Warwick, Rhode Island: A Multi-Hazard Mitigation Strategy, February 2011, page 70.*

<sup>4</sup> FEMA website, <https://msc.fema.gov/webapp/wcs/stores/servlet/info?storeId=10001&catalogId=10001&lanGId=-1&content=floodZones&title=FEMA%2520Flood%2520Zone%2520Designations>, accessed November 19, 2013

<sup>5</sup> *Strategy for Reducing Risks from Natural Hazards in West Warwick, Rhode Island: A Multi-Hazard Mitigation Strategy, February 2011, page 70.*

<sup>6</sup> FEMA website, <https://msc.fema.gov/webapp/wcs/stores/servlet/info?storeId=10001&catalogId=10001&lanGId=-1&content=floodZones&title=FEMA%2520Flood%2520Zone%2520Designations>, accessed November 19, 2013

*Mitigation Strategy*, February 2011 (the “*Mitigation Strategy*”). Section 2.2.3 of the *Mitigation Strategy* discussed flooding and dam failure problems in the Town. Out of the twelve dams in West Warwick, the *Mitigation Strategy* identified two high hazard dams (Arctic and Natick Pond dams) and one significant hazard dam (Centreville Pond dam). Two of these dams are located in the Redevelopment Area (Arctic and Centreville Pond) and all are privately owned.<sup>7</sup> The *Mitigation Strategy* also mentions flooding from the Baker Street Brook:<sup>8</sup> one of the Town’s action items is to acquire six properties in this area in order to create a storm detention basin.<sup>9</sup>

The *Mitigation Strategy* also mentions a report from Fuss and O’Neil, focused on drainage issues on Main Street.<sup>10</sup> Although further details are not given, the implementation section describes roads vulnerable to drainage problems and identifies Main Street from Providence Street north to the river and the Baker Street area.<sup>11</sup> Parts of these areas are located within the Redevelopment Area.

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<sup>7</sup> *Strategy for Reducing Risks from Natural Hazards in West Warwick, Rhode Island: A Multi-Hazard Mitigation Strategy, February 2011, page 24.*

<sup>8</sup> *Ibid.*, page 24.

<sup>9</sup> *Ibid.*, page 48.

<sup>10</sup> *Ibid.*, page 32.

<sup>11</sup> *Strategy for Reducing Risks from Natural Hazards in West Warwick, Rhode Island: A Multi-Hazard Mitigation Strategy, February 2011, page 50.*

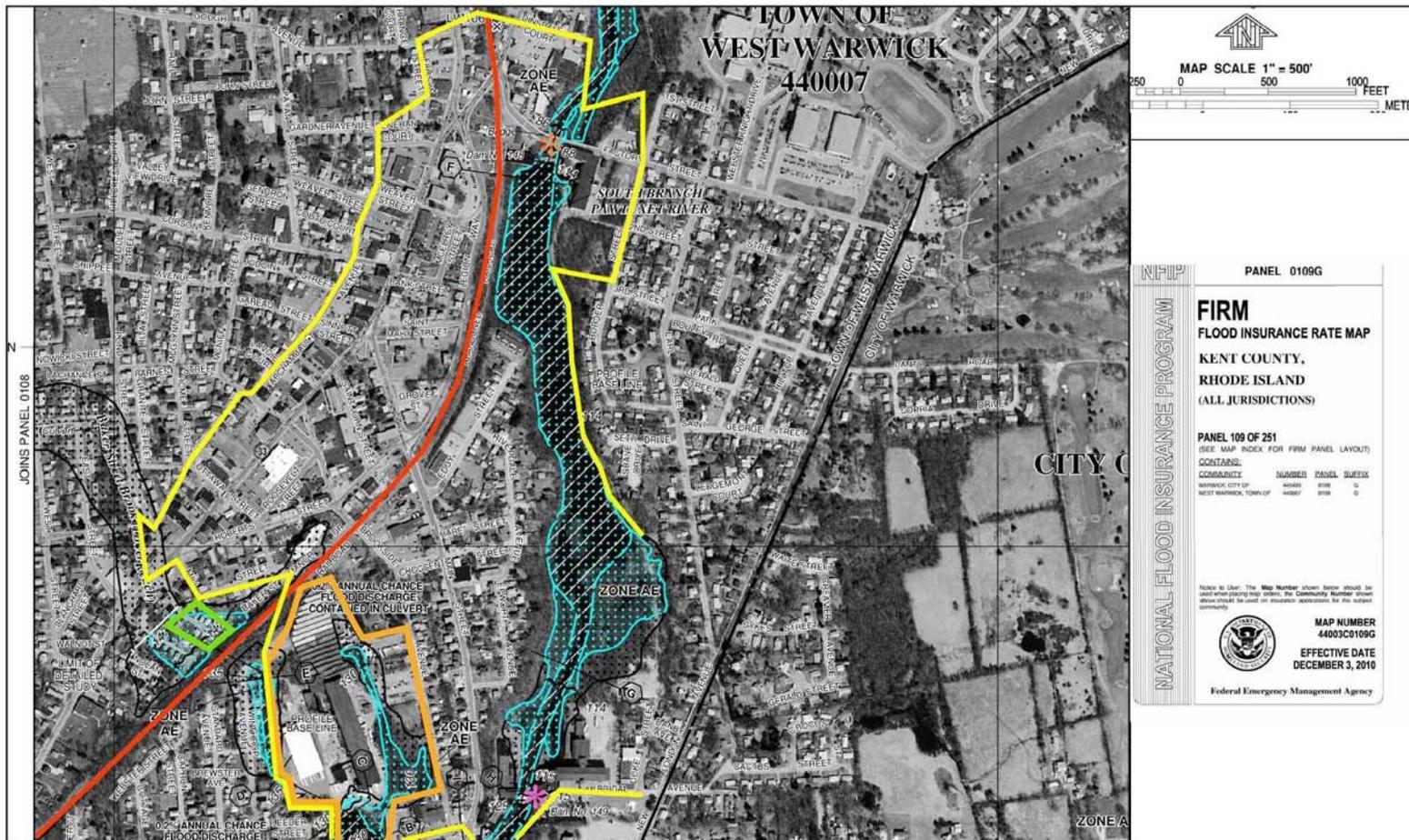


Figure 12: FIRMette for West Warwick, Federal Emergency Management Agency, Dated December 3, 2010. Last Accessed September 18, 2013. Additional Graphics from The Cecil Group.

### 3.3 Dumping

Field observers canvassed the Redevelopment Area on September 19, 2013 and recorded evidence of both informal dumping on vacant lots (see Figures 13 and 14) and formal dumping (see Figures 15, 16 and 17) in the Redevelopment Area.

Figure 13 is a vacant lot located on 21 Crawford Street. Figure 14 shows three lots – 21 Crawford Street in the foreground (mattress to the left); 18 Crawford Street abuts 21 Crawford Street and is also a vacant lot, although partially paved; 95 Washington Street is a vacant building in an advanced state of disrepair.

Figures 16 and 17 show two sites on which a more formal level of dumping is occurring. Figure 16 is associated with 1331 Main Street, an industrial site located below the primary grade of Main Street (See also Figure 11). The picture is taken from Brookside Avenue which abuts the rear of the lot. The sign notes the prices for tipping. Figure 17 shows the lot on the other side of Brookside Avenue (opposite from Figure 16). Piles of asphalt/fill are clearly visible. This is a separate operation from the one in Figure 16. The Google Earth image (Figure 15) on the next page shows the relationship between the sites.



Figure 13: 21 Crawford Street



Figure 14: 18 and 21 Crawford Street; 95 Washington Street



Figure 15: Google Earth Image for 1331 Main Street and Parcel 006-1130 on Brookside Avenue. Accessed October 2, 2013. Additional Graphics from The Cecil Group.



Figure 16: 1331 Main Street (from Brookside Avenue)



Figure 17: Parcel 006-1130 (on Brookside Avenue, across from Figure 15)

### Other Unsanitary or Unsafe Conditions

Unsanitary and unsafe conditions include areas in disrepair, those that contain trash and debris and those that may provide hiding places, such as weeds or tall grass, for vermin.

Eighteen percent of the parcels in the Redevelopment Area were visually identified as lots without buildings (78 parcels out of 432). Of these undeveloped lots, approximately thirty-five, or forty-five percent of the lots, appear to be used for parking. Parking lots may be unpaved, be covered in gravel, or paved in asphalt in varying stages of repair from poor to excellent. Unmaintained lots may have tall grass and weeds which collect trash and other debris.

Parcel 006-0221, a residential parcel, had a distinctive smell and multiple barrels of trash were visible along the side of the building. A further discussion of site conditions appears below under *Section 4.0 Deteriorated Blighted Area*.

### 3.4 The Existence of Ledge or Rock

RI GIS provides mapping for bedrock types in Rhode Island. *Figure 18: Bedrock Conditions* indicates the types of bedrock in the Redevelopment Area. The full definitions from RI GIS are as follows

Majority of Redevelopment Area (Type 566)

- Terrane: Avalon
- Subterrane: Esmond-Dedham
- Geographic: West Bay Area
- Group Suit: Scituate Igneous Site
- Rock Type: Intrusive
- Age: Devonian
- Unit: alkali-Feldspar granite

*Southern Tip of Redevelopment Area (Type 774)*

- Terrane: Avalon
- Subterrane: Esmond-Dedham
- Geographic: West Bay Area
- Group Suit: Blackstone Group
- Rock Type: Stratified
- Age: Late Proterozoic or older?
- Unit: quartzite

*East of Redevelopment Area (Type 760)*

- Terrane: Avalon
- Subterrane: Esmond-Dedham
- Geographic: West Bay Area

- Group Suit: Scituate Igneous Site
- Rock Type: Intrusive
- Age: Devonian
- Unit: granite

*Northeast of Redevelopment Area (type 730)*

- Terrane: Avalon
- Subterrane: Esmond-Dedham
- Geographic: West Bay Area
- Group Suit: Blackstone Group
- Rock Type: Stratified
- Age: Late Proterozoic or older?
- Unit: quartzite

Type 566, which lies beneath most of the Redevelopment Area is alkali-Feldspar granite, a different type of granite from that found to the east of the Redevelopment Area (760). The Bedrock and Slope Constraints shown in *Figure 9: Soil Conditions* are based on this alkali-Feldspar granite. Granite is a hard substance and, depending on location and amount, could require significant excavation.

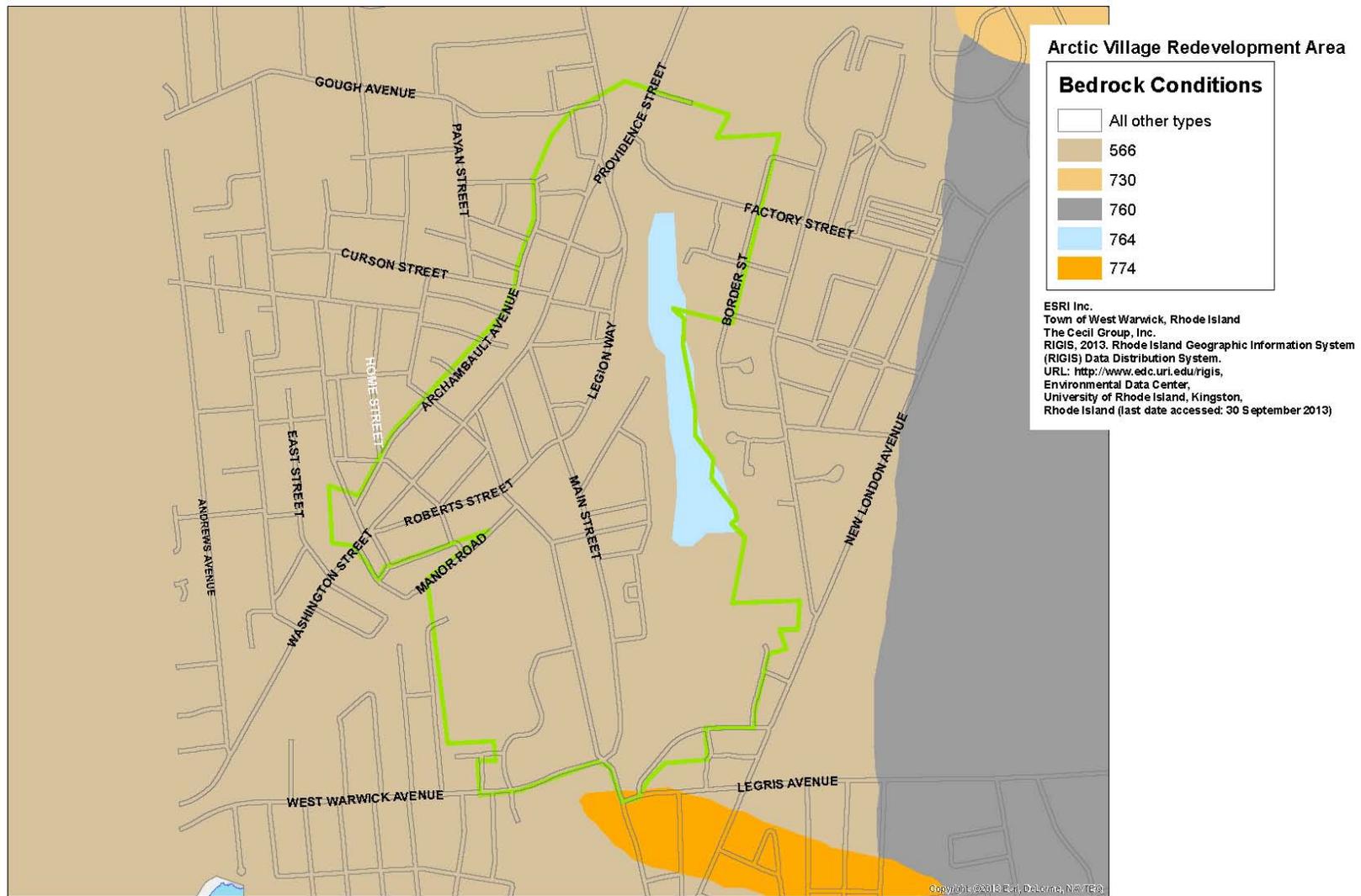


Figure 18: Bedrock Conditions

### 3.5 Obsolete, Inappropriate or Otherwise Faulty Platting or Subdivision

The number of square feet per parcel in the Redevelopment Area range from a few hundred square feet to tens of thousands. Each of the five zoning districts within the Redevelopment Area has its own minimum lot size requirement. The Village Commercial District (VC) is the most permissive, with no minimum lot size. The Two residential districts, R-6 and R-7.5 have minimum lot sizes of 6,000 square feet and 7,500 square feet, respectively. The Business District (B) has a minimum lot size of 10,000 square feet and the Commercial/Industrial District (CI) has the largest minimum requirement, at 40,000 square feet.

*Figure 19: Parcel Size* groups the parcels in the Redevelopment Area by ranges that correspond to each district. By itself, this map is not informative, but combining parcel sizes with the relevant zoning district allows an analysis of which parcels are currently nonconforming within each zoning district. Nonconforming parcels are substantially more difficult to improve as variances are usually needed for building improvements. The additional burden of applying for a variance can be a significant impediment to reinvestment.

Figures 20-24 show the parcels by zoning district. In all five maps, the relevant zoning district is shaded in diagonal lines. Dark grey

parcels are nonconforming parcels in that particular district. The VC and R-7.5 Districts do not have nonconforming parcels. R-6, B and CI all have multiple parcels that do not conform to minimum lot size requirements.

In all three districts, sections of the district contain nonconforming parcels that abut each other. The potential for assembling parcels to meet or exceed minimum lot size requirements exists, but is complicated by the presence of existing buildings. Existing buildings may have tenants, value as existing structures or costs as structures that must be renovated or demolished. For example, all of the nonconforming parcels in Figure 20 have existing buildings; at least some of these are residential buildings.

Most, but not all of the nonconforming parcels in the CI District (Figure 21) have existing buildings; there appear to be three nonconforming parcels that are undeveloped.

About sixteen of the nonconforming parcels in R-6.0 (Figure 22) are undeveloped, but in most of these cases, the undeveloped parcels are used for either parking or additional yard/garden space. For example, the land owned by the State of Rhode Island includes a building on one or two parcels and six nonconforming parcels used for parking.

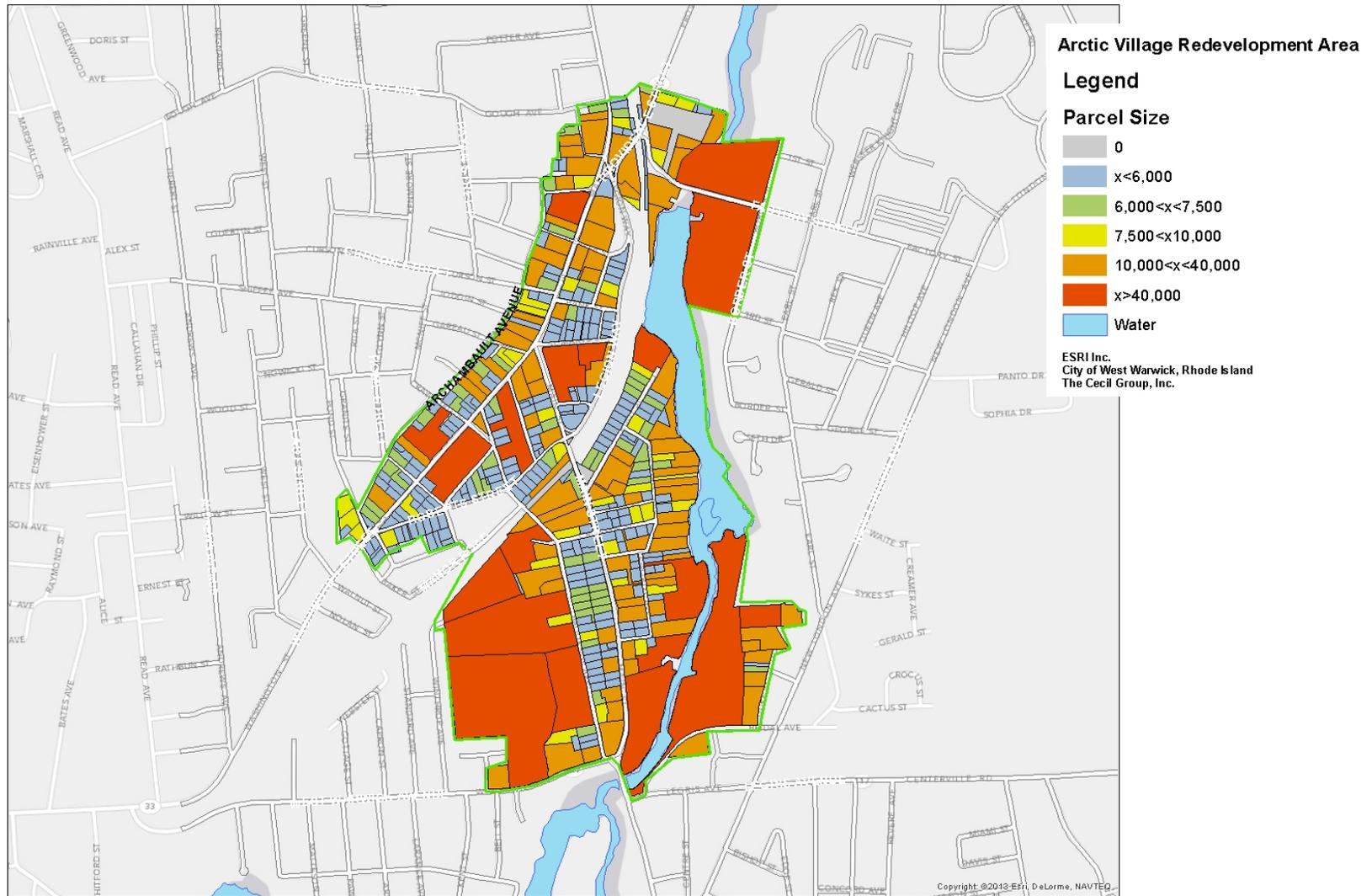


Figure 19: Parcel Size

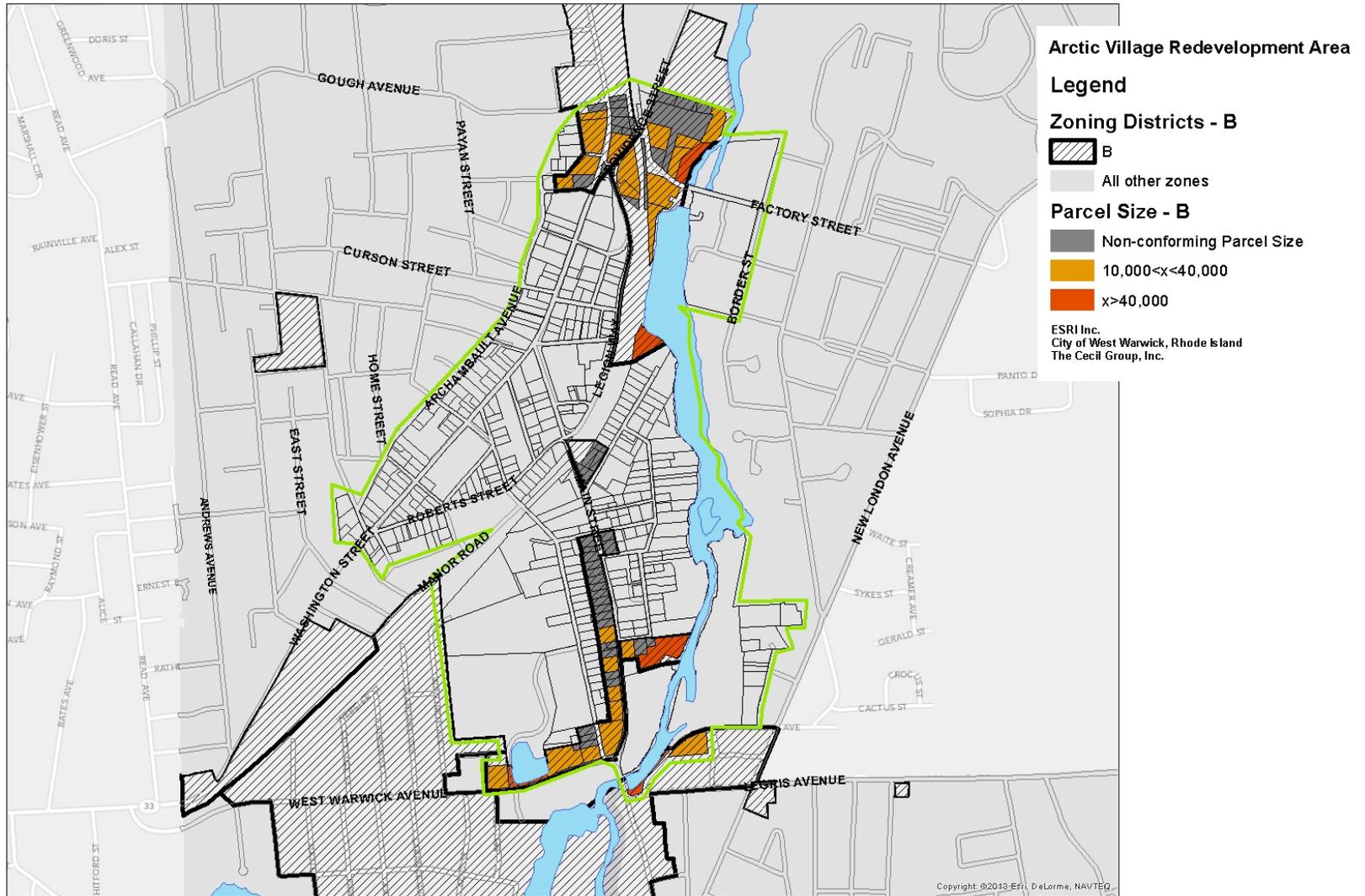


Figure 20: B District: Nonconforming Parcels

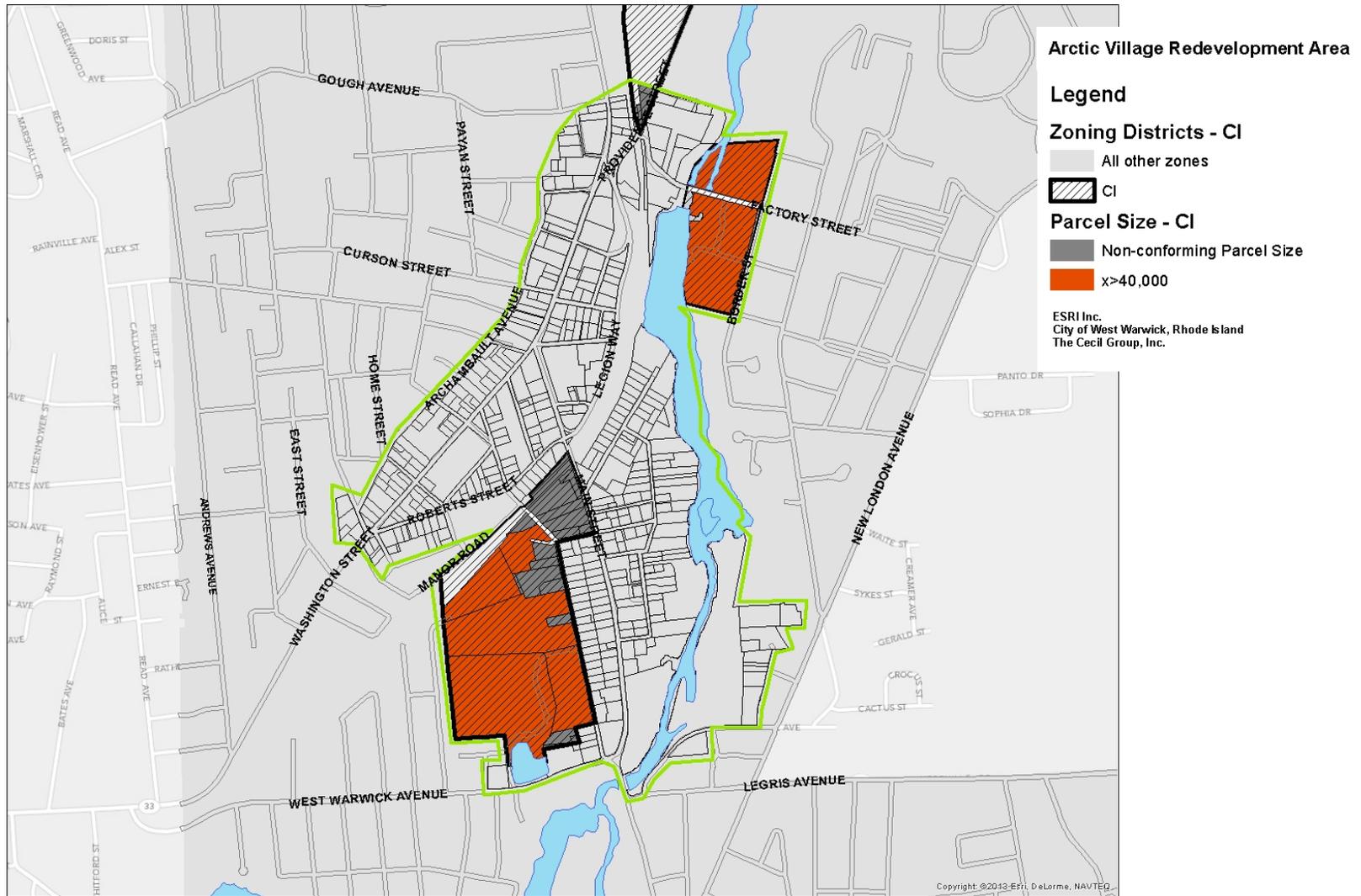


Figure 21: CI District: Nonconforming Parcels

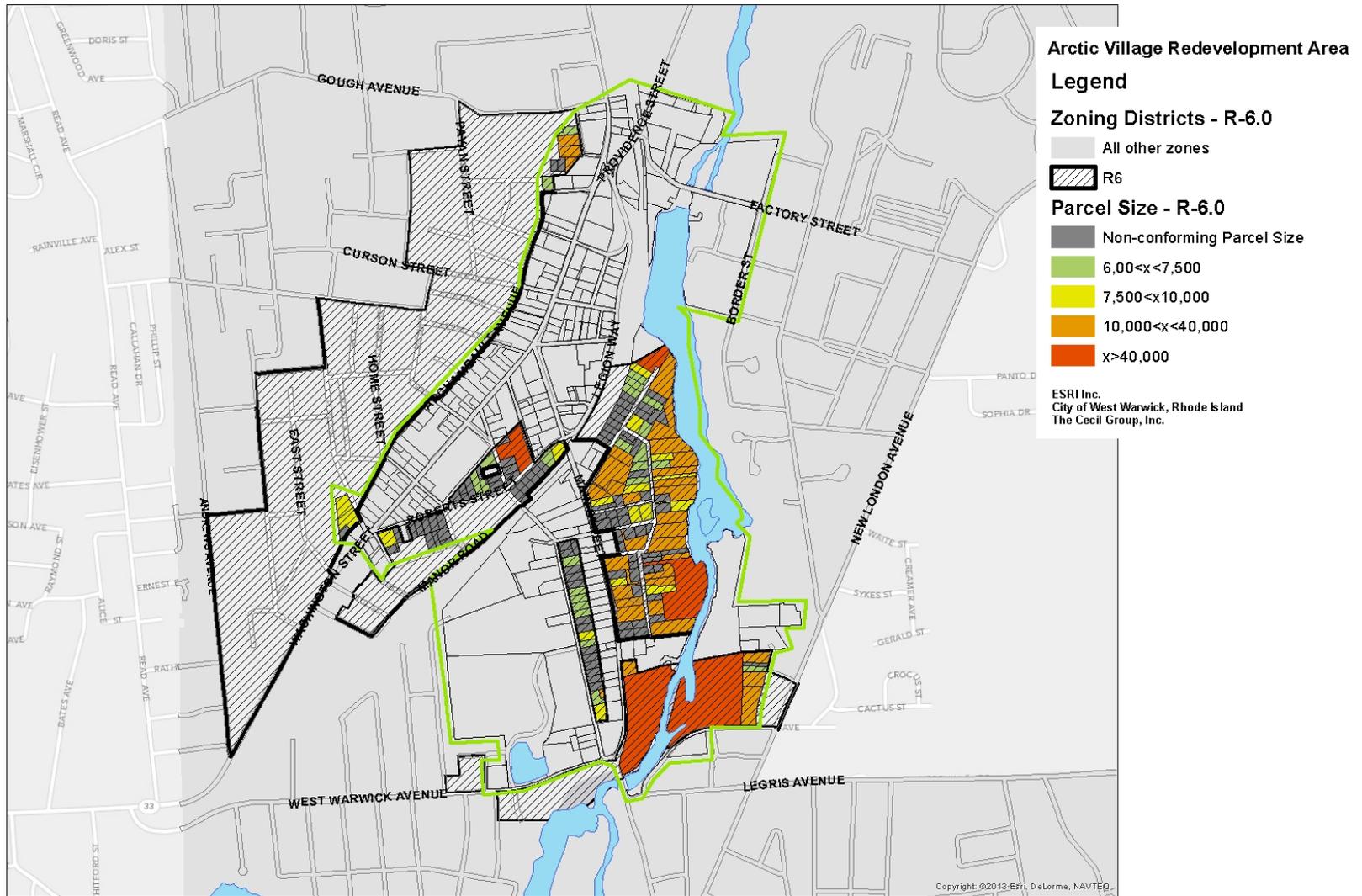


Figure 22: R-6.0: Nonconforming Parcels

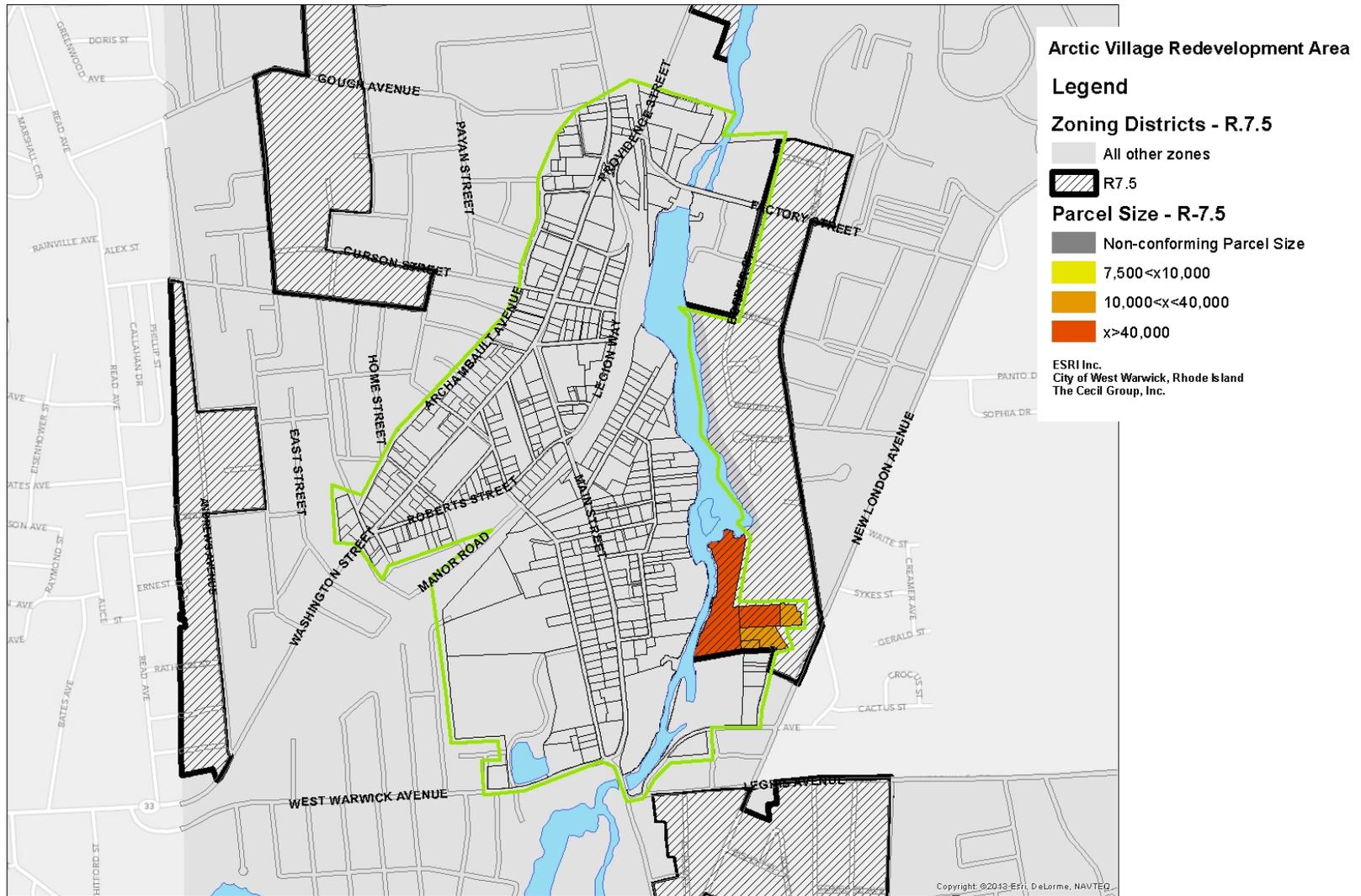


Figure 23: R-7.5: Nonconforming Parcels

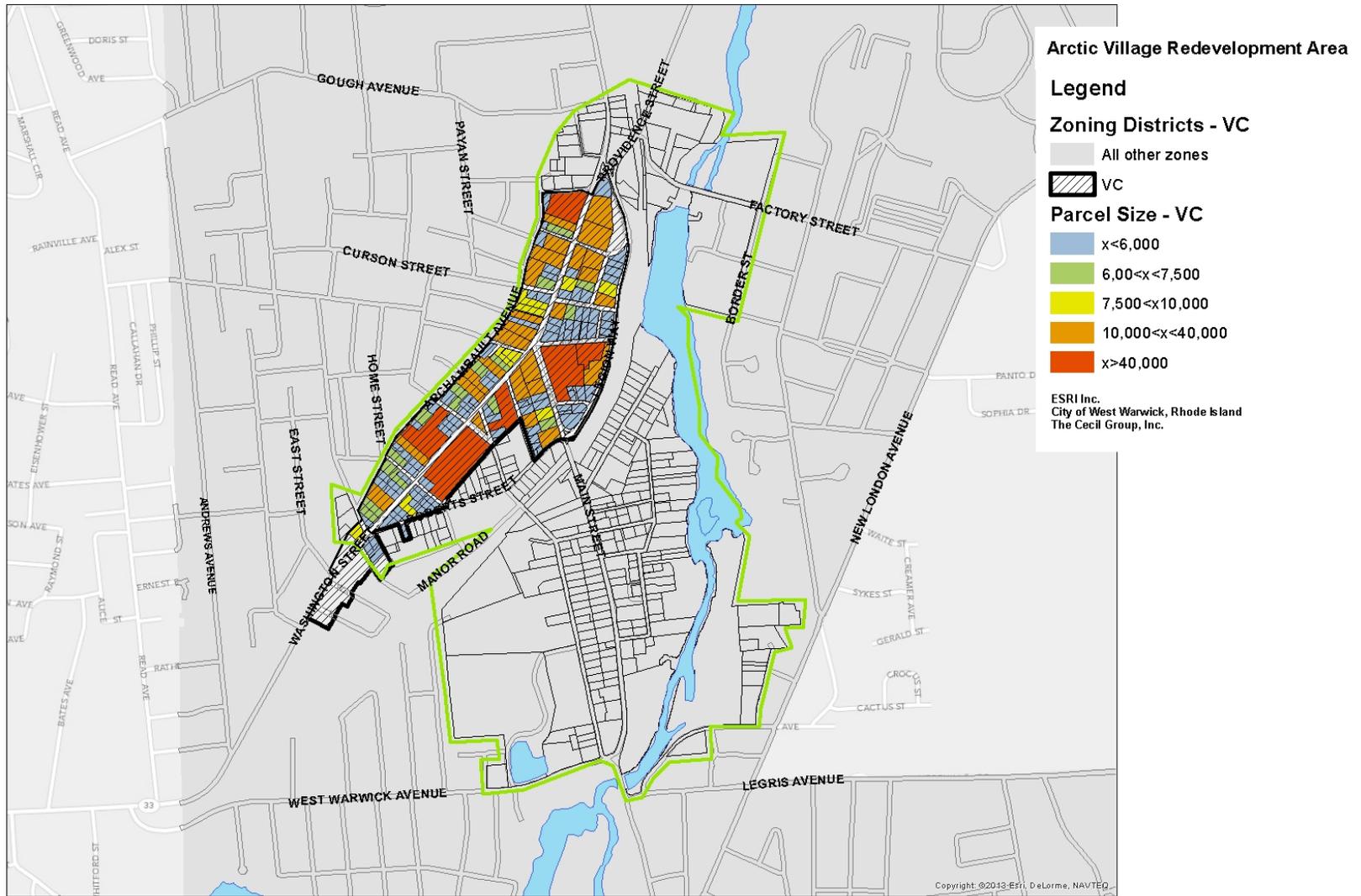


Figure 24: VC: Nonconforming Parcels

### 3.6 Diversity of Ownership of Plots

Figures 25 and 26 show the breakdown of property ownership in the Redevelopment Area. The data is based on information from the Town of West Warwick's Assessors Department which was last updated in December 2012. *Figure 25: Ownership of Parcels* is a map of owners of a single parcel versus those who own multiple parcels. Individual owners hold approximately 245 of the 432 parcels (or 56.7%) in the Redevelopment Area.

*Figure 26: Single Ownership of Multiple Parcels* breaks down the entities that own more than one parcel into the following types: Institution (church or non-profit), a government entity (Town, state, federal), a commercial entity or whether the lots are located in a residential area. A few parcels in residential areas are owned by someone who owns commercial parcels and show up as an anomaly. Not all of the lots owned by the same owner are contiguous to each other.

The ownership patterns in these two maps show both the difficulty and the possibilities of redevelopment in this area. The prevalence of small parcels creates difficulties for potential developments, such as mixed use, which will need bigger sites. However, groups of parcels in common ownership create possibilities for assembly of larger parcels if the current owners are willing to work together.

A third measure of ownership is whether owners are local or out-of-town. *Figure 27: Out-of-Town Owners* maps owners with West Warwick addresses and those with addresses in other towns. A significant number of owners have out-of-town addresses. Out-of-town ownership can be a challenge both for building and site maintenance and for parcel assembly for redevelopment purposes.

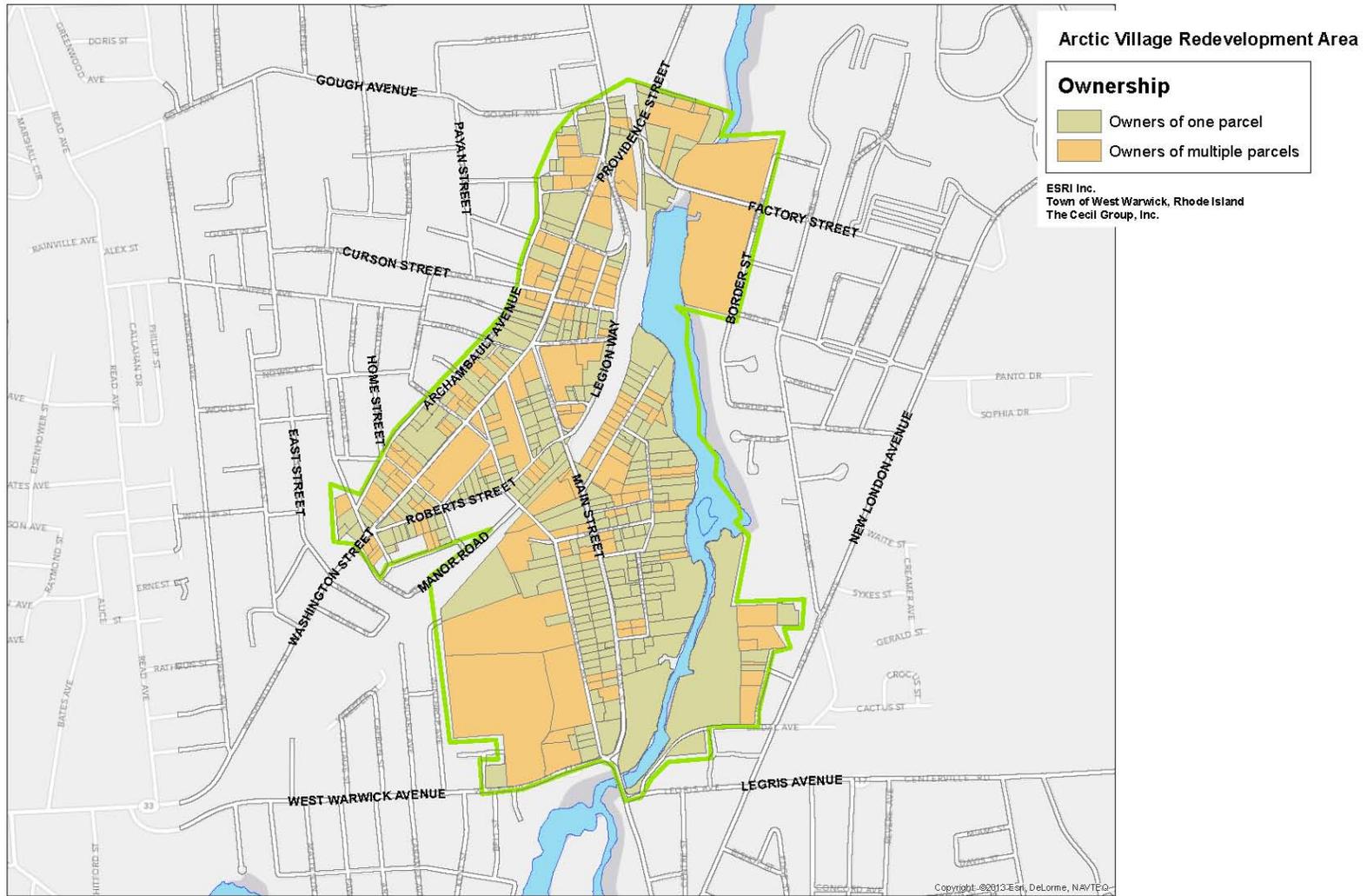


Figure 25: Ownership of Parcels

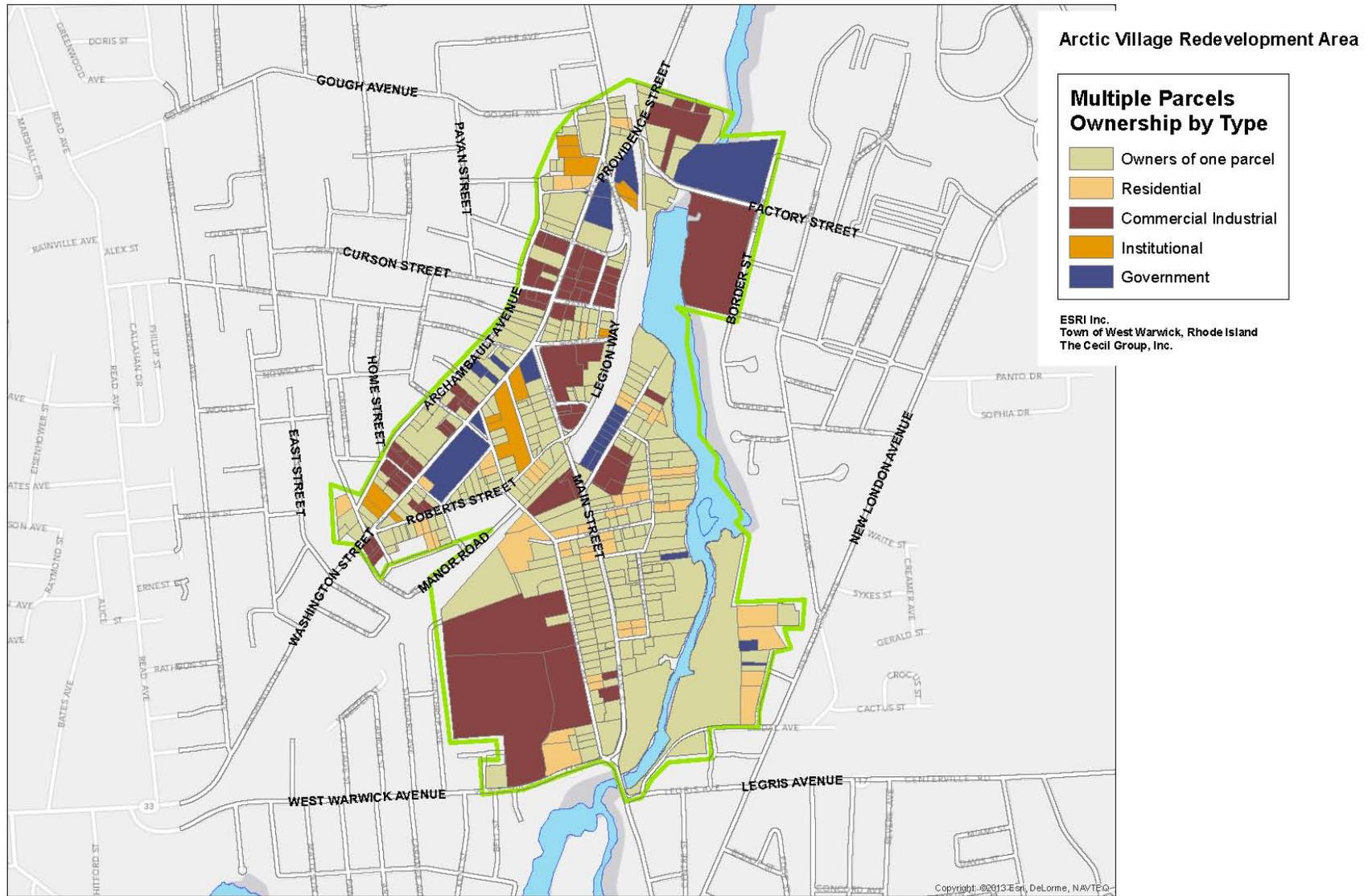


Figure 26: Single Ownership of Multiple Parcels

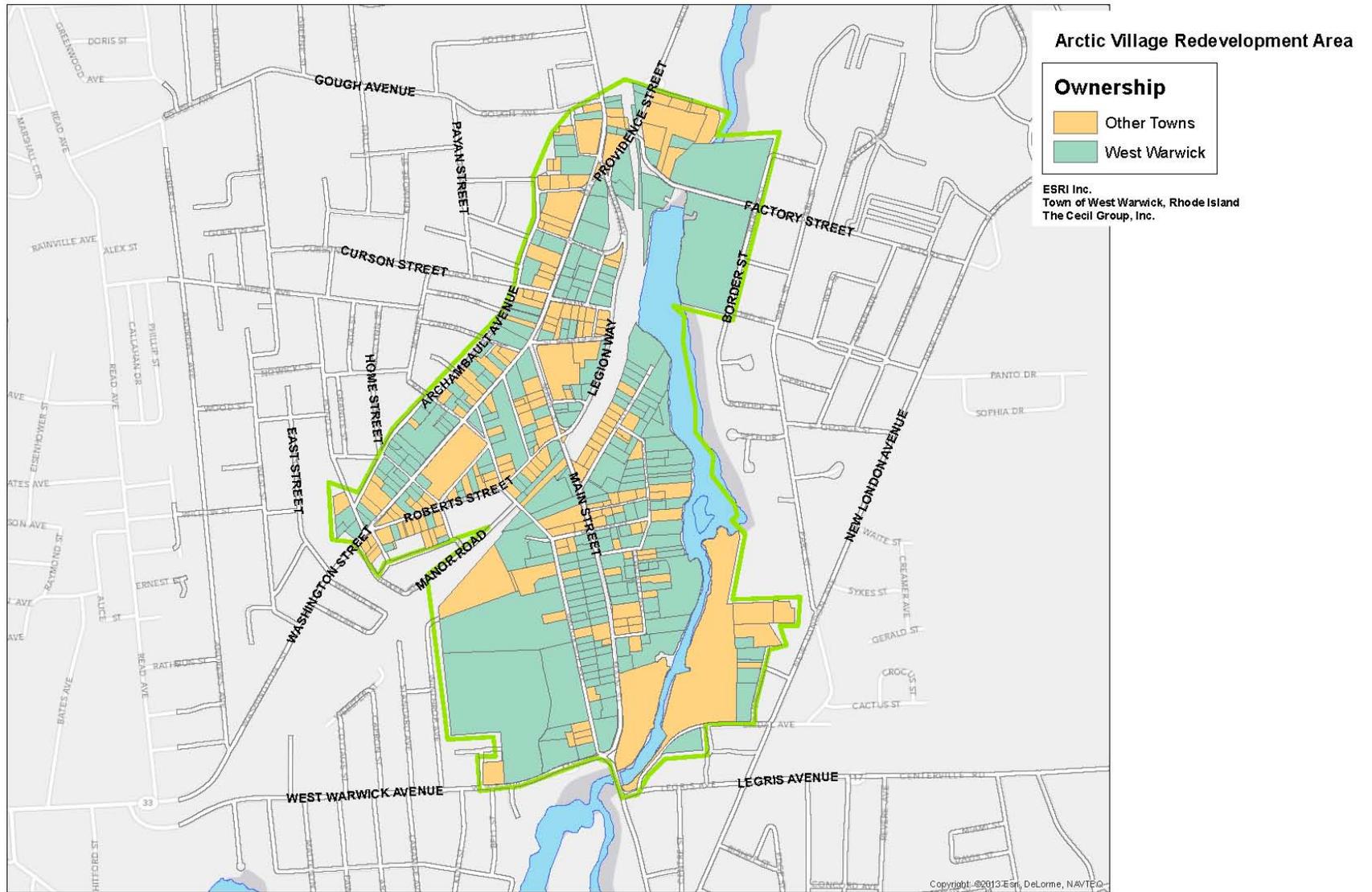


Figure 27: Out-of-Town Owners

**Matrix of Sources and Methods for Establishing the Conditions of a DETERIORATED BLIGHTED AREA**

IDENTIFYING FACTORS AND CHARACTERISTICS <sup>12</sup>	SOURCES & METHODS	
	<u>Sources</u>	<u>Methods</u>
<b>Dilapidation, deterioration, age, or obsolescence</b>	Town of West Warwick Assessors Data; Site walk	Mapping, photographic evidence, written notes
<b>Inadequate provision for ventilation, light, sanitation, open spaces, and recreation facilities</b>	Google Earth, Site walk	Mapping
<b>High density of population and overcrowding</b>	Town of West Warwick Assessors Data; U.S. Census	Mapping
<b>Defective design or unsanitary or unsafe character or conditions of physical construction</b>		
<b>Defective or inadequate street and lot layout</b>		
<b>Mixed character, shifting, or deterioration of uses to which they are put</b>	Site walk	Photographic evidence, written notes

Figure 28: Matrix of Sources for Deteriorated Blighted Area Conditions

<sup>12</sup> Under RIGL § 45-31-8(6) the existence of at least one of these factors and characteristics is sufficient.

Sections 4.1 through 4.8 contain an analysis of existing conditions that indicate the presence of a Deteriorated Blighted Area. The sections correspond to the Identifying Conditions in the preceding matrix. The research that supports these sections is identified in the Sources and Methods column of the matrix.

#### 4.1 Dilapidation, Deterioration, Age, or Obsolescence

As noted in *Section 3.6 Diversity of Ownership of Plots*, absentee owners can contribute to a culture in which buildings and sites are not maintained carefully. Field observers canvassed the Redevelopment Area on July 5 and September 19 to record the physical condition and appearance of buildings and sites in the area. The observers scored each building and site using the following scale: 0 (Good), 1 (Fair), 2 (Poor) or 3 (Bad), defined as follows:

- Good – a Score of 0 indicated that a building or site had no visible damage.
- Fair – a score of 1 indicated that a building or site had deferred maintenance that was part of the life of a building or site. Examples include peeling paint, graffiti, broken windowpanes, lack of mowing or other maintenance, and a fence or wall needing minor repairs.
- Poor – a score of 2 indicated that a building or site was damaged and needed major repair to non-structural components. Examples include damaged windows or

door frames, damaged or missing siding, incomplete construction, dead or damaged trees and damage to a fence or wall.

- Bad – A score of 3 indicated that the building or site had significant damage that requires reinvestment. Examples include partial demolition or collapse, evidence of fire or water damage, missing structural components, major potholes in paved surfaces, fence panels collapsed or missing and holes or rubble on site.

In addition, Building Condition was classified as “Unknown” when the condition of the building could not be determined from a visual inspection from a public way.

Site Conditions had three additional classifications – “Parking,” “Vacant” or “Part of a Residential Lot.”

Street numbers did not always match the addresses in the Assessors’ data so precise mapping was a challenge.

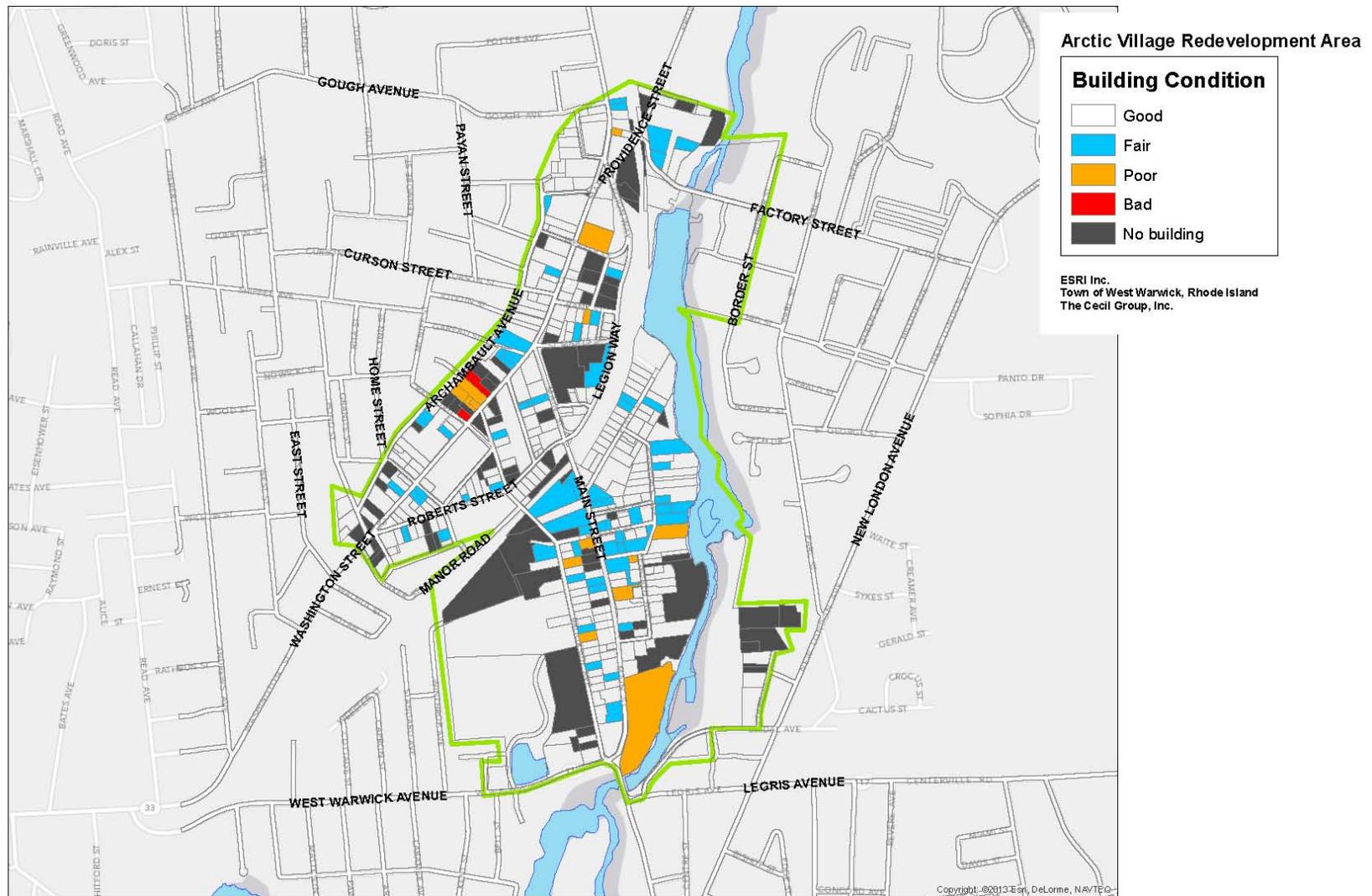


Figure 29: Building Conditions

## 4.2 Building Conditions

*Figure 29: Building Condition* maps the location of sites in Fair to Bad condition and notes lots that do not have buildings on them.

The two buildings mapped as being in Bad condition are 95 Washington Street (noted earlier in Figure 14) and the Holmes building at 77 Washington Street. (See Figures 30 and 31 below.)

- 95 Washington Street is a vacant building that has been partially demolished. The exterior wall facing Washington Street includes doors and windows covered in plywood and a partially destroyed awning. Other facades have doorways open to the elements.
- 77 Washington Street also has the majority of the doors and windows on the façade facing Washington Street covered with plywood. The front façade is in poor repair with visible holes where the building meets the sidewalk, allowing weather and vermin to access the structure. The sloped roof over the first floor is missing part of the gutter and has visible damage to the surface. Windows on the upper floor have been boarded, but some of the windows are open to the elements and at least one has a broken frame.

Examples of buildings mapped as being in Poor condition include:

- Figure 32 shows the former school that was part of St. James Catholic Church and is now part of the proposed CVS site. Many, but not most of the windows have been covered with plywood and some windowpanes appear to be missing. The brick foundation needs some work and the wooden elements of the structure, including window and door frames, show deteriorating paint.

- Figure 33 shows the Old Post Office at 1190 Main Street. The front façade of this building, facing Main Street is in relatively good condition. However, the side visible to the street shows window openings that have been covered by a combination of plastic and plywood. The upper windows have deteriorating paint.

Buildings mapped as Fair generally have minor damage that has not been addressed.

- 12 Factory Street, shown in Figure 34, has one window with a broken pane, covered with plywood, and the window frames need to be repainted, but the stone façade is in relatively good shape.
- The Newberry Building at 37 Washington Street, shown in Figure 35, is missing tiles from the decorative upper portion of the front façade. Other elements of the upper façade are damaged, including the red backdrop to the building sign. The lower portion of the front façade appears to have no significant damage.

The combination of buildings in fair to bad condition, especially along the two main routes into the Redevelopment Area – Washington Street and Main Street – indicate a condition of neglect found not just in the commercial buildings shown here, but in a number of the residential buildings as well. Out of the 214 parcels identified visually as residential (about fifty percent of the total parcels in the Redevelopment Area), forty-six were classified as Fair and five as Poor. Twenty-seven residential buildings were unable to be classified by the site visit team because they were not visible from a public way.

## Buildings in Bad Condition



Figure 30: 95 Washington Street



Figure 31: 77 Washington Street

**Buildings in Poor Condition**



Figure 32: 1270 Main Street



Figure 33: 1190 Main Street

**Buildings in Fair Condition**



Figure 34: 12 Factory Street



Figure 35: 37 Washington Street

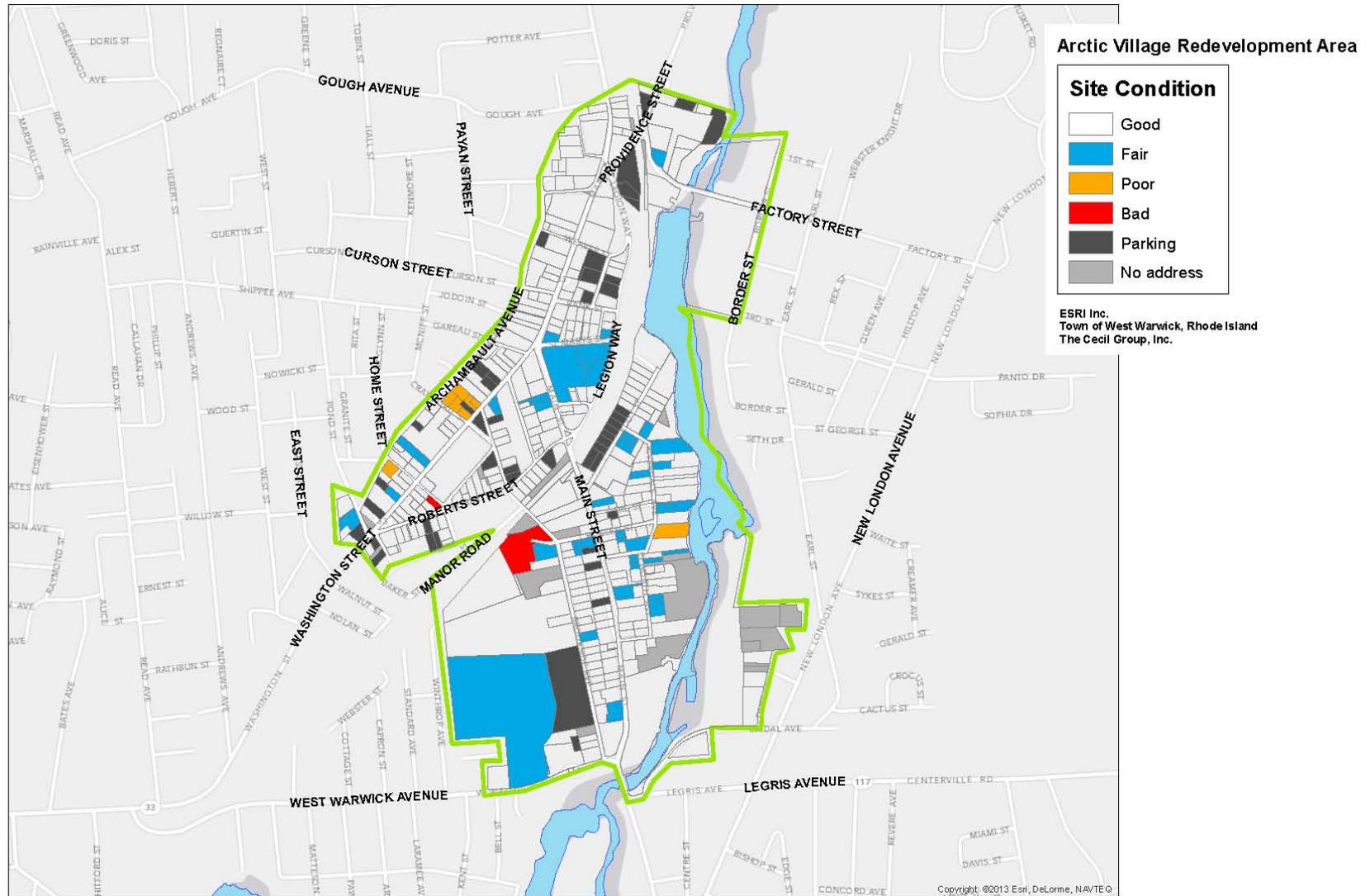


Figure 36: Site Conditions

### 4.3 Site Conditions

Field observers noted site conditions as well, mapped along the same grading scale as the buildings. Site conditions were evaluated on a parcel-by-parcel basis and do not include any buildings on the parcel. Site conditions include the paved and unpaved land and non-building accessory structures, such as fences or walls. Mapping site conditions was challenging as not all of the sites had associated addresses or were visible from the street. As with mapping buildings, precision was difficult. *Figure 36: Site Conditions* shows the site conditions within the Redevelopment Area.

Of the two sites mapped as Bad, one, Parcel 006-1130 is discussed on page 29 and shown in Figure 37 below. The other parcel, 006-0221,

had a distinctive odor associated with the significant trash lining the driveway next to the buildings. It was not possible to photograph this site.

Examples of sites mapped as being in Poor condition include 18 and 21 Crawford Street in Figure 38 below. Sites mapped as Fair generally have maintenance issues, such as crumbling or uneven paved surfaces, grass and weeds that have not been mowed or trash that has caught in the vegetation. In some cases, the site has not been maintained, as with Figure 39 below. In other cases, the site is used for parking, but has not been paved, as with Figure 40 below, or the paving has not been maintained, as in Figure 41 below.

### Site in Bad Condition



Figure 37: Parcel 006-139

### Site in Poor Condition



Figure 38: 21 Crawford Street

**Sites in Fair Condition**



Figure 39: 62 Washington Street



Figure 40: Natco Parking on Brookside Avenue



Figure 41: Natco Parking on Brookside Avenue

## 4.4 Building Age

Building age can be an indicator of an area’s overall condition. Because of the mills within the Redevelopment Area, which are the oldest buildings and the impetus for later residential and commercial development in the area, the average age of buildings in the Redevelopment Area is older than that of West Warwick as a whole. Arctic Mill dates to 1856, portions of the Natco Mill date to 1896 and Centreville Mill is the youngest, dating to 1900.

To illustrate this age differential, the following series of tables break down building age by type (Residential, Commercial and

Government/Institutional). The data is also broken down by location – within the Redevelopment Area (Redevelopment Parcels), West Warwick without the Redevelopment Area (All Other Parcels) and within all of West Warwick (All Parcels). Average age is based on those parcels that have an age associated with them, removing buildings with no associated age in the Assessor’s database. The underlying data for all of the calculations in these tables was provided from Town records by Main Street GIS and was last updated in December 2012.

### Residential

Residential Buildings in the Redevelopment Area have an average year built of 1914, much earlier than the comparable ages of 1950 for the rest of West Warwick and 1949 for the Town as a whole. The housing stock, especially single-family homes, tends to be older than elsewhere in Town. This reflects the development patterns around the mills, and explains the smaller parcel sizes and some of the poorer condition of the residential buildings. The age of the industrial buildings is expected given the history of the Redevelopment Area, but presents challenges for the reuse of vacant buildings (such as parts of Centreville Mill).

#### Average Year Built

<b>TOTAL Residential</b>
TOTAL Single Family
TOTAL Two Families
TOTAL Apartments 6+
TOTAL Three Families
TOTAL Four Families
TOTAL Five Families

Land Use Code	REDEVELOPMENT	ALL OTHER PARCELS	ALL PARCELS
	PARCELS		
	<b>1914</b>	<b>1950</b>	<b>1949</b>
<b>1</b>	1913	1959	1959
<b>2 and 27</b>	1915	1912	1912
<b>3</b>	1921	1943	1937
<b>30</b>	1911	1907	1907
<b>40</b>	1915	1909	1910
<b>50</b>	1908	1915	1914

**Commercial/Industrial**

Commercial/Industrial Buildings in the Redevelopment Area have an average year built of 1930, closer to the comparable ages of 1948 for the rest of West Warwick and 1944 for the Town as a whole. Commercial and Commercial II bring the average up from the earlier industrial buildings.

**Average Year Built**

**TOTAL Commercial/Industrial**

- TOTAL Mixed Use
- Total Commercial
- TOTAL Commercial II
- TOTAL Industrial
- TOTAL Utilities
- TOTAL Commercial Leased Land

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	<b>1930</b>	<b>1948</b>	<b>1944</b>
4	1916	1917	1917
5	1946	1920	1927
6	1940	1965	1960
7	1916	1935	1931
10	0	1961	1961
98	1960	1994	1982

**Government/Institutional**

Government/Institutional Buildings include parcels owned by the State of Rhode Island, the Federal government, the Town of West Warwick, and local churches or nonprofits. In the Redevelopment Area the average year built of 1955 is more recent than in the rest of the Town. The new United State Post Office on Washington Street and the younger state and Town buildings (including the new Senior Center) bring this average up. The religious buildings tend to be older in the Redevelopment Area than elsewhere in Town, probably reflecting the early settlement patterns around the mills during the early twentieth century.

**Average Year Built**

**TOTAL Government/Institutional**

- TOTAL Church
- TOTAL Federal
- TOTAL Town of West Warwick
- TOTAL State of RI
- TOTAL Vote of Town
- TOTAL Frozen

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	<b>1955</b>	<b>1939</b>	<b>1942</b>
72	1909	1936	1931
74	2001	1943	1962
78	1990	1957	1961
80	1980	1943	1951
82	1953	1931	1936
83	1975	1918	1922

The younger government buildings are due to the central presence of the Town government in Arctic Village.

## 4.5 Inadequate Provision for Open Spaces and Recreation Facilities

The Redevelopment Area has a number of vacant lots, but few recreation and open space facilities. There is no significant green space within a quarter-mile of most of the Redevelopment Area. Within the area itself are the Arctic Gazebo and a small memorial park next to Town Hall. The Arctic Gazebo is at the junction of Washington and Main Streets, and is central to the area, but provides a gathering space rather than a place for active recreation.

Both the Senior Center and the Youth Center are within the Redevelopment Area, but neither is within the quarter-mile walking distance for many of the residences within the area itself.

Although the Washington Secondary Trail runs through the center of the Redevelopment Area, there are only two access points within the Redevelopment Area (Providence Street and Brookside Avenue).

An overlay of the areas that are not within a quarter mile of either indoor or outdoor recreation or social gathering places shows that there are no sections of the Redevelopment Area that have access to both indoor and outdoor recreation spaces.

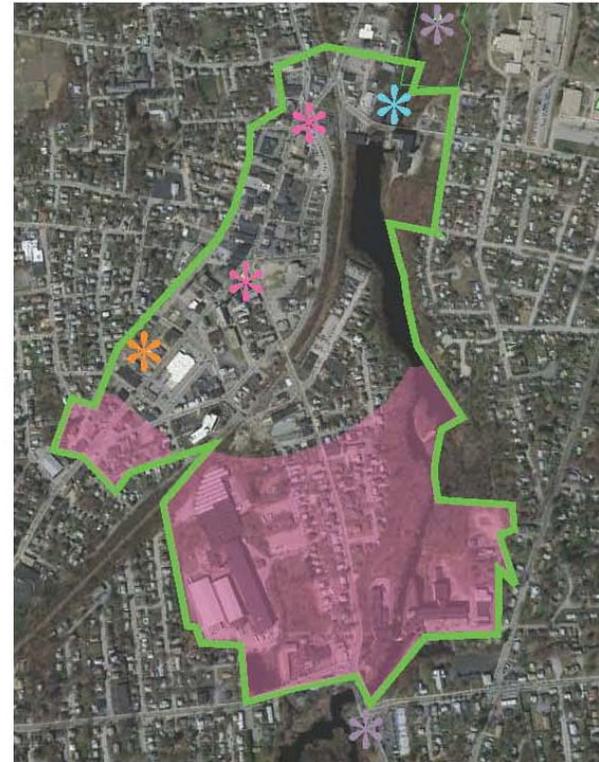
Figures 42 through 46 map the distances from each type of open space or recreation area. Figure 46 is an overlay of all areas not within walking distance (1/4 mile) of an indoor or outdoor recreation facility.



**Legend**

- Study Area
- Over 1/4 mile from Senior Center \*
- Youth Center \*
- Open Space (Arctic Gazebo and memorial park next to Town Hall) \*
- Green Space (River Walk Phase 1 and boat launch below West Warwick Avenue and Main Street) \*

Figure 42: Parcels over ¼ mile from Green Space



**Legend**

- Study Area
- Over 1/4 mile from Senior Center \*
- Youth Center \*
- Open Space (Arctic Gazebo and memorial park next to Town Hall) \*
- Green Space (River Walk Phase 1 and boat launch below West Warwick Avenue and Main Street) \*

Figure 43: Parcels over ¼ mile from Open Space



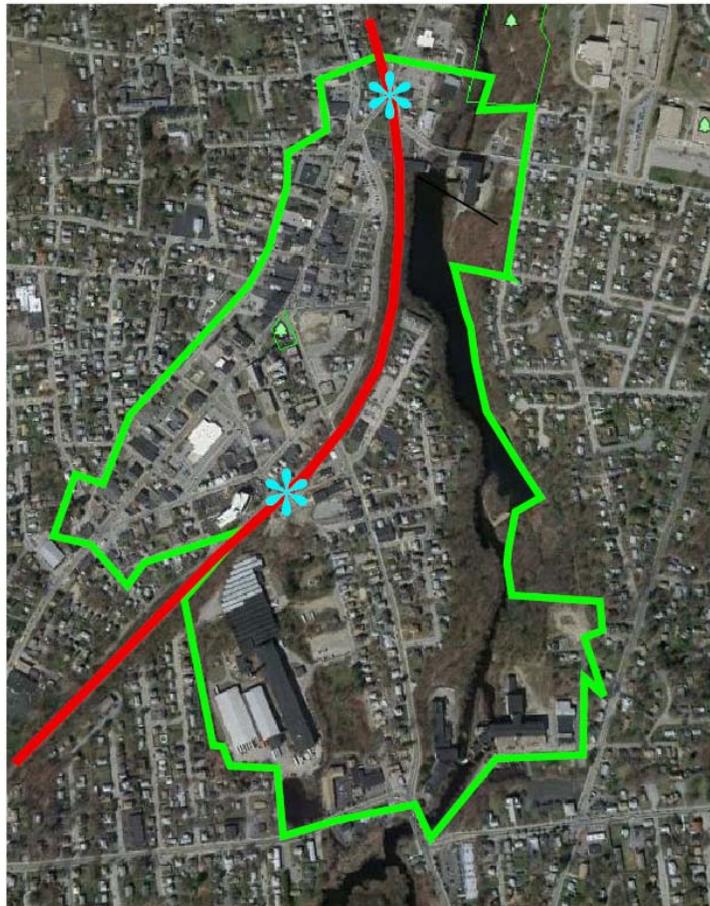
- Legend**
- Study Area
  - Over 1/4 mile from Senior Center \*
  - Youth Center \*
  - Open Space (Arctic Gazebo and memorial park next to Town Hall) \*
  - Green Space (River Walk Phase 1 and boat launch below West Warwick Avenue and Main Street) \*

Figure 44: Parcels over 1/4 mile from Senior Center



- Legend**
- Study Area
  - Over 1/4 mile from Senior Center \*
  - Youth Center \*
  - Open Space (Arctic Gazebo and memorial park next to Town Hall) \*
  - Green Space (River Walk Phase 1 and boat launch below West Warwick Avenue and Main Street) \*

Figure 45: Parcels over 1/4 mile from Youth Center



- Legend**
- Redevelopment Area
  - Washington Secondary Trail
  - ✱ Access points to trail

Figure 46: Washington Street Trail and Access Points within the Redevelopment Area



- Legend**
- Study Area
  - Over 1/4 mile from Senior Center ✱
  - Youth Center ✱
  - Open Space (Arctic Gazebo and memorial park next to Town Hall) ✱
  - Green Space (River Walk Phase 1 and boat launch below West Warwick Avenue and Main Street) ✱

Figure 47: Overlay of Access to Indoor and Outdoor Recreation Space

## 4.6 High Density of Population and Overcrowding

A combination of U.S. Census data, GIS mapping information and data from the Town of West Warwick's Assessor's office provides a picture of the population within the Redevelopment Area and the density of that population.

In all of the maps discussed below, the bright green line is the boundary of the Redevelopment Area. The data in *Figure 48: Total Population* is from the 2010 U.S. Census and shows population by census block. The categories of low, medium, high and very high are relative to the population of West Warwick as a whole. The average population per census block is approximately 53, the median is 31 and the average population of the inhabited census blocks is around 63. The medium population is defined as 30-65. Low population is below that, high is from 65 to 99 and very high is over 100.

The data show that there is a relatively high population density within the Redevelopment Area when compared to the population of West Warwick as a whole and this density indicates that more people are living on smaller parcels. This is consistent with patterns of development in an urban area and reflects the specific development patterns around the mills and the topographical features of the Redevelopment Area.

The population of The Redevelopment Area is higher on average to the south and east of the Washington Secondary Trail (shown in red on the next three figures) – these areas are primarily residential, with three mills and the associated land, To the north and west, the parcels

in grey on *Figure 48: Total Population* are either commercial buildings, vacant, or part of the Washington Secondary Trail, and have no residential population.

*Figure 49: Building Coverage* shows the buildings in West Warwick. The building data was provided by the Town of West Warwick and date from 2009. Some of the buildings have been demolished – for example, the St. James Catholic Church at the junction of Main Street and Washington Street. However, the map does give a picture of the larger commercial buildings relative to the smaller single-family or two family buildings in the areas noted above. There are few large multifamily buildings in the Redevelopment Area; one example is the West Warwick Housing Authority building between Manor Road and Roberts Street. The next three largest multifamily buildings each have 12 units – 12 Epworth Avenue, 24 Robert Street and 212 Washington Street. The remaining eleven multifamily buildings have ten units or fewer.

Combining the two maps, as shown in *Figure 50: Total Population and Building Coverage*, reveals that many of the areas with higher populations are those with smaller buildings and significant amounts of undeveloped land – suggesting that the census blocks with higher population levels have more residents in smaller buildings. For example, in Figure 50, the area of the Natco mill is indicated as having a designation of “Very High” for the population density – but no one lives in those buildings. This suggests that the buildings surrounding the mill have a higher than average population.

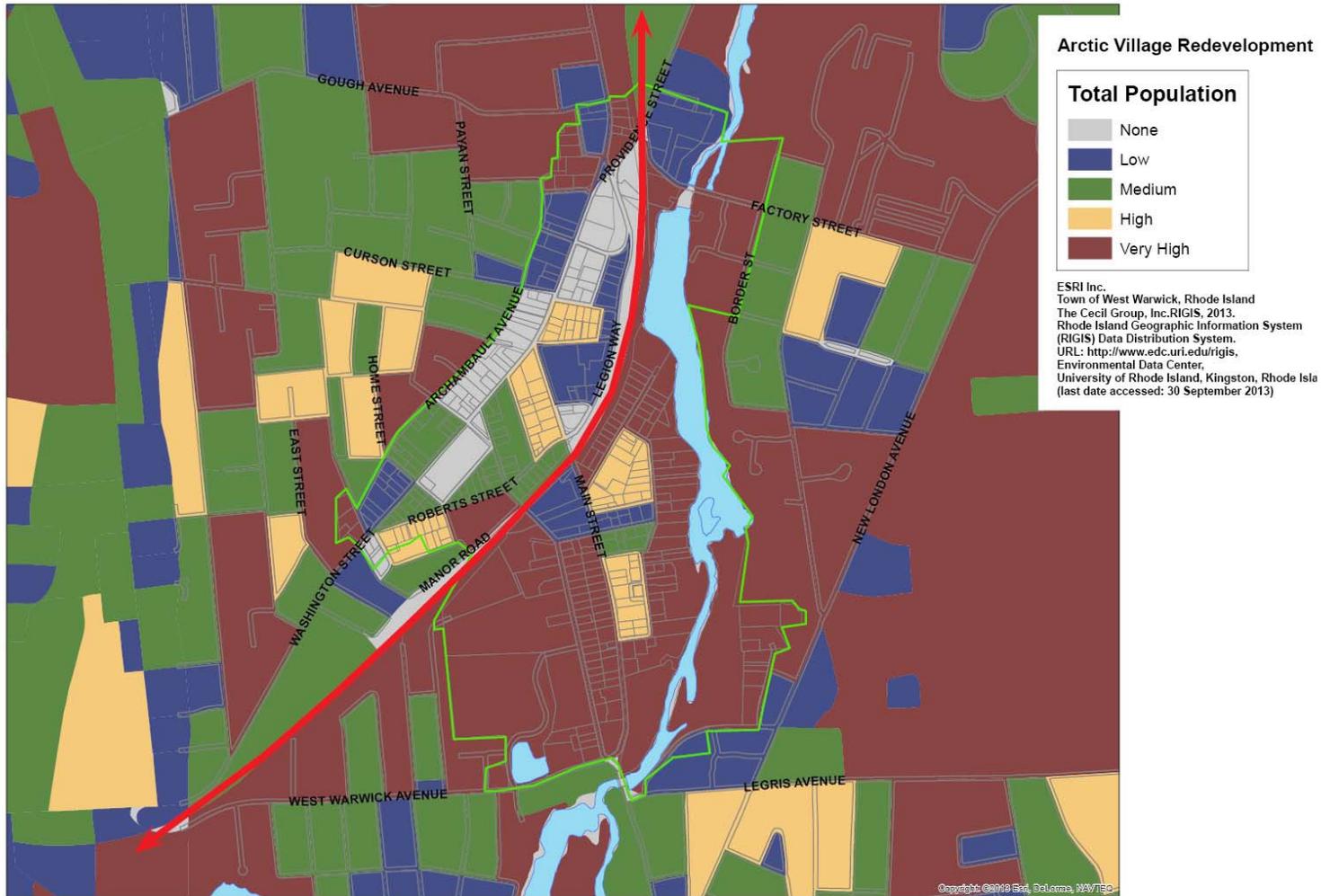


Figure 48: Total Population with Washington Secondary Trail (in red)



Figure 49: Building Coverage with Washington Secondary Trail (in red)

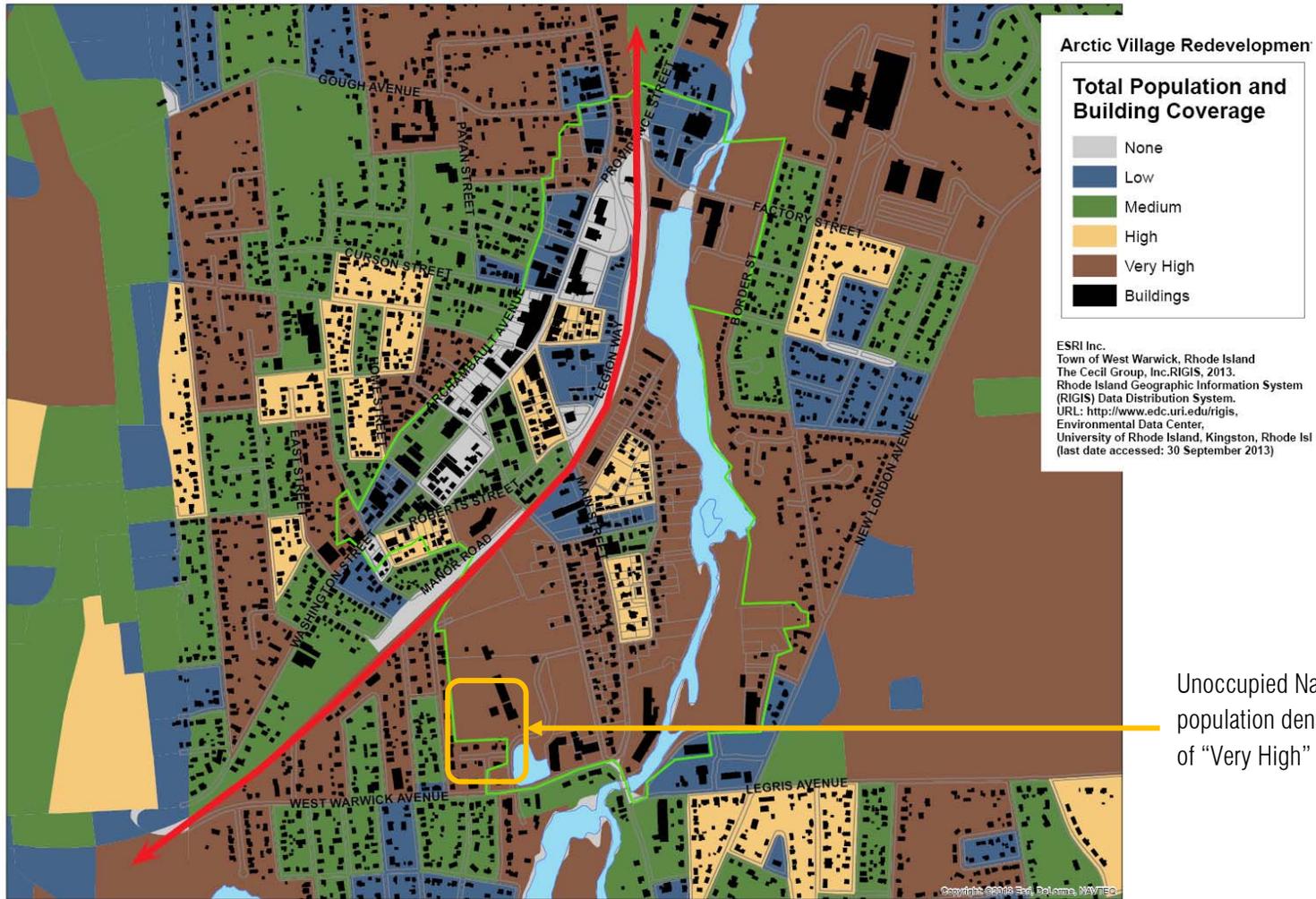


Figure 50: Total Population and Building Coverage with Washington Secondary Trail (in red)

Another way to look at population density is to consider population per square mile. This data is also from the 2010 U.S. Census and is mapped in *Figure 51: Population per Square Mile*. Again, the definitions of low (under 2,695), medium (2,695 to 4,695), high (over 4,695) and very high (over 100,000) are based on the West Warwick average population per square mile of 3,695 people per square mile (total population of 29,191 in the 2010 U.S. Census divided by 7.9 square miles of land in West Warwick (total, including water is 8.1 square miles)).<sup>13</sup> Note that the residential areas of the Redevelopment Area are dense along the south Main Street corridor and denser to the west. Along areas identified as difficult to develop – areas with ledge or steep slopes – the population drops closer to the median level of the entire Town.

The Redevelopment Area parcels are outlined in grey on Figures 48, 50 and 51 to show the parcels relative to population, population per acre and population and building coverage. The pattern is of smaller parcel sizes with some significant undeveloped areas. The undeveloped areas exist for several reasons – historical development patterns related to the mills, ledge and soil conditions, use of vacant lots for parking and buildings that have been demolished.

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<sup>13</sup> Wikipedia entry on West Warwick, accessed November 12, 2013. Confirmed by U.S. Census numbers from RI GIS.



Figure 51: Total Population per Square Mile

## 4.7 Mixed Character, Shifting, or Deterioration of Uses

The shift from buildings with vibrant commercial or residential uses to buildings that are vacant over the long term and the changing mix of uses within the Redevelopment Area are both evidence of deterioration in the types of uses within the Redevelopment Area. These conditions exist within the Redevelopment Area in several different sets of common characteristics.

### Incompatible Uses

The uses along Washington Street in particular are not always compatible. There is a mix of businesses and vacant buildings on both sides of Washington Street. The new Senior Center is a significant resource for the residents of West Warwick (Figure 52) but it is abutted by buildings that detract from the importance of this civic use. On the right are two buildings that are not fully tenanted at the street level (Figure 53).

rather than pedestrian-oriented (Figures 54 through 56). The automobile-orientation of these abutting businesses decreases the likelihood that a senior citizen would feel comfortable walking to the Senior Center.

On the other side of the street, the Senior Center faces significant automobile uses, shown in Figures 57 and 58.

To the left of the Senior Center is a combination of light industrial and retail uses. However, the retail uses are automobile-oriented



Figure 52: West Warwick Senior Center on Washington Street



Figure 53: Buildings Abutting the West Warwick Senior Center



Figure 54: Light Industrial Building (Printing) Abutting the Senior Center



Figure 55: Another View of the Print Shop



Figure 56: Furniture Shop Abutting Print Shop



Figure 57: Automobile Uses on Washington Street



Figure 58: Adjoining Automobile Uses on Washington Street; West Warwick Housing Authority to the Rear

## Shifting Uses

The junction of Washington Street and Main Street is at the heart of the Redevelopment Area. Three parcels in this area are all owned by CVS. One of the parcels is vacant – the former location of the St. James Catholic Church. The other two parcels have buildings: one is a school and the other is housing. Both were formerly associated with the church. The former school is now vacant and the other building has been used as multifamily residential and may be vacant now.

According to Town Staff, CVS has the development permits, granted in 2006, necessary to build a pharmacy on these parcels. A date for construction has not yet been set. Figure 59 shows the current site conditions. The presence of a vacant parcel in the center of the commercial area disturbs the historic pattern of buildings fronting the sidewalk and contributes to a lack of economic activity in this area.

Other shifting uses can be seen in *Figure 61: Occupancy*. This map shows buildings and lots visually identified as Vacant. Parcels identified as vacant may be vacant buildings or sites without buildings. (See also *Figure 29: Building Condition* for parcels without buildings). Some parcels have been visually identified as parking for adjacent uses. Others, such as the former St. James Catholic Church, are vacant because the building has been demolished and not replaced. These vacant buildings and sites demonstrate a change from a vibrant downtown, which drew from beyond the surrounding neighborhoods, to one where vacant buildings and sites result in breaks in the frontage of buildings along the street and an overall reduction in activity on the street. Some vacant buildings can be seen in Figure 60.



Figure 59: CVS-related Parcels on Main Street (the Site of the Former St. James Catholic Church, the Back of the School and the Residence)





Figure 60: Vacant Buildings (Main Street, St. John Street, Bank Street)



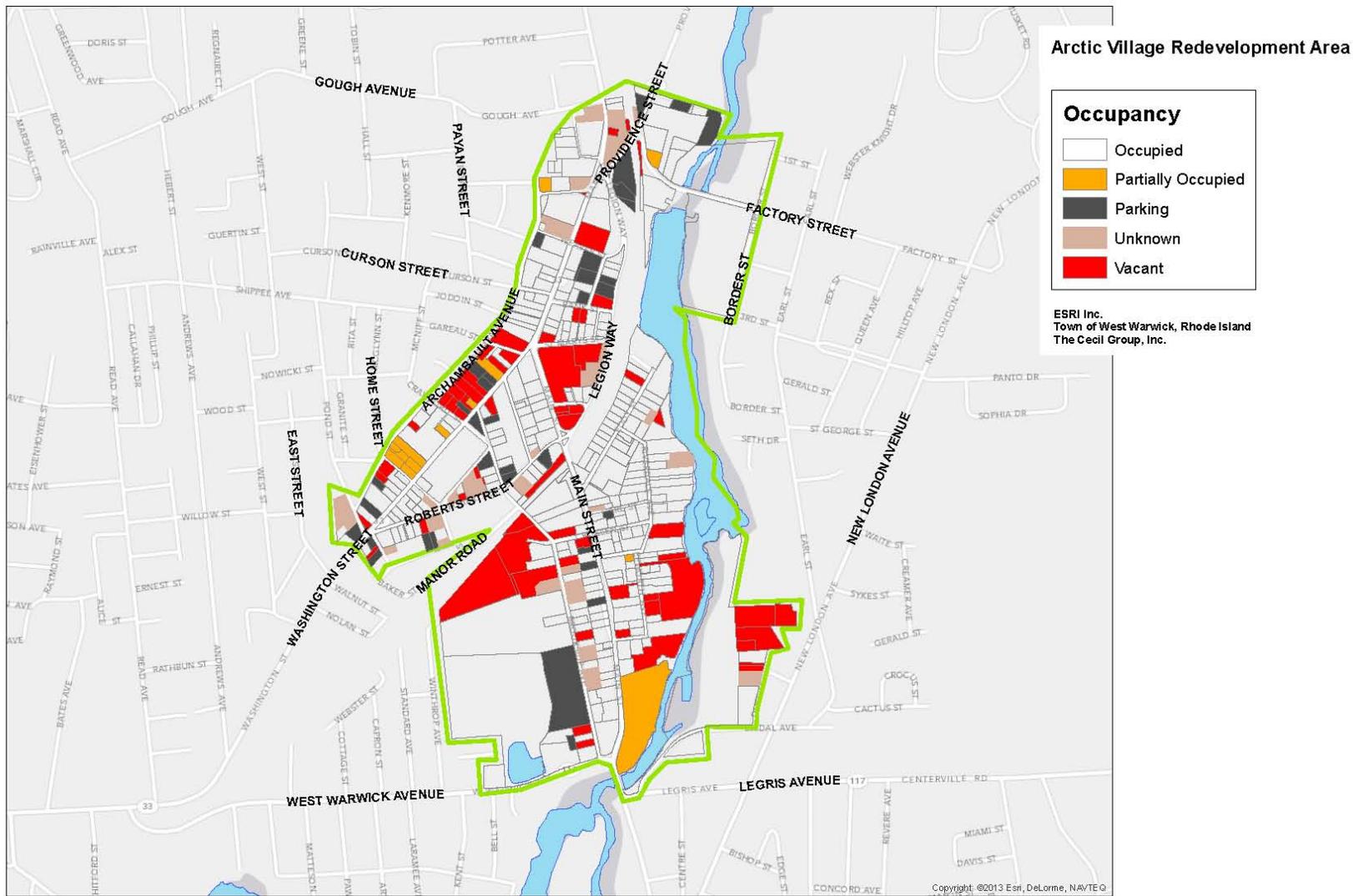


Figure 61: Occupancy

## 4.8 Blighting Influences – Impact on Property Values

Buildings and improvements that are dilapidated or deteriorated have negative, blighting influences on other buildings around them. One method to evaluate the presence and degree of blighting influences from dilapidated or deteriorated buildings is to consider their impact on property values for other buildings. In the absence of evidence of other significant factors affecting building values, the average values for buildings with similar types of uses should be less within the Redevelopment Area than for the Town as a whole. This finding would further support the conclusion that this area merits special economic and real estate development measures.

The following analysis indicates that there is a clear pattern of lower relative building values within the boundaries of the Redevelopment Area compared to properties outside the Redevelopment Area. This finding may reasonably be attributed to the blighting influence of dilapidated or deteriorated buildings and improvements on adjacent and nearby parcels and improvements.

Other potential factors considered in this analysis, such as transportation accessibility, the presence of other blighting influences, regulations, or other identified factors, do not contradict the findings concerning the relative lower building values within the Redevelopment Area.

- Transportation access – Market evaluations prepared for the Redevelopment Strategy indicated that the entire Redevelopment Area is located within driving times of major employment centers consistent with typical housing market access. These evaluations also indicated that the Redevelopment Area is within the typical driving times of significant populations that support

retail uses (convenience stores, medium sized stores and restaurants).

- Regulations – The existing zoning within the area is not a significant constraint on feasible development, as evaluated by the professional team of planners and real estate economists as part of the *Arctic Village Redevelopment Strategy*.
- Specific blighting uses – There are no significant uses, buildings, or improvements in this area which are in good condition but that have negative impacts on adjacent and surrounding properties such as a large prison, airfield, or other use with substantial noise, visual, or other negative impacts.
- Municipal ownership – Among the use categories evaluated, the assessed valuation of municipal facilities in this area is relatively high compared to the Town-wide average. This is because the Town's own property is likely to be relatively unaffected by the presence of blight. This finding also appears to reflect the fact that the Town Hall and other municipal facilities are located within the area and are relatively high value municipal facilities.

As with the analysis of Year Built above, the parcels in the Redevelopment Area can be analyzed by Residential, Commercial/Industrial, Government/Institutional and Vacant Land. Valuations can be assessed by the average value of the building, the land or the total of the two. Valuations can also be analyzed based on gross square footage and finished square footage of a building or by gross square foot or acre of land.

A summary of the findings and conclusions for each land use category is set forth below. The underlying data for all of the calculations in these tables were provided from Town records by Main Street GIS and was last updated in December 2012. The Land Use Analysis maps that accompany each land use category were created from the same records and show the parcels by Land Use Code.

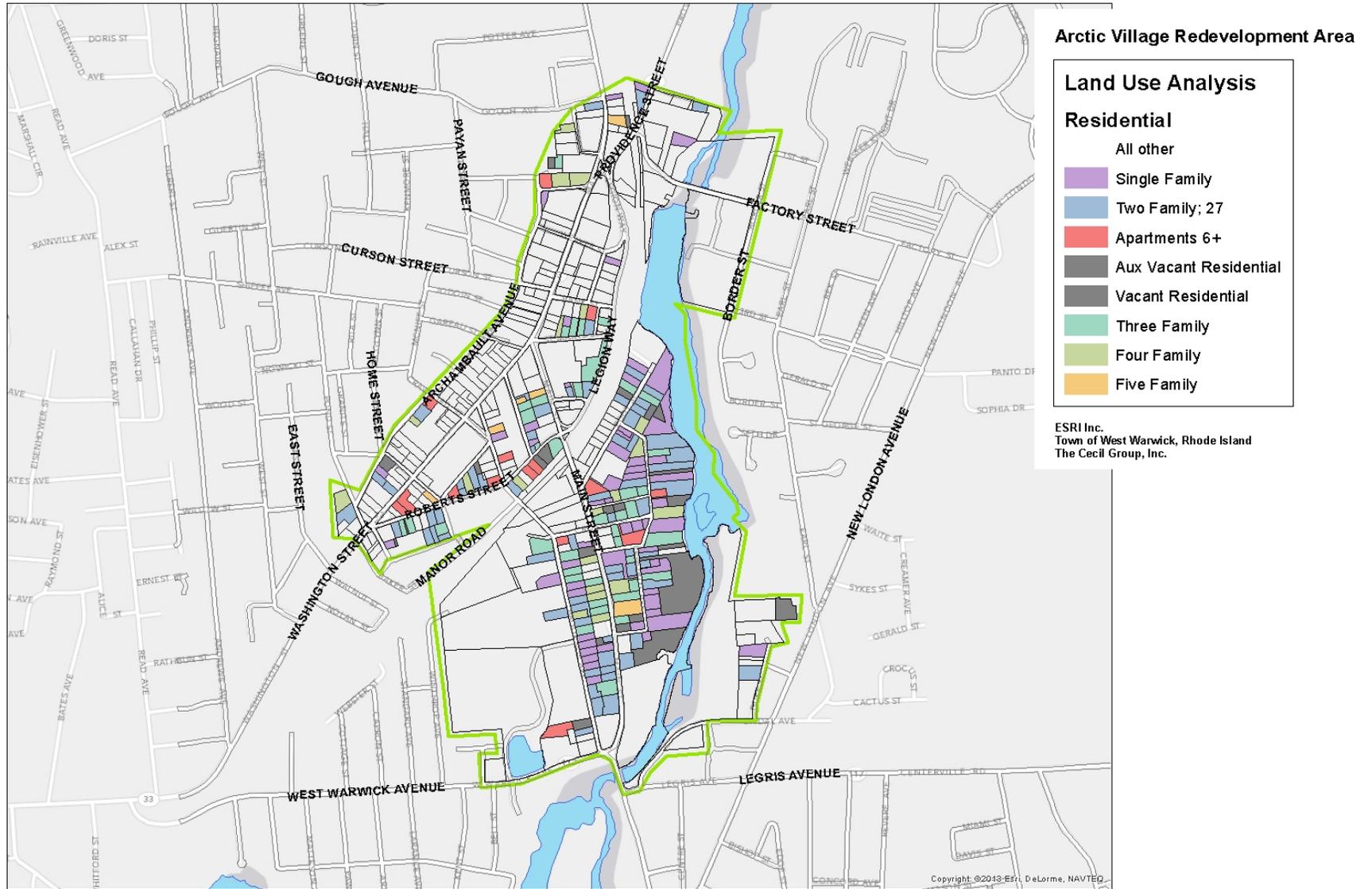


Figure 62: Land Use Analysis: Residential

## Residential

Figure 62: Land Use Analysis: Residential identifies the location of the 202 residential parcels in the Redevelopment Area. There are 55 single-family houses, 66 two-families, 40 three-families, 20 four-families, 6 five-families and 15 apartments with six units or more.

The average value of the building, land and the total parcel value is less for Residential parcels in the Redevelopment Area than for all parcels in West Warwick or for all other parcels in West Warwick. The value of Apartment Buildings with six or more units is significantly lower.

### Per Unit Average Valuations: Apartments 6+

The data for apartments 6+ can also be looked at on a per unit basis. The units within the Redevelopment Area are also undervalued relative to units outside the Redevelopment Area and within West Warwick as a whole.

#### Average Building Value

<b>TOTAL Residential</b>
TOTAL Single Family
TOTAL Two Families
TOTAL Apartments 6+
TOTAL Three Families
TOTAL Four Families
TOTAL Five Families

#### Average Land Value

<b>TOTAL Residential</b>
TOTAL Single Family
TOTAL Two Families
TOTAL Apartments 6+
TOTAL Three Families
TOTAL Four Families
TOTAL Five Families

#### Average Property Value

<b>TOTAL Residential</b>
TOTAL Single Family
TOTAL Two Families
TOTAL Apartments 6+
TOTAL Three Families
TOTAL Four Families
TOTAL Five Families

#### TOTAL Apartments 6+

Redevelopment Parcels
All Other Parcels
All Parcels

Redevelopment Parcels
All Other Parcels
All Parcels

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 120,469	\$ 124,968	\$ 124,846
1	\$ 72,864	\$ 102,217	\$ 101,939
2 and 27	\$ 99,720	\$ 103,755	\$ 103,487
3	\$ 328,636	\$ 1,519,130	\$ 1,379,071
30	\$ 132,483	\$ 120,313	\$ 122,222
40	\$ 141,860	\$ 152,424	\$ 151,174
50	\$ 147,983	\$ 167,917	\$ 163,930

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 44,985	\$ 64,192	\$ 63,666
1	\$ 48,533	\$ 67,066	\$ 66,891
2 and 27	\$ 48,211	\$ 56,269	\$ 55,734
3	\$ 1,407	\$ 12,372	\$ 11,002
30	\$ 48,875	\$ 53,891	\$ 53,104
40	\$ 48,315	\$ 55,906	\$ 55,008
50	\$ 48,883	\$ 52,050	\$ 51,417

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 166,895	\$ 191,480	\$ 190,807
1	\$ 123,695	\$ 171,354	\$ 170,902
2 and 27	\$ 149,695	\$ 162,730	\$ 161,865
3	\$ 313,420	\$ 1,545,885	\$ 1,391,827
30	\$ 183,045	\$ 176,482	\$ 177,512
40	\$ 190,635	\$ 209,956	\$ 207,669
50	\$ 198,983	\$ 221,838	\$ 217,267

#### Per Unit Average Valuation

Building	Land	Total
\$ 39,423	\$ 176	\$ 40,282
\$ 53,012	\$ 588	\$ 54,213
\$ 51,414	\$ 539	\$ 52,574

Avg Units per Bldg	
# of Parcels	
15	9
105	8
120	7

Average Valuations: Residential

Another way to compare the data is on a square foot basis. The following tables show the average value per finished square foot of the building, per gross square foot of the building and per square foot of the land on a parcel-by-parcel basis. Although the average value per square foot of land is higher in the Redevelopment Area, both the average value per finished square foot and the average value per gross square foot of the building are undervalued relative to the rest of West Warwick.

**Average Value per SF of Land**

**TOTAL Residential**  
 TOTAL Single Family  
 TOTAL Two Families  
 TOTAL Apartments 6+  
 TOTAL Three Families  
 TOTAL Four Families  
 TOTAL Five Families

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 6.36	\$ 5.18	\$ 5.20
1	\$ 6.59	\$ 5.52	\$ 5.53
2 and 27	\$ 6.93	\$ 5.31	\$ 5.38
3	\$ 0.22	\$ 0.25	\$ 0.25
30	\$ 6.77	\$ 5.47	\$ 5.62
40	\$ 6.99	\$ 5.15	\$ 5.29
50	\$ 6.84	\$ 5.57	\$ 5.78

**Value per Finished SF**

**TOTAL Residential**  
 TOTAL Single Family  
 TOTAL Two Families  
 TOTAL Apartments 6+  
 TOTAL Three Families  
 TOTAL Four Families  
 TOTAL Five Families

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 53	\$ 70	\$ 69
1	\$ 58	\$ 78	\$ 78
2 and 27	\$ 53	\$ 53	\$ 53
3	\$ 63	\$ 65	\$ 65
30	\$ 47	\$ 49	\$ 49
40	\$ 46	\$ 48	\$ 48
50	\$ 44	\$ 51	\$ 50

**Value per Gross SF**

**TOTAL Residential**  
 TOTAL Single Family  
 TOTAL Two Families  
 TOTAL Apartments 6+  
 TOTAL Three Families  
 TOTAL Four Families  
 TOTAL Five Families

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 31	\$ 35	\$ 35
1	\$ 30	\$ 34	\$ 34
2 and 27	\$ 29	\$ 28	\$ 29
3	\$ 47	\$ 56	\$ 56
30	\$ 27	\$ 27	\$ 27
40	\$ 28	\$ 28	\$ 28
50	\$ 26	\$ 29	\$ 28

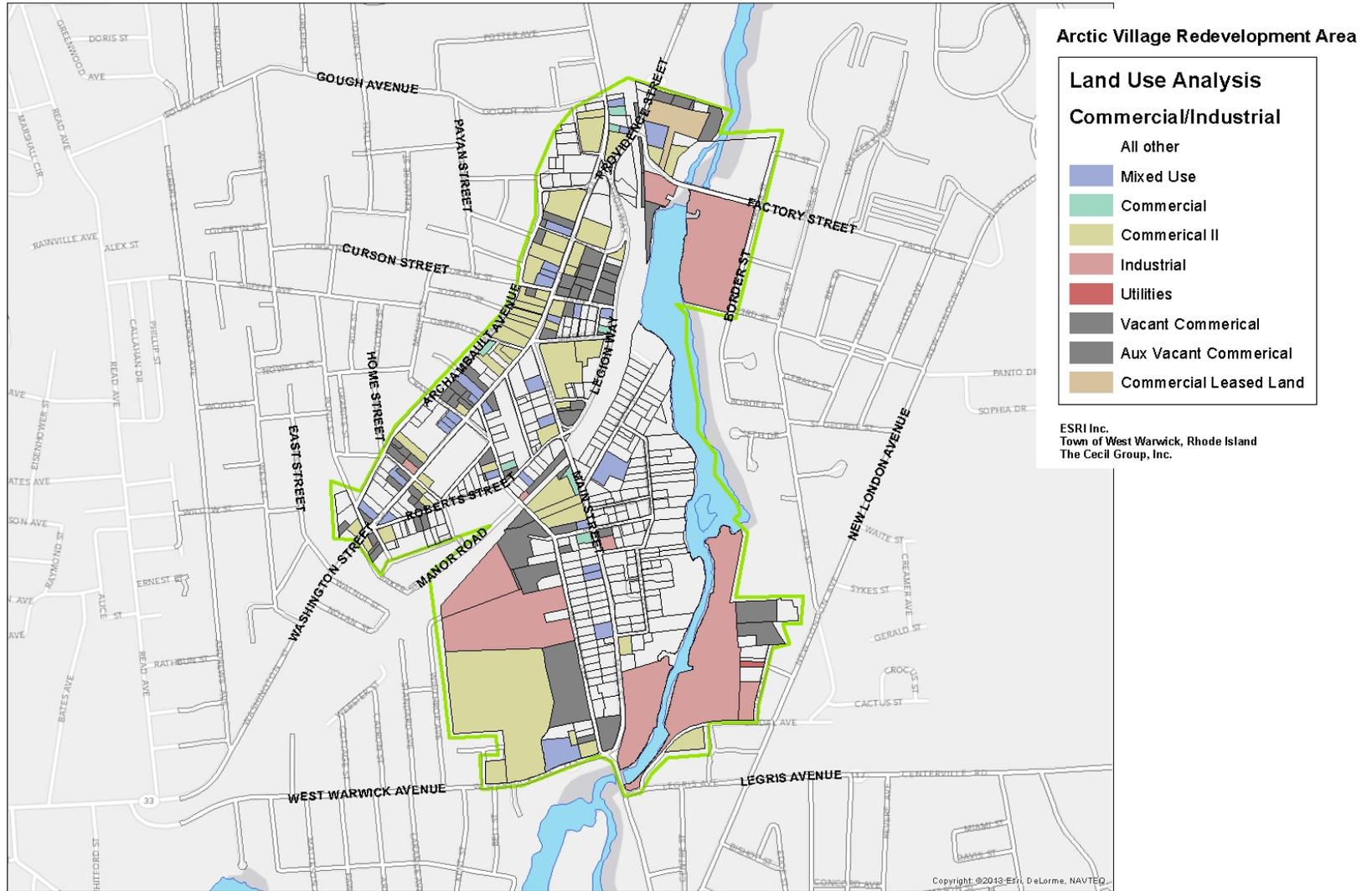


Figure 63: Land Use Analysis: Commercial/Industrial

## Commercial/Industrial

Figure 63: Land Use Analysis: Commercial/Industrial identifies the ninety-four parcels in the Redevelopment Area with commercial or industrial uses. There are twenty-nine Mixed Use buildings, seven Commercial buildings (less than 10,000 square feet), forty-six Commercial II buildings (over 10,000 square feet), one Utility parcel, and one Commercial Leased Land parcel.

The average value of the building, land and the total parcel value is significantly less for Commercial/Industrial parcels in the Redevelopment Area than for all parcels in West Warwick or for all other parcels in West Warwick. Mixed Use and Commercial properties have a higher average valuation. Commercial II and Industrial properties have a significantly lower average valuation.

### Average Building Value

<b>TOTAL Commercial/Industrial</b>			
TOTAL Mixed Use			
Total Commercial			
TOTAL Commercial II			
TOTAL Industrial			
TOTAL Utilities			
TOTAL Commercial Leased Land			

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 446,042	\$ 793,835	\$ 718,612
4	\$ 383,622	\$ 256,692	\$ 290,963
5	\$ 81,083	\$ 50,168	\$ 57,588
6	\$ 495,330	\$ 805,269	\$ 744,413
7	\$ 504,875	\$ 2,291,531	\$ 1,959,130
10	\$ -	\$ 649,800	\$ 649,800
98	\$ 1,731,100	\$ 464,550	\$ 886,733

### Average Land Value

<b>TOTAL Commercial/Industrial</b>			
TOTAL Mixed Use			
Total Commercial			
TOTAL Commercial II			
TOTAL Industrial			
TOTAL Utilities			
TOTAL Commercial Leased Land			

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 27,249	\$ 43,283	\$ 39,831
4	\$ 63,231	\$ 92,852	\$ 84,430
5	\$ 1,186	\$ 1,333	\$ 1,296
6	\$ 8,209	\$ 15,993	\$ 14,436
7	\$ 31,380	\$ 38,156	\$ 36,773
10	\$ 800	\$ 156,173	\$ 149,417
98	\$ -	\$ -	\$ -

### Average Property Value

<b>TOTAL Commercial/Industrial</b>			
TOTAL Mixed Use			
Total Commercial			
TOTAL Commercial II			
TOTAL Industrial			
TOTAL Utilities			
TOTAL Commercial Leased Land			

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 439,505	\$ 778,106	\$ 705,105
4	\$ 423,697	\$ 355,156	\$ 374,643
5	\$ 70,871	\$ 49,248	\$ 54,654
6	\$ 478,724	\$ 806,325	\$ 741,088
7	\$ 476,610	\$ 2,124,546	\$ 1,788,233
10	\$ 800	\$ 280,886	\$ 268,709
98	\$ 1,742,000	\$ 472,450	\$ 895,633

Average Valuations: Commercial/Industrial

Again, it is possible to compare the data on a square foot basis. The following tables show the average value per finished square foot of the building, per gross square foot of the building and per square foot of the land on a parcel-by-parcel basis. As with the residential buildings, the average value per square foot of land is higher in the Redevelopment Area, but both the average value per finished square foot and the average value per gross square foot of the building are undervalued relative to the rest of West Warwick. The Industrial buildings are significantly lower in value.

**Value per Finished SF**

**TOTAL Commercial/Industrial**  
 TOTAL Mixed Use  
 Total Commercial  
 TOTAL Commercial II  
 TOTAL Industrial  
 TOTAL Utilities  
 TOTAL Commercial Leased Land

Land Use Code	REDEVELOPMENT		ALL OTHER PARCELS	ALL PARCELS
	PARCELS			
	\$	25	\$ 55	\$ 48
4	\$	57	\$ 65	\$ 62
5	\$	34	\$ 39	\$ 37
6	\$	51	\$ 66	\$ 64
7	\$	5	\$ 41	\$ 30
10		#DIV/0!	\$ 52	\$ 52
98	\$	77	\$ 152	\$ 93

**Value per Gross SF**

**TOTAL Commercial/Industrial**  
 TOTAL Mixed Use  
 Total Commercial  
 TOTAL Commercial II  
 TOTAL Industrial  
 TOTAL Utilities  
 TOTAL Commercial Leased Land

Land Use Code	REDEVELOPMENT		ALL OTHER PARCELS	ALL PARCELS
	PARCELS			
	\$	20	\$ 51	\$ 42
4	\$	44	\$ 47	\$ 46
5	\$	25	\$ 33	\$ 30
6	\$	41	\$ 62	\$ 58
7	\$	4	\$ 39	\$ 27
10		#DIV/0!	\$ 52	\$ 52
98	\$	41	\$ 152	\$ 55

**Average Value per SF of Land**

**TOTAL Commercial/Industrial**  
 TOTAL Mixed Use  
 Total Commercial  
 TOTAL Commercial II  
 TOTAL Industrial  
 TOTAL Utilities  
 TOTAL Commercial Leased Land

Land Use Code	REDEVELOPMENT		ALL OTHER PARCELS	ALL PARCELS
	PARCELS			
	\$	0.87	\$ 0.80	\$ 0.81
4	\$	7.69	\$ 7.34	\$ 7.41
5	\$	0.23	\$ 0.17	\$ 0.18
6	\$	0.34	\$ 0.29	\$ 0.30
7	\$	0.21	\$ 0.25	\$ 0.24
10	\$	0.12	\$ 2.38	\$ 2.37
98		#DIV/0!	\$ -	\$ -

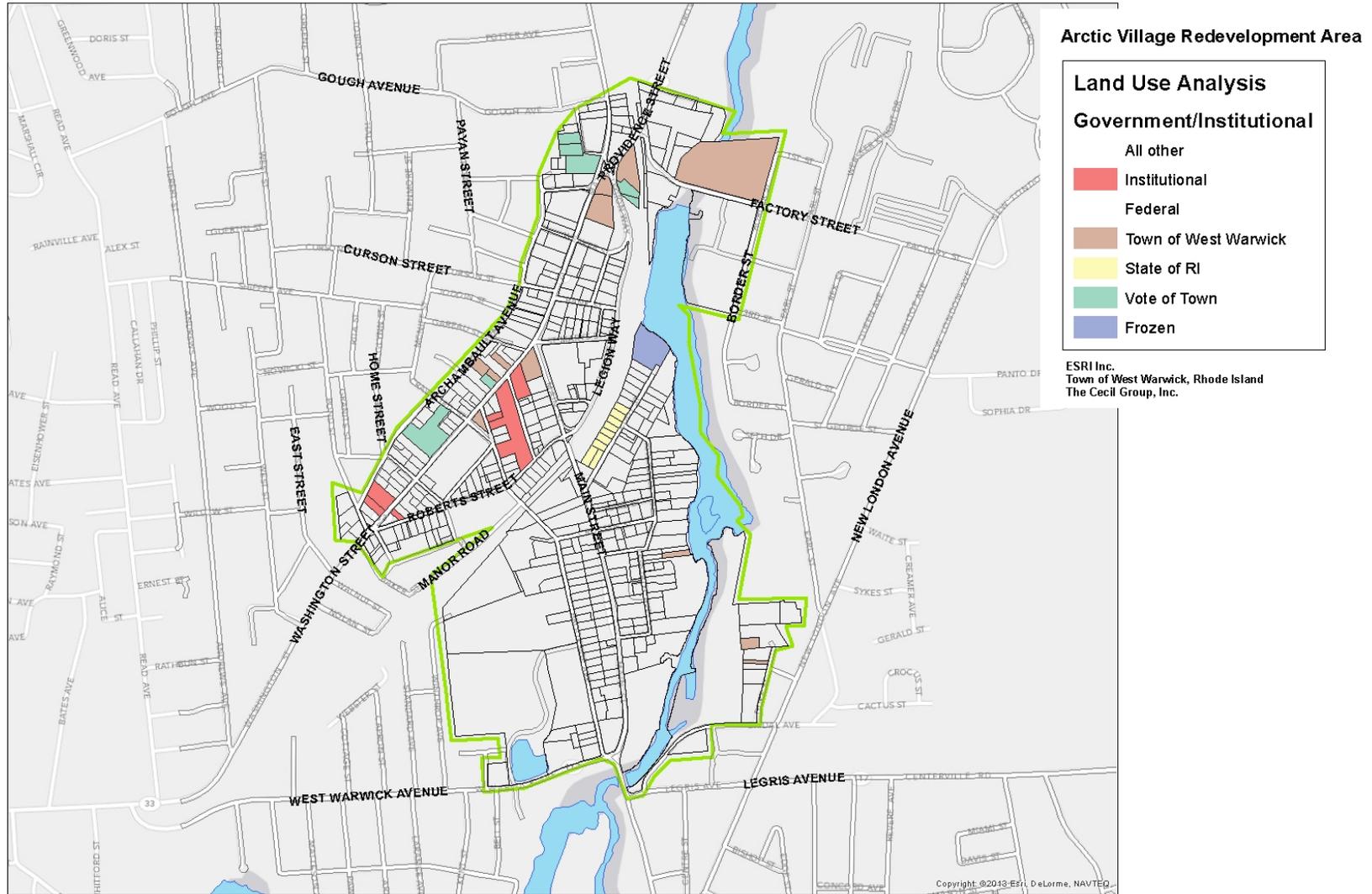


Figure 64: Land Use Analysis: Government/Institutional

## Government/Institutional

Figure 64: Land Use Analysis: Government/Institutional shows the location of the thirty-eight parcels classified as having government or institutional uses within the Redevelopment Area. There are six Church-related parcels. The Federal government owns one parcel, the State of Rhode Island owns nine parcels, and the Town of West Warwick owns fourteen parcels. The seven parcels classified as “Vote of Town” appear to be nonprofit uses. One parcel is classified as Frozen; this may be a tax case.

The average value of the building, land and the total parcel value is less for Government/Institutional parcels in the Redevelopment Area than for all parcels in West Warwick or for all other parcels in West Warwick. However, the buildings also tend to have a higher valuation, including the relatively new United State Post Office, the church buildings, and the State of Rhode Island buildings. The average land values are much lower, driving the total average property value down.

### Average Building Value

**TOTAL Government/Institutional**  
 TOTAL Church  
 TOTAL Federal  
 TOTAL Town of West Warwick  
 TOTAL State of RI  
 TOTAL Vote of Town  
 TOTAL Frozen

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 569,627	\$ 579,925	\$ 578,005
72	\$ 323,300	\$ 263,738	\$ 279,982
74	\$ 1,231,300	\$ 120,450	\$ 490,733
78	\$ 516,000	\$ 1,673,175	\$ 1,507,864
80	\$ 731,900	\$ 237,500	\$ 336,380
82	\$ 563,400	\$ 345,440	\$ 395,738
83	\$ 610,600	\$ 83,592	\$ 124,131

### Average Land Value

**TOTAL Government/Institutional**  
 TOTAL Church  
 TOTAL Federal  
 TOTAL Town of West Warwick  
 TOTAL State of RI  
 TOTAL Vote of Town  
 TOTAL Frozen

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 37,758	\$ 179,136	\$ 155,200
72	\$ 4,633	\$ 119,129	\$ 104,913
74	\$ 21,800	\$ 23,700	\$ 23,067
78	\$ 8,993	\$ 230,326	\$ 201,366
80	\$ 1,189	\$ 31,527	\$ 17,875
82	\$ 135,686	\$ 212,352	\$ 195,581
83	\$ 298,800	\$ 67,971	\$ 83,360

### Average Property Value

**TOTAL Government/Institutional**  
 TOTAL Church  
 TOTAL Federal  
 TOTAL Town of West Warwick  
 TOTAL State of RI  
 TOTAL Vote of Town  
 TOTAL Frozen

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 211,903	\$ 345,763	\$ 323,896
72	\$ 180,100	\$ 188,714	\$ 192,035
74	\$ 1,338,100	\$ 147,100	\$ 544,100
78	\$ 87,164	\$ 462,474	\$ 413,368
80	\$ 87,033	\$ 121,582	\$ 106,035
82	\$ 387,429	\$ 360,308	\$ 366,241
83	\$ 918,000	\$ 141,636	\$ 193,393

Average Valuations: Government/Institutional

Looking at the per square foot comparisons, the land value per square foot is higher in the Redevelopment Area parcels than elsewhere in West Warwick. This is consistent with the analysis of the Residential and Commercial parcels.

However, as noted above, the valuation for Government/Institutional buildings is higher within the Redevelopment Area. The per square foot analysis shows that these higher building valuations are due to the higher valuations of Church and state properties rather than municipal or Federal parcels. The Vote of Town parcels have buildings and land with significantly higher valuations and the Frozen category has a significantly higher average land value per square foot. However, in the Redevelopment Area there are only seven Vote of Town parcels (out of thirty-two in West Warwick as a whole) and only one Frozen parcel (out of fifteen) so these values are not necessarily statistically significant.

**Value per Finished SF**

<b>TOTAL Government/Institutional</b>				
TOTAL Church				
TOTAL Federal				
TOTAL Town of West Warwick				
TOTAL State of RI				
TOTAL Vote of Town				

Land Use Code	REDEVELOPMENT		ALL OTHER PARCELS	ALL PARCELS
	PARCELS			
	\$	36	\$ 24	\$ 26
72	\$	14	\$ 10	\$ 11
74	\$	58	\$ 66	\$ 59
78	\$	24	\$ 24	\$ 24
80	\$	90	\$ 73	\$ 79
82	\$	94	\$ 59	\$ 67

**Value per Gross SF**

<b>TOTAL Government/Institutional</b>				
TOTAL Church				
TOTAL Federal				
TOTAL Town of West Warwick				
TOTAL State of RI				
TOTAL Vote of Town				
TOTAL Frozen				

Land Use Code	REDEVELOPMENT		ALL OTHER PARCELS	ALL PARCELS
	PARCELS			
	\$	30	\$ 20	\$ 22
72	\$	11	\$ 8	\$ 9
74	\$	48	\$ 46	\$ 48
78	\$	20	\$ 21	\$ 21
80	\$	90	\$ 38	\$ 51
82	\$	78	\$ 47	\$ 54
83	\$	44	\$ 31	\$ 35

**Average Value per SF of Land**

<b>TOTAL Government/Institutional</b>				
TOTAL Church				
TOTAL Federal				
TOTAL Town of West Warwick				
TOTAL State of RI				
TOTAL Vote of Town				
TOTAL Frozen				

Land Use Code	REDEVELOPMENT		ALL OTHER PARCELS	ALL PARCELS
	PARCELS			
	\$	1.91	\$ 1.34	\$ 1.36
72	\$	0.23	\$ 1.26	\$ 1.22
74	\$	0.23	\$ 3.12	\$ 0.63
78	\$	0.40	\$ 1.16	\$ 1.15
80	\$	0.22	\$ 0.27	\$ 0.26
82	\$	7.33	\$ 6.43	\$ 6.55
83	\$	7.30	\$ 4.80	\$ 5.23

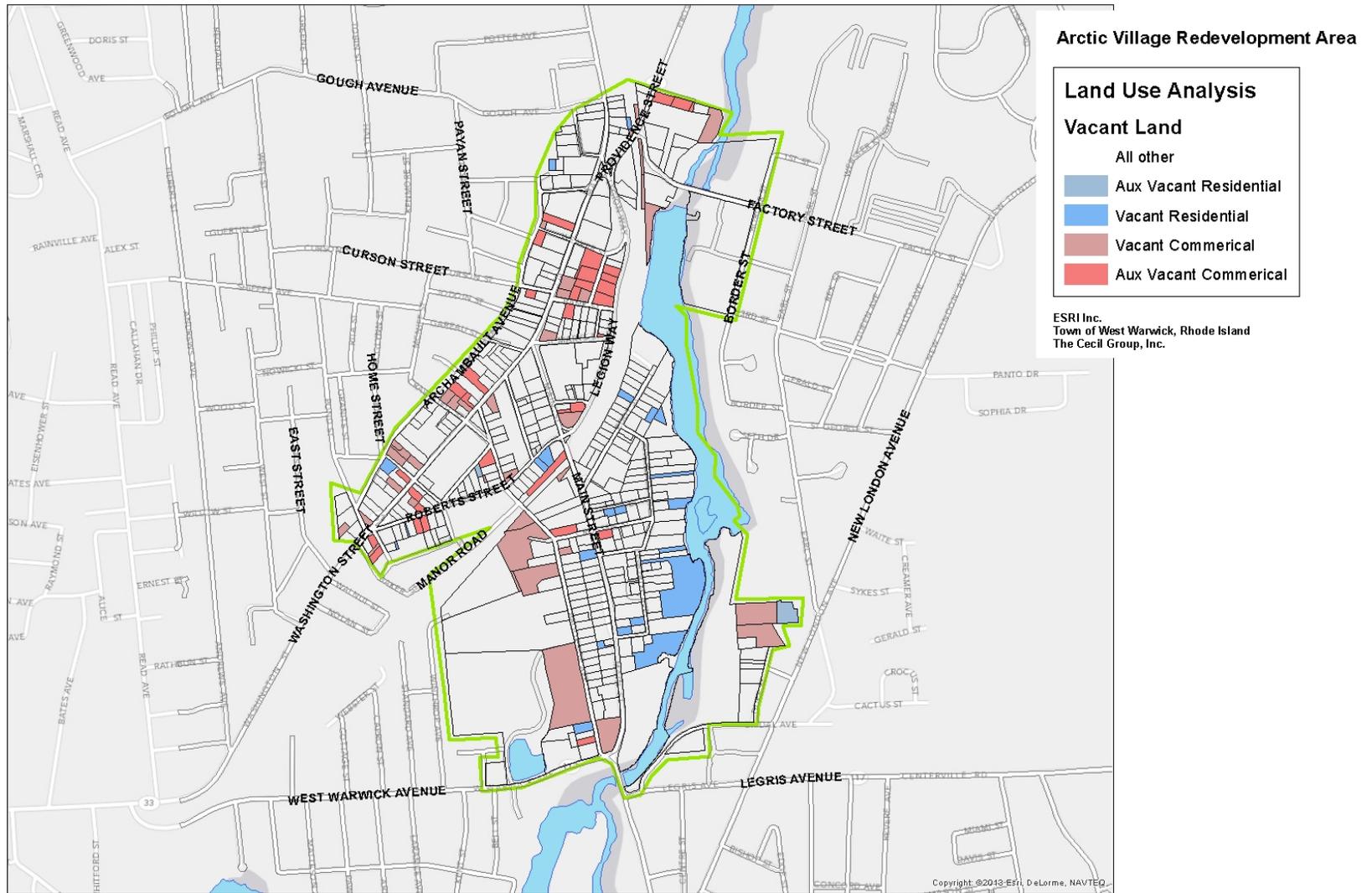


Figure 65: Land Use Analysis: Vacant Land

## Vacant

Figure 65: Land Use Analysis: Vacant Land shows the location of the ninety-seven parcels classified as Vacant within the Redevelopment Area. Twenty-six of those parcels are Vacant Residential; two of those are Auxiliary Residential. Seventy-one parcels are classified as Vacant Commercial; thirty-three of those are Auxiliary Vacant Commercial. Auxiliary Vacant appears to be the designation for parcels used for parking.

The average value of the land and the total parcel value are significantly less for Vacant parcels in the Redevelopment Area than for all parcels in West Warwick or for all other parcels in West Warwick. Vacant Commercial, which includes mill lands, helps to decrease the average valuation.

### Average Valuations: Vacant

There are no buildings on vacant land, so this analysis looks at the average value per square foot of land only. Although the average value per square foot is less for the parcels in the Redevelopment Area than for the town as a whole, or for the parcels not in the redevelopment Area, the valuation of vacant land is consistent with the land use types. For example, Vacant Residential Land is valued at a higher average per square foot than in the rest of West Warwick; this is consistent with the average valuation per square foot of Residential land. Commercial/Industrial land is also valued at a higher per square foot rate within the Redevelopment Area as is Vacant Commercial Land.

Auxiliary Vacant Commercial, which is often used as parking in the Redevelopment Area, has the highest average value per square foot of all vacant land.

#### Average Land Value

**TOTAL Vacant**  
 TOTAL Aux Vacant Residential  
 TOTAL Vacant Residential  
 TOTAL Vacant Commercial  
 TOTAL Aux Vacant Commercial

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 29,786	\$ 76,214	\$ 73,574
12	\$ 43,650	\$ 60,495	\$ 60,748
13	\$ 51,888	\$ 56,262	\$ 56,184
14	\$ 4,037	\$ 16,673	\$ 14,284
15	\$ 42,521	\$ 673,700	\$ 454,448

#### Average Property Value

**TOTAL Vacant**  
 TOTAL Aux Vacant Residential  
 TOTAL Vacant Residential  
 TOTAL Vacant Commercial  
 TOTAL Aux Vacant Commercial

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 32,227	\$ 76,683	\$ 74,182
12	\$ 47,250	\$ 54,782	\$ 54,887
13	\$ 51,888	\$ 56,262	\$ 56,184
14	\$ 4,055	\$ 16,712	\$ 14,319
15	\$ 49,458	\$ 698,097	\$ 472,780

#### Average Value per SF of Land

**TOTAL Vacant**  
 TOTAL Aux Vacant Residential  
 TOTAL Vacant Residential  
 TOTAL Vacant Commercial  
 TOTAL Aux Vacant Commercial

Land Use Code	REDEVELOPMENT PARCELS	ALL OTHER PARCELS	ALL PARCELS
	\$ 2.98	\$ 3.59	\$ 3.58
12	\$ 3.78	\$ 4.99	\$ 4.96
13	\$ 5.54	\$ 5.03	\$ 5.04
14	\$ 0.30	\$ 0.27	\$ 0.27
15	\$ 6.68	\$ 4.98	\$ 5.02