Gilbane Development Company
KETTLE POINT A NEW NEIGHBORHOOD IN EAST PROVIDENCE, RI
• Close to Downtown
• Accessible and connected
- Close to downtown
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- Natural and recreational resources
• Close to downtown
• Accessible and connected
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• Adjacent residential communities and existing infrastructure
History of the Kettle Point Site
Kettle Point Petroleum Storage - Circa 1939
Brownfield Site Today

ARCO – Previously Remediated to Residential Standards
AMOCO – Soil Impacted – Ind./Comm. Direct Exposure – TPH, Benzene, PAH
Groundwater Upper Concentration Limits – TPH, NAPL

KETTLE POINT A NEW NEIGHBORHOOD IN EAST PROVIDENCE, RI
East Providence
Waterfront Commission

Goals and Opportunities
Waterfront Special Development District
Fundamental Goals

• Expand & Enhance Waterfront Access
  – Bike Path, Boat Launch, Marina

• Clean-up and reclaim Brownfield sites

• Protect Veterans Memorial Parkway

• Protect and enhance waterfront environment
  -urban coastal greenways.

• Create a regional destination with a strong
  sense of place.
Kettle Point Redevelopment Plan
Responses and Goals

• Complete a clean up of the former Arco/Amoco property to allow for future residential, commercial and open space.

• Design and provide new access to the waterfront and bike path. Make new connections to Squantum Woods park.

• Respect the history and importance of Veterans Memorial Parkway - build upon the planning and landscape legacy of F.L. Olmsted
Kettle Point Redevelopment Plan
Responses and Goals

• Create an environmentally responsible development incorporating sustainable materials, strategies for harnessing renewable energy and smart growth planning principles.

• Create a high quality waterfront residential community rooted in the principles of The New Urbanism

With gateways, public spaces and streets clearly defined and including a component of affordable housing within the community.
Fundamental Principles of New Urbanism And Traditional Neighborhood Design

- Pedestrian friendly, tree lined streets.
- Buildings are planned to form organized and defined landscaped open spaces.
- Communities are planned to preserve surrounding open space for public use.
- Design to create clearly defined and residentially scaled streetscapes.
- Regionally Inspired Architecture: Traditional seacoast imagery and classic neighborhood design.
Fundamental Principles of New Urbanism
And Traditional Neighborhood Design

We believe that these principles are the foundation upon which true community can be built.
Fundamental Principles of New Urbanism And Traditional Neighborhood Design
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And Traditional Neighborhood Design
• East Bay Bike Path
  - An Exceptional public amenity running through the site
• Veterans Memorial Parkway – Historic, Olmsted planned
East Providence thoroughfare borders the site to the North
Kettle Point Site Analysis

- Squantum Woods park – a significant public green space and potential buffer to Veterans Memorial Parkway
• Existing storm water retention, wetlands and tidal ponds are both functional and visual assets.
• Significant rock outcroppings throughout the site present unique challenges and opportunities for site access and development.
• Steep slopes present challenges and opportunities.
• Significant portion of the site to the west of the bike path with existing docks and exceptional potential for water access.
Excellent views to the South down the bay and North to Providence.

Integrates the goals of East Providence Waterfront District with the unique conditions on the Kettle Point site.
• 280 Units of mixed residential
  - Single Family, Townhouses and Multi Family
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• 280 Units of mixed residential
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• Mixed Use – Commercial / 15,000 SF Office and New Marina
• New Access to Bike Path and Dedicated Parking
Kettle Point Redevelopment Plan

- Preserve and Enhance Surrounding Open Space
- New Squantum Woods park entrance, parking and 5,000 linear feet of trails connecting to the waterfront.
• Community Recreational opportunities
  - Paths, open space, and waterfront access
Kettle Point Redevelopment Plan

• Relationship to Veterans Memorial Parkway
Kettle Point Redevelopment Plan
Next Steps

• Permitting Requirements
  - Waterfront Commission
  - RIDEM Settlement Agreement and Remediation Approval
  - Coastal Resources Management Council (CRMC)
  - RIDOT Curb Cut Approvals
  - US Army Corps of Engineers – River Work
Kettle Point Redevelopment Plan
Next Steps

• **Permitting Requirements**
  - Waterfront Commission
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• **BP Transaction**
  - Purchase property 2007
  - Gilbane Remediate (Clean-up)
  - RIDEM Settlement Agreement / Covenant not to sue.
Kettle Point Redevelopment Plan
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• **Long Term Benefits**
  - Brownfield Remediation to RIDEM Standards
  - New Public Infrastructure. Roads, Utilities, Sewer and Storm Water
  - Public Access: S.W. Park, Marina, Boat Launch, Trails, Parking
  - Significant new potential tax revenue
TRANSFORMING A BROWNFIELD INTO A NEW NEIGHBORHOOD ON THE EAST PROVIDENCE WATERFRONT
KETTLE POINT - A NEW NEIGHBORHOOD IN EAST PROVIDENCE, RI