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
Participants

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LLB Architects

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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
Overview | 10 Years

INFRASTRUCTURE

DEVELOPMENT

COLLABORATION

INVESTMENT
Investments >> Revitalization
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+

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

Pawtucket & Central Falls, RI
River Corridor Study Area

LEGEND
- Redevlopment Site
- Highly Susceptible to Redevlopment
- Potential Infill Site
- Public Building
- Recently Developed

Key River Corridor Districts

Tidewater District
Riverfront Commons
Slater Mill District
Armory Arts District
Front Street District
River Mill District
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

Map showing commuter rail routes with labels for locations such as Woonsocket, Cumberland, Providence, Olneyville, Cranston, Warwick, Wickford, Kingston, To New York City, To Boston, Mansfield, and studying rail lines in the area.
Commuter Rail | Vision

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

Legend:
- **Proposed Intrastate**
  - 32 Trains per Day (2030)
- **MBTA**
  - 32 Trains per Day for Providence
  - 16 Trains per Day for Wickford
- **Amtrak**
  - Up to 50 Trains per Day

Thursday, May 10, 12
Blackstone River Bikeway
Experience pawtucket.org

- 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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