

Public Private Partnerships in Urban Revitalization

*A look at the last 10
years of urban
development in
Pawtucket, RI*

**Power of Place Summit
Providence, Rhode Island
May 11, 2012**

www.pawtucketfoundation.org

POWER OF PLACE

Participants

Thomas A. Mann, Jr. [\[Moderator\]](#)
Executive Director, The Pawtucket Foundation

Nancy Whit, Executive Director
Pawtucket Citizens Development Corporation

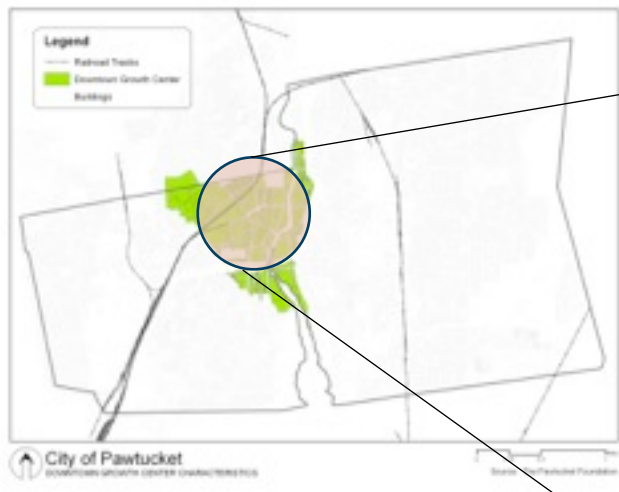
Kathleen Bartels, Principal
LLB Architects

Michael Davolio
Director, City of Pawtucket Planning & Redevelopment

Overview | Pawtucket, RI

- **\$125M** transportation infrastructure projects in progress or funded through 2014
- **\$184M+** Private Development complete
- **\$18M** programmed infrastructure
Pawtucket Downtown Design Plan

Pawtucket Downtown Growth Center >> 1/2-mile radius



PAWTUCKET, RI

Overview | 10 Years

INFRASTRUCTURE



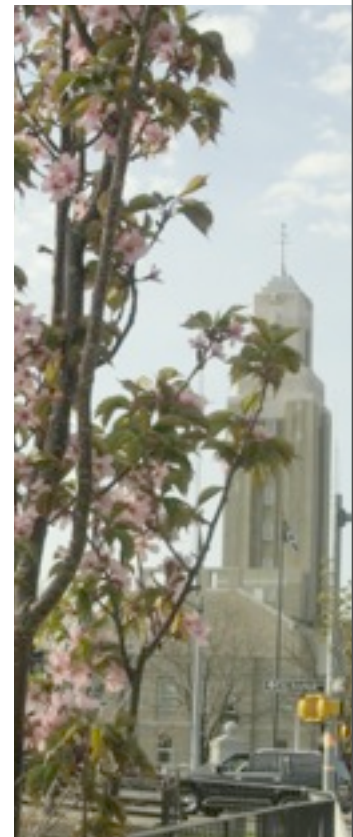
DEVELOPMENT



COLLABORATION



INVESTMENT





Non-Profit | Government | Private Sector Collaboration

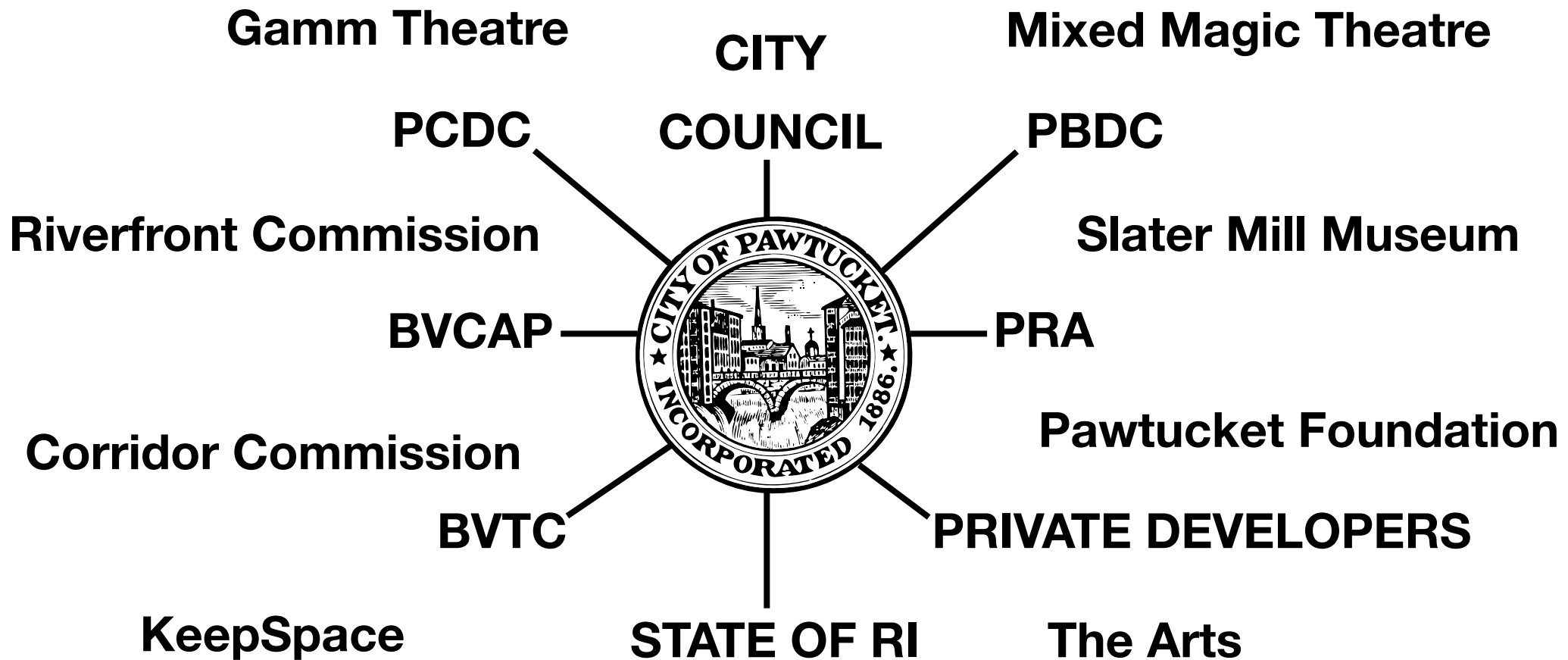


Collaboration

Non-Profits

Government

Private Sector



Investments >> Revitalization



Public Investments | Cash

Nearly every major development project required a public investment

Federal Historic Tax Credits

State Historic Tax Credits

New Market Tax Credits

Low Income Housing Tax Credits

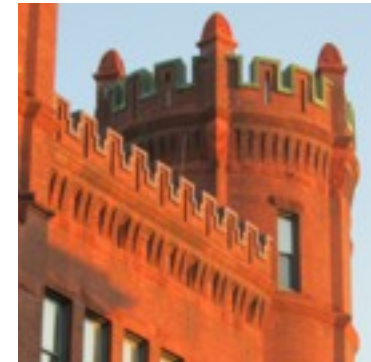
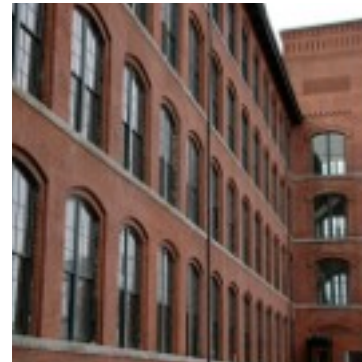
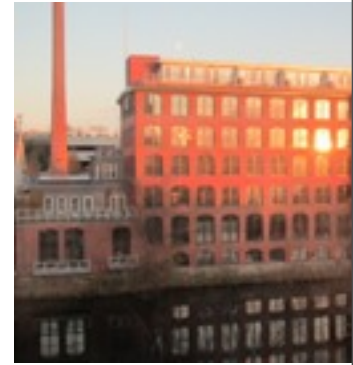
City of Pawtucket Tax Stabilization

Community Development Block Grant

PRA Loan Guarantee

PRA Bridge Loans

PBDC Loans



Public policies >> implementation strategies

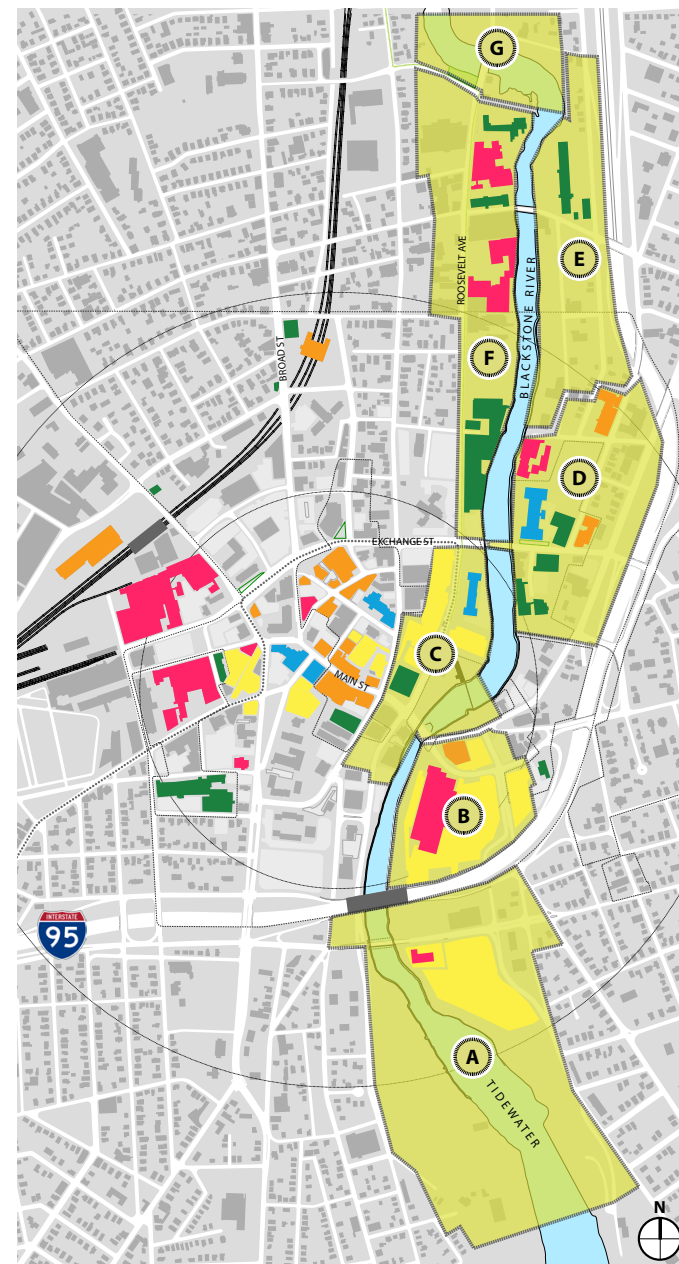
- Mill Overlay Zoning District
- Arts + Entertainment District
- Riverfront Zoning (Riverfront Commission)
- Codified tax treaties tied to job creation
- Pawtucket Downtown Design Plan (new downtown zoning)

Private Development | \$184M+

- Public Investment necessary to make projects happen
- Public policies create implementation vehicle
- Filled market demand for artist space, lofts, flexible office space and affordable housing

Private Development | \$184M+

Development Site	Development Cost
Roosevelt Avenue (Total)	\$68M
Carol Cable Building	
233 Roosevelt	
Chinese Christian Church	
333 Roosevelt	
501 Roosevelt	
555 Roosevelt	
417 Roosevelt (PLANNED)	
521 Roosevelt (PLANNED)	
Blackstone Landing	
Bayley Lofts	\$2M
Riverfront Lofts	\$15M
Union Wadding Lofts	\$25M
Slater Cotton Mill	\$22M
Blackstone Valley Gateways I	\$10M
Blackstone Valley Gateways II (PLANNED)	\$10M
PCDC Scattered Sites	\$12M
Blackstone Valley Community Healthcare	\$6.7M
Design Exchange	\$3M
Pawtucket Armory Arts Center	\$6.7M
The Grant	\$800K
Pawtucket Visitor Center	
Kellaway Center Phase I	\$1.5M
Kellaway Center Phase II	\$1M



Pawtucket & Central Falls, RI River Corridor Study Area

LEGEND

- Redevelopment Site
- Highly Susceptible to Redevelopment
- Potential Infill Site
- Public Building
- Recently Developed
- Key River Corridor Districts
 - A Tidewater District
 - B Riverfront Commons
 - C Slater Mill District
 - D Armory Arts District
 - E Front Street District
 - F River Mill District
 - G Chocolate Mill Gateway

Riverfront Development

- \$200K in riverfront predevelopment planning now in progress
- 6-8 major sites identified for future infill and redevelopment
- \$50K under contract in pedestrian/streetscape improvements

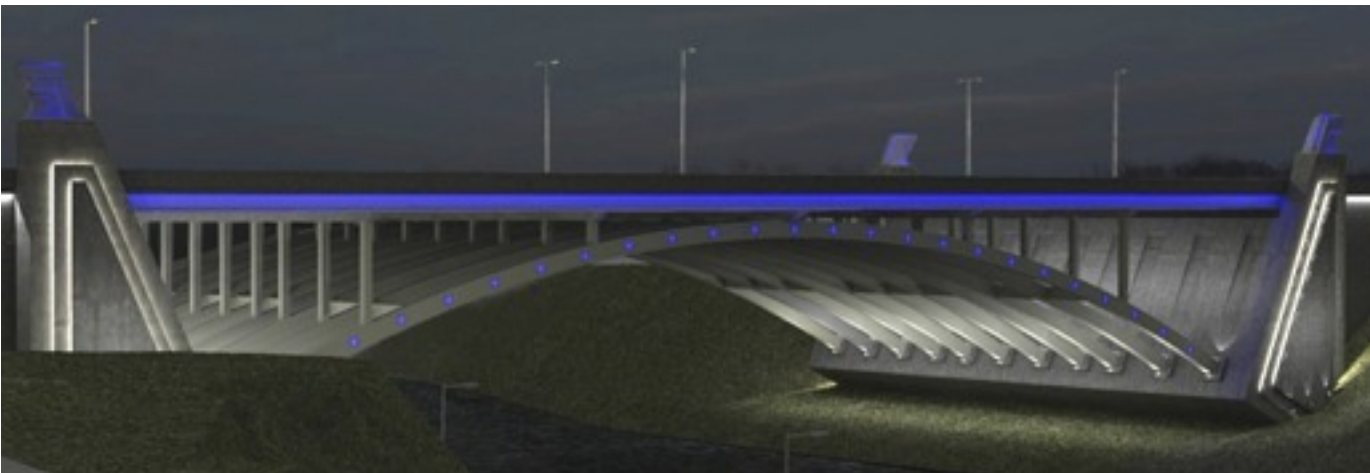


Pawtucket Riverfront

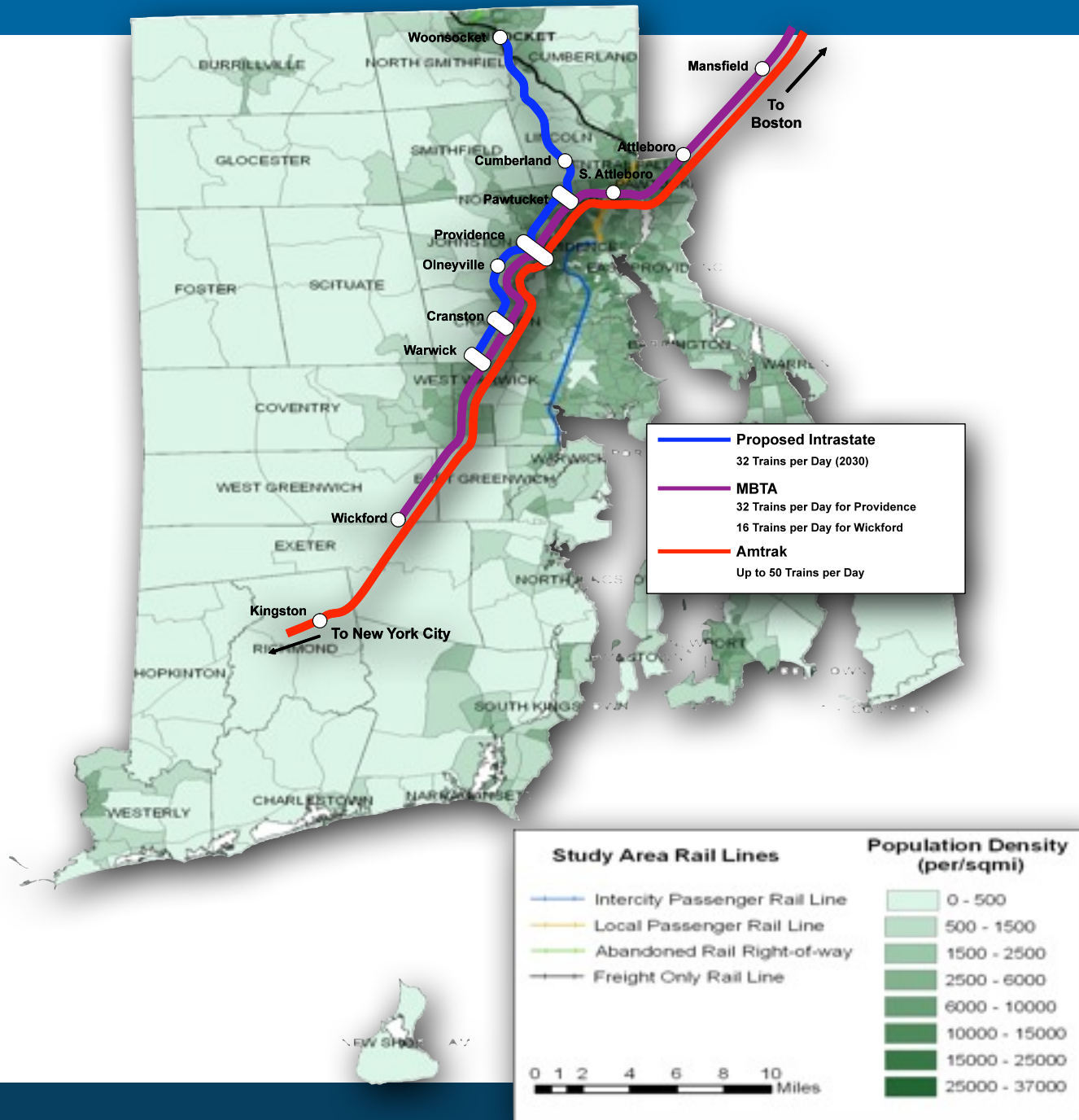
Infrastructure | \$127M+

- Commuter Rail Prelim Engineering
- RIPTA Rapid Bus
- Blackstone Valley Bike Path
- I-95 Bridge
- Conant Street Bridge
- Pawtucket Downtown Design Plan

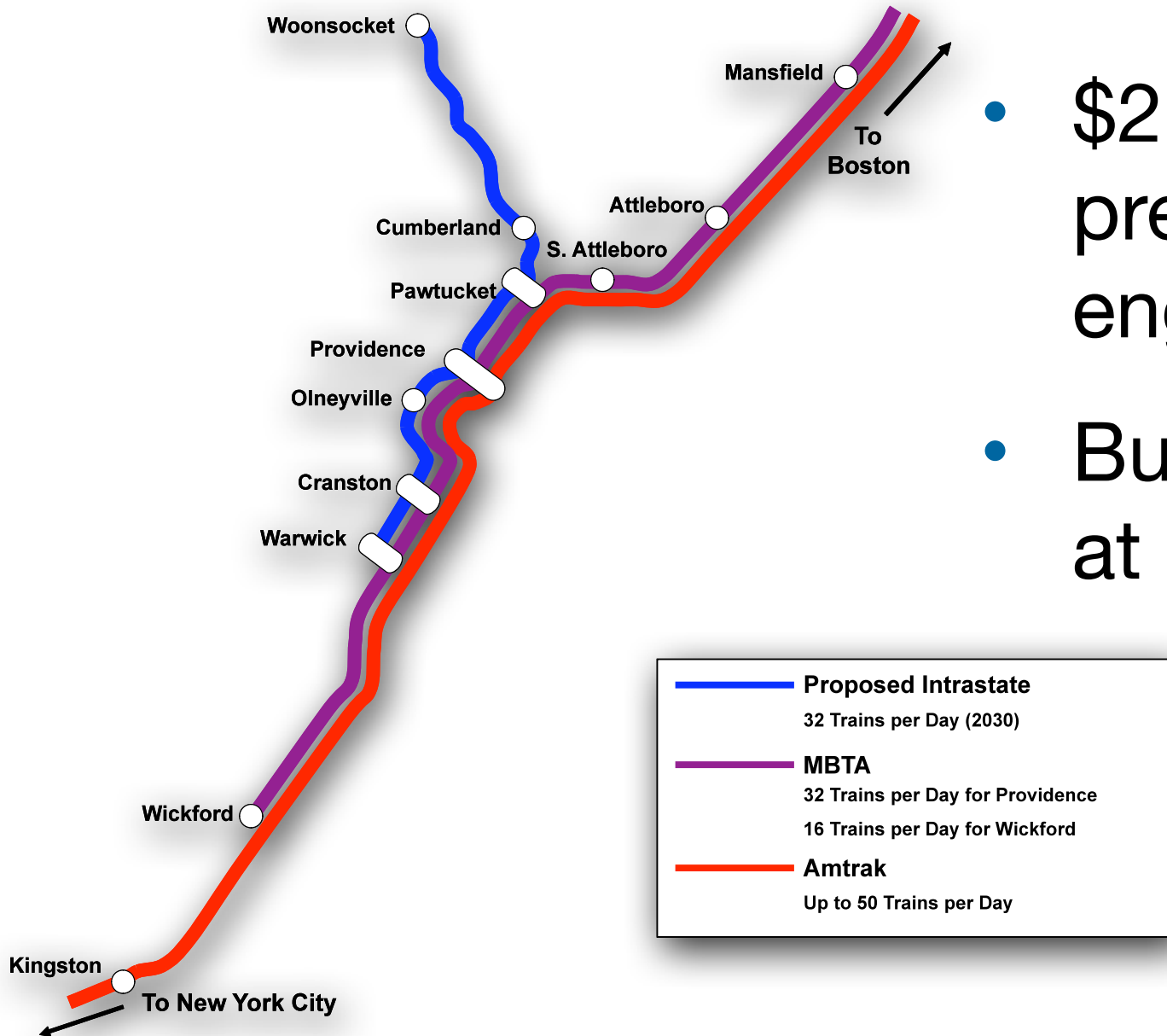
I-95 Bridge #550



Commuter Rail

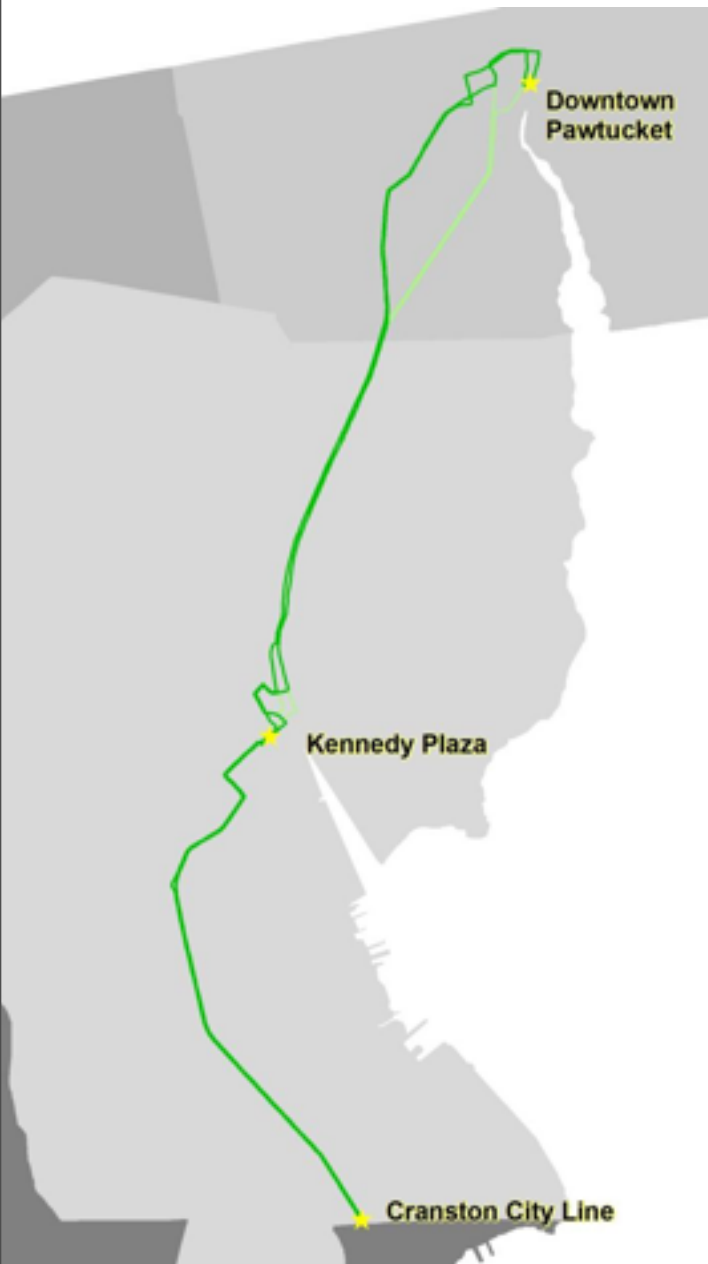


Commuter Rail | Vision

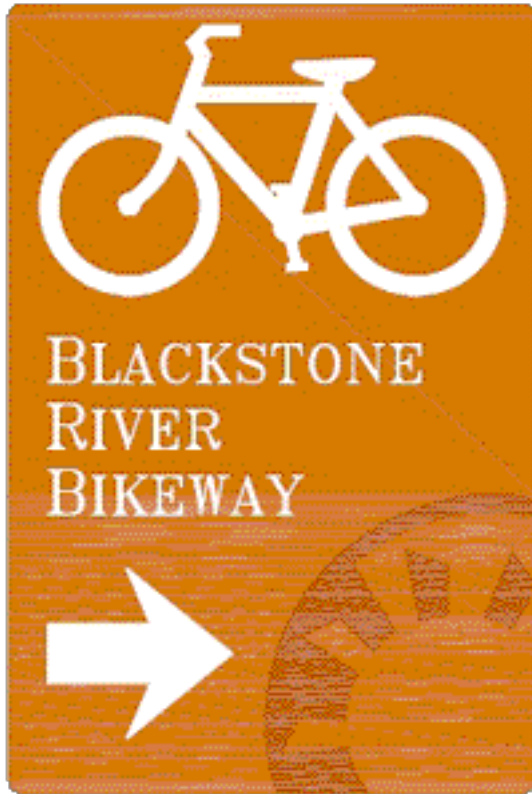


- \$2M+ allocated to preliminary engineering
- Bus turn-around at South Attleboro

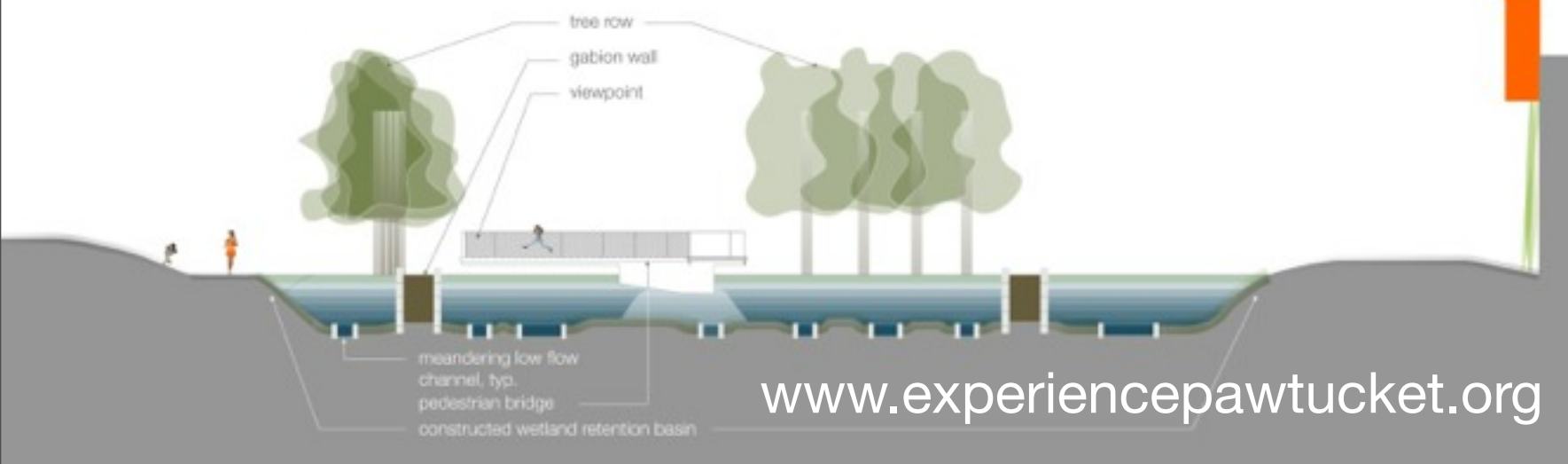
Rapid Bus | In Progress



Blackstone River Bikeway



Downtown Design Plan



www.experiencepawtucket.org



Experiencepawtucket.org

Live
Work
Visit



- Development Incentives in Pawtucket
- Development Opportunities
- Arts District Info
- Pawtucket's Vision

www.pawtucketfoundation.org



- Giving Information
- Projects & Studies
- Policy Research
- White Papers
- Board of Directors

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