

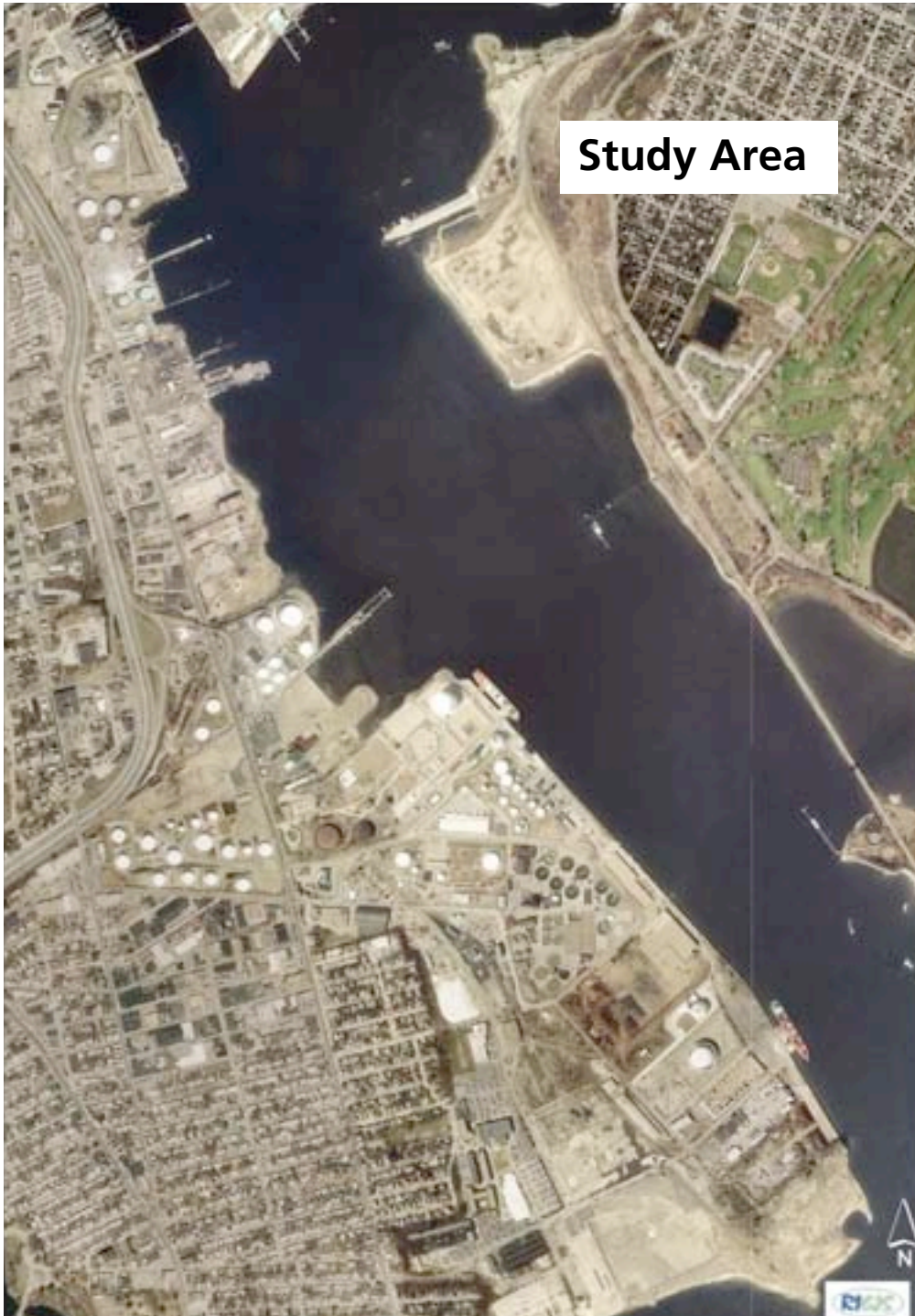
Development Scenarios

prepared for Providence Waterfront Charrette

June 9 - 12, 2008

Ninigret | Partners

LOCAL Architecture Research Design



Study Area

Features

244 acres

Mix of industrial & commercial uses

SAMP Development Zone

Important municipal & regional infrastructures

Large tracts are probably stable for the next 25 years.



Land

Much of the overall area is used by regional infrastructure and industrial maritime services.



Study Area

Scenario Questions

Future of fossil fuels

Fuel Oil for heat

Gasoline

Climate change

Sea level rise

Storm activity

Express Commuter Rail

Development of 195 & Old Harbor

Potential role of tourism



Study Area

Scenarios

1. Base / Mid Rise
2. Commercial / Mid Rise
3. Residential / High Rise
4. Maritime (Expanded) / Lo Rise

The purpose of these scenarios is to identify and isolate conditions that are, or promise to, effect the Study Area.

Scenario 1: Base Case





Scenario 1: Base

Summary

Base case - Increase in existing uses across the study area.

Issues

Nominal city investment
- basic infrastructure
Change driven by property owners

Opportunities

Retain working waterfront

Gradual improvement to buildings and environment.

Scenario 1: Adaptive Reuse in Jewelry District





Scenario 1: Base

Sweet Spot
between Hwy 95
and the Water

Development Potential

Increase in existing uses, including waterfront use

200-300 jobs

Adaptive Re-use

3-6 stories

Mix of Uses

Warehousing, logistics, light manufacturing, light office space, live / work.

Variables

Cost of fuel oil & gasoline

Scenario 1: Hypothetical Section

4-6 story infill following existing pattern



Hill



Hwy



Poe St



Allens Ave



Water



Section through Public Street



Scenario 2: Commercial



Summary

New commercial development.
Built out in increments.

Issues

Site Assembly
Basic Infrastructure Improvement

Phased development

Opportunities

Livable Working Waterfront

Creation of Parks & Public Space

Capable of supporting limited retail.



Scenario 2: Commercial Uses: Davol Sq is 113,000 sf



Scenario 2: Commercial

Development Potential

Class A/B Office space
supporting 2,000-3,000 jobs

New Construction

4 to 6 stories

300,000-600,000 sf

Mixed Use

Commercial / residential to limit
developer's exposure

Variables

Location/Destination entertainment to
anchor

Transient Marina

Build out of Old Harbor, Promenade

Scenario 2: Hypothetical Section

New construction
4-6 story



Section through Public Street

Scenario 3: Residential





Scenario 3: Residential

Summary

Residential towers above the water.

Issues

Site Assembly

Basic Infrastructure Improvement

One time development

Opportunities

Livable Working Waterfront

Creation of Parks & Public Space



Scenario 3: 11 Stories high



Development Potential

Residential towers (condo or apartment)

New Construction

6-10 stories

50-200 units

(depending on unit cost)

Mixed Use

Not enough density to support
retail by itself.

Variables

Cost per unit effects height

Location/Destination entertainment

Transient Marina

Insurance environment

Scenario 3: Hypothetical Section

New construction
6-10 story towers



Section through Public Street



Scenario 4: Expanded Marine Uses



Scenario 4: Marine

Summary

Expansion of water dependent uses and conversion of non-maritime properties to support maritime use.

Issues

Site Assembly

Significant Infrastructure improvement
& maintenance

Opportunities

Expand working waterfront

Revenue depends upon use fees or
business value rather than property tax.

Scenario 4: Logistics and Support





Development Potential

Expansion of maritime use

300-400 high wage jobs

Warehousing, support and office space

1-2 stories

Mixed Use

Shipping, truck, rail and shipping support, associated uses.

Variables

Cost of Fuel Oil & Gasoline

Regional competitors moving first.

Scenario 4: Hypothetical Section

New construction
1-2 stories



Section through Public Street



Recap

1. Base
2. Commercial
3. Residential
4. Maritime (Expanded)