

City of Newport

North End Urban Plan

Forum Week #1 | February 25-26, 2020

nbbj

HALVORSON DESIGN
PARTNERSHIP

ENGAGE
—MENT



MCMAHON
TRANSPORTATION ENGINEERS & PLANNERS



Tonight

- **Open House 5-5:30**
- **Team Introduction**
- **Planning Process**
- **Emerging Themes**
- **Group Exercises**

Project Team



Team Introduction



Alan Mountjoy
Principal in Charge
NBBJ



Chris Herlich
Project Manager /
Urban Planner
NBBJ



Rodrigo Guerra
Project Manager /
Urban Designer
NBBJ



Robert Adams
Landscape Architect
Halvorson Design



Francisco Lovera
Lead Traffic Engineer
McMahon Associates



Christi Apicella
Lead Transportation
Planner
McMahon Associates



John Harlow
Smart City Research
Specialist
Engagement Lab

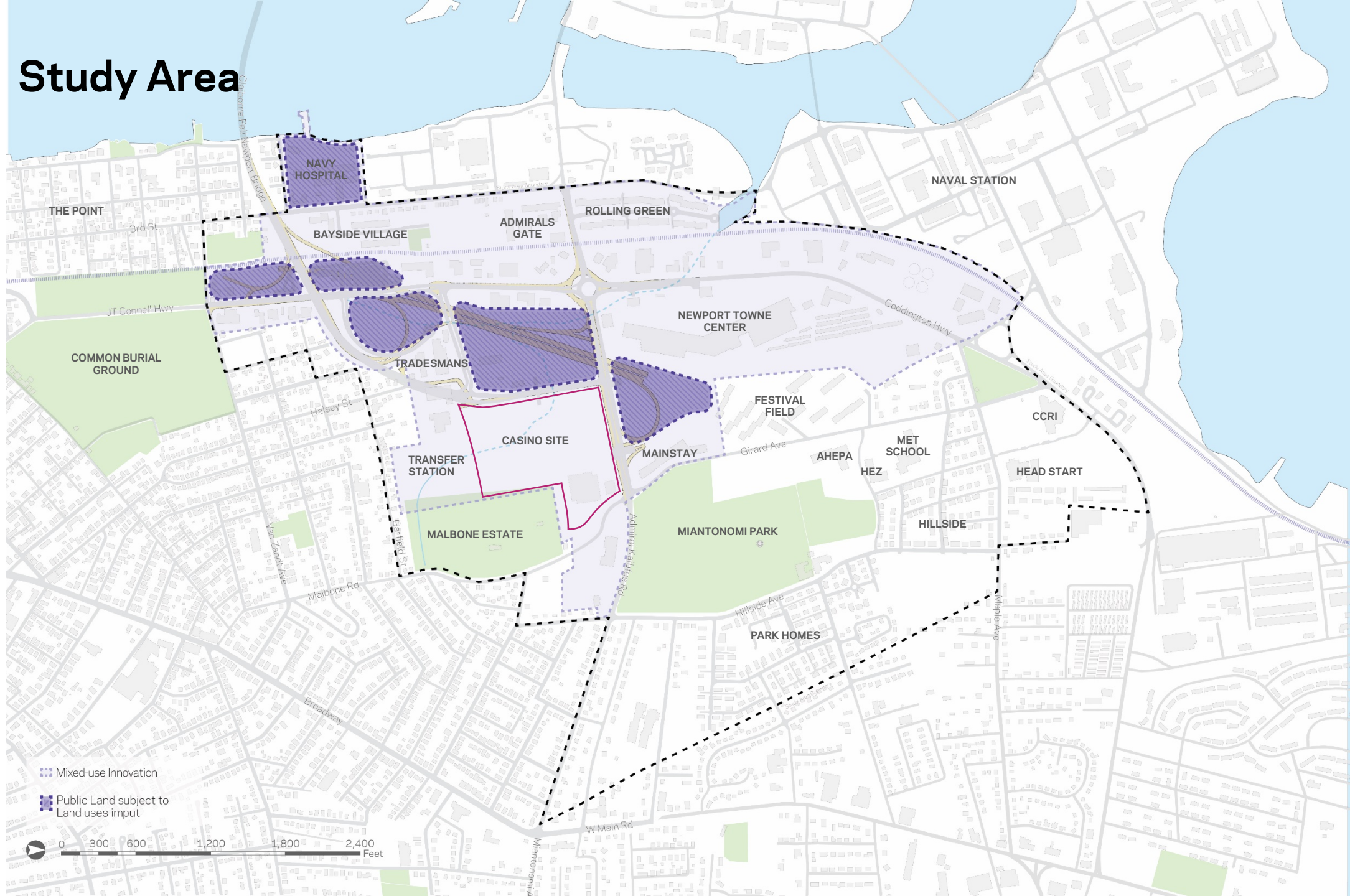


Colin Scarff
Principal / Founder
Code Studio

Project Goals

- 01 **Build community understanding of key issues & investment in process**
- 02 **Create a bold statement for 21st century Newport living**
- 03 **Support sustainable development practices, especially renewable energy generation and microgrid opportunities**
- 04 **Provide visual guidance to developers, decision-makers, & the public**
- 05 **Connect the North End with downtown Newport, healing their physical separation**
- 06 **Support dense, diverse development that creates amenities and street life welcoming to the public & North End**

Study Area



Project Schedule

Discover

JAN

Establish a Steering Committee

Review site conditions and all documentation from prior studies

Develop a “future existing conditions” plan

Set up and begin holding key stakeholder meetings

Research precedents

Establish online information resource

Dialogue

FEB

Forum Week #1

Small group exercises

Begin formulating concepts

MAR

Verify direction from Forum Week #1 w/ Steering Committee

Narrow options for preferred framework

Additional coordination meetings with RIDOT, Navy, Carpionato Group

Forum Week #2

Begin compiling recommendations

Deliver

APR

Verify direction from Forum Week #2 w/ Steering Committee

Review final products describing character & quality

Additional coordination meetings with RIDOT, Navy, Carpionato Group

Prepare draft plan for Steering Committee review

MAY

Public Hearings

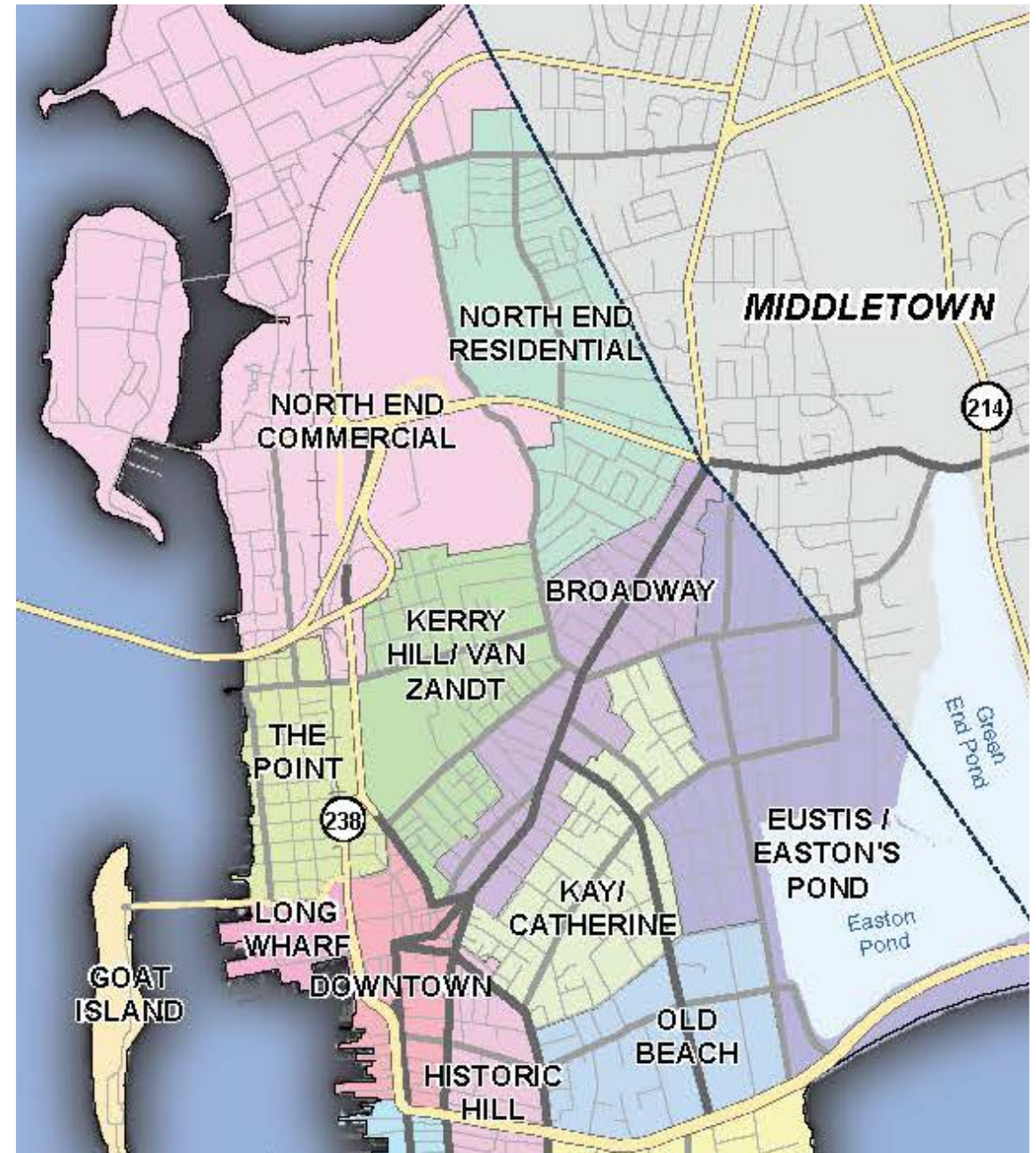
Dialogue Phase

Forum Week #1: Share and Refine

- **Objective 1**
Share what we have heard during our stakeholder engagement thus far and our understanding of prior planning efforts
- **Objective 2**
Gather new ideas from you and refine our draft materials

Forum Week #2: Share and Confirm

- **Objective**
Share conceptual site planning and character development for the study area
- **Outcome**
Recommendations for final delivery of our master plan



Stakeholder Engagement Approach

Listen, to make sure that your voices are heard

Educate: Clarify what this plan does and doesn't do

Facilitate discussion of values and trade-offs

Neighborhood Associations

North End
Off-Broadway
The Swamp
The Point

Government Agencies

Local

Newport School District
Newport Public Library
Newport Housing Authority

State & Federal

RIDOT
Navy

Anchor Institutions

Health Equity Zone
Newport This Week
Van Beuren Charitable
Foundation
Aquidneck Island Land Trust
MET School
CCRI

Businesses

Greater Newport Chamber
of Commerce
Tradesmen Centers
Discover Newport

Nonprofits & Arts Orgs

Health Equity Zone
Bike Newport
Church Community Housing
Clean Ocean Access

Stakeholder Engagement In Action

Since beginning 36 days ago,
we have:

- Facilitated a Steering Committee meeting
- Made two presentations to City Council
- Established an online project resource
- Toured the city and the study area
- Facilitated a business roundtable
- Held targeted mapping sessions with residents & advocates

223 individuals on our contact
list, representing over **60**

Newport organizations
& businesses

25 individual meetings and
phone calls with advocates
& local experts

17 Small group meetings,
including 5 mapping activities
attended by a total of ~100

65 registered followers on our
online comment portal

7/7 City Councilors engaged in
person, by phone, and via
video conference

Newport North End – Recent Planning

Calthorpe North End Development Plan	AIPC Aquidneck Island West Side Master Plan	Newport Hazard Mitigation Plan	Newport North End Master Plan	AIPC Aquidneck Island Transportation Study
1999	2005	2008	2006	2011
Tree, Park, & Open Space Master Plan	RIDOT Reconstruction of the Pell Bridge Approaches	North End Urban Plan & Zoning		
2017	(Ongoing)	(Ongoing)		

COMMONALITIES between PLANS & STUDIES 2000-2013

Economic Development Goals



Diversify
Employment
Opportunities to
Spur Steady
Employment Patterns
& Avoid Seasonal
Layoffs



Reduce
Dependence on
Tourism-based
Economy



Renovate &
Redevelop
Underutilized
Commercial
Properties



Create
Maritime Research
& High-Technology
Research-
Development
Facilities





Emerging Themes

OPPORTUNITY

CONNECTIVITY

RESILIENCY

EQUITY

QUALITY

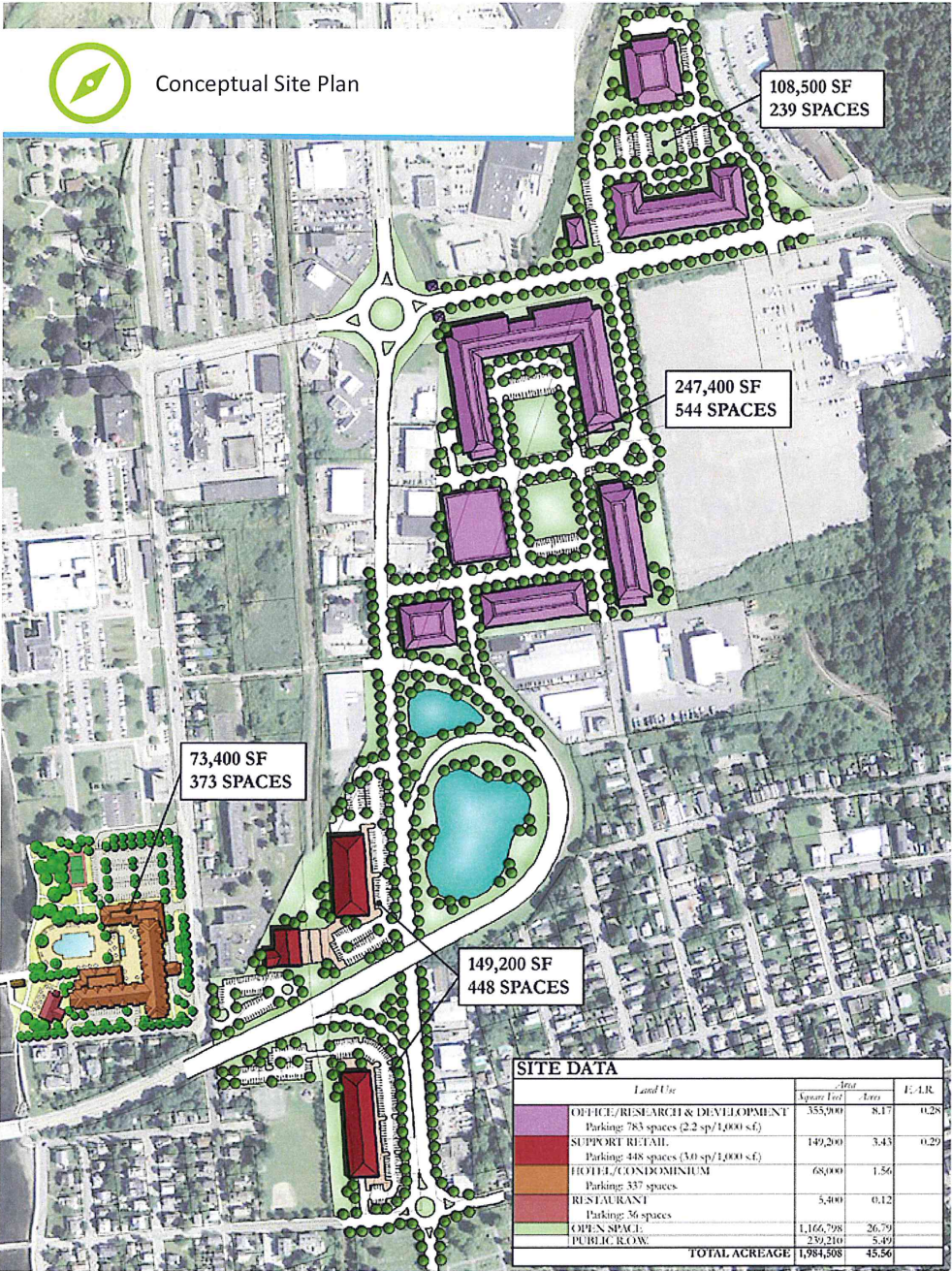
OPPORTUNITY

What we have heard:

- Preserve and expand the job base in Newport
- Address the housing affordability issue
- Capitalize on the “Blue Economy” potential – Navy Hospital site
- Preserve opportunities for small businesses to thrive
- Reduce the seasonality of Newport’s economy

Innovation Hub Goals & Objectives

- The vision for creating the Innovation Hub is based on achieving the following goals and objectives:
- Attract high quality businesses and institutions providing employment opportunities to the Innovation Hub that will broaden the year round economic base with an emphasis on clean industries, scientific research and technological employment opportunities.
 - Seek the best partners for establishing and building the district, maintaining the community qualities and infrastructure, and for achieving success in promoting the Innovation Hub's expansion.
 - Create a model innovation district that sets a new standard for resilient communities that will encourage investment, employment, and redevelopment opportunities.
 - Protect the historic aspects and attractions of the community.



Newport Innovation Hub, 2015



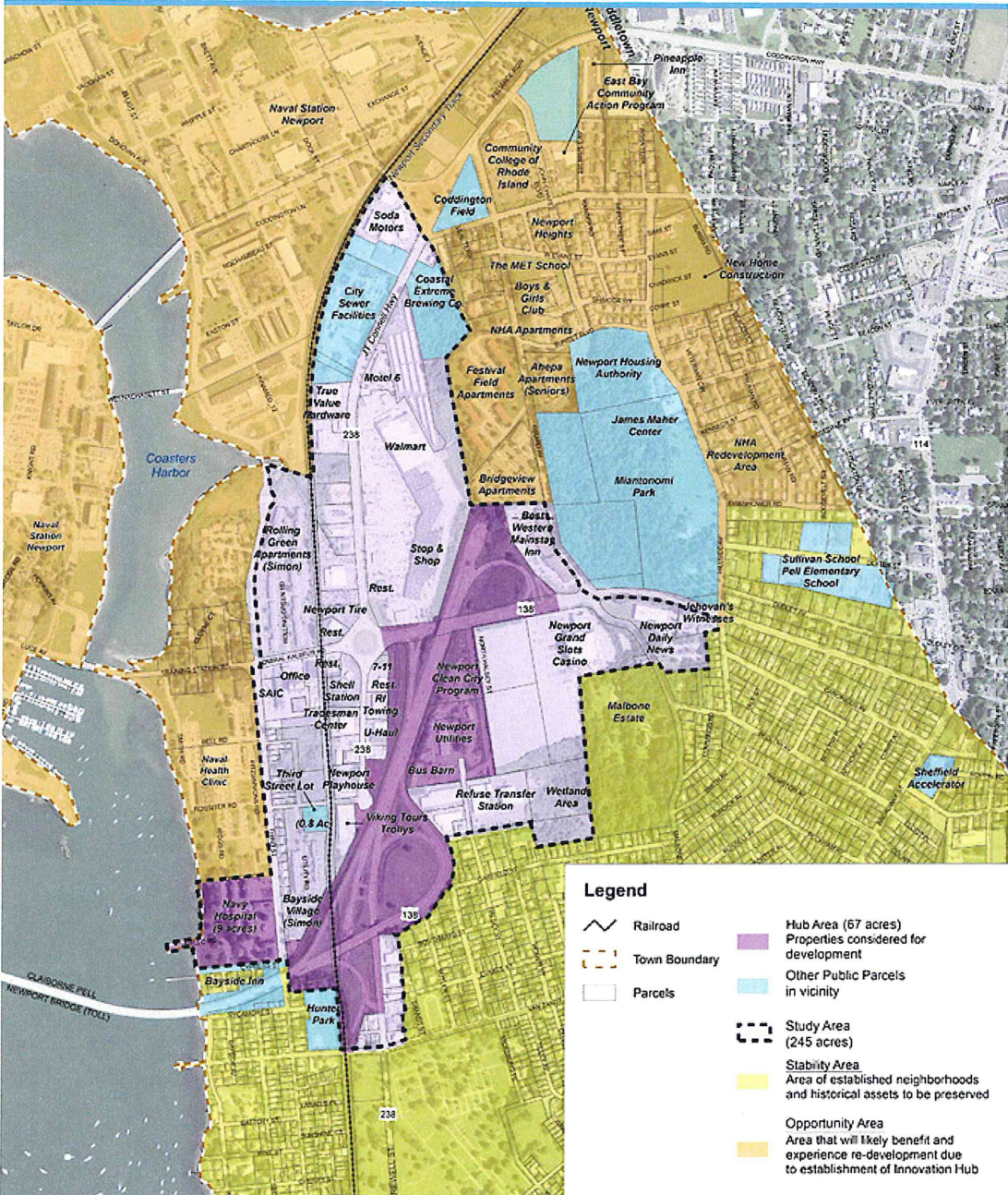
The Vision Plan

Executive Summary

City of Newport, Rhode Island | April 2015



The map exhibit shows the planning area location within the North End of Newport and in relation to its border with the Town of Middletown.



Next Wave of Urban Competitiveness

THE RISE OF INNOVATION DISTRICTS:

A New Geography Of Innovation In America

Bruce Katz and Julie Wagner

THE THREE TYPES OF INNOVATION DISTRICTS

Their location varies within a metropolis

URBANIZED SCIENCE PARK

The urbanized science park model tends to be located in suburban and even exurban areas

ANCHOR PLUS MODEL

The anchor plus model tends to be located in the downtowns and mid-towns of central cities.

RE-IMAGINED URBAN AREA

The reimagined urban areas model tends to be located in older industrial areas, often along waterfronts near downtowns

BROOKINGS



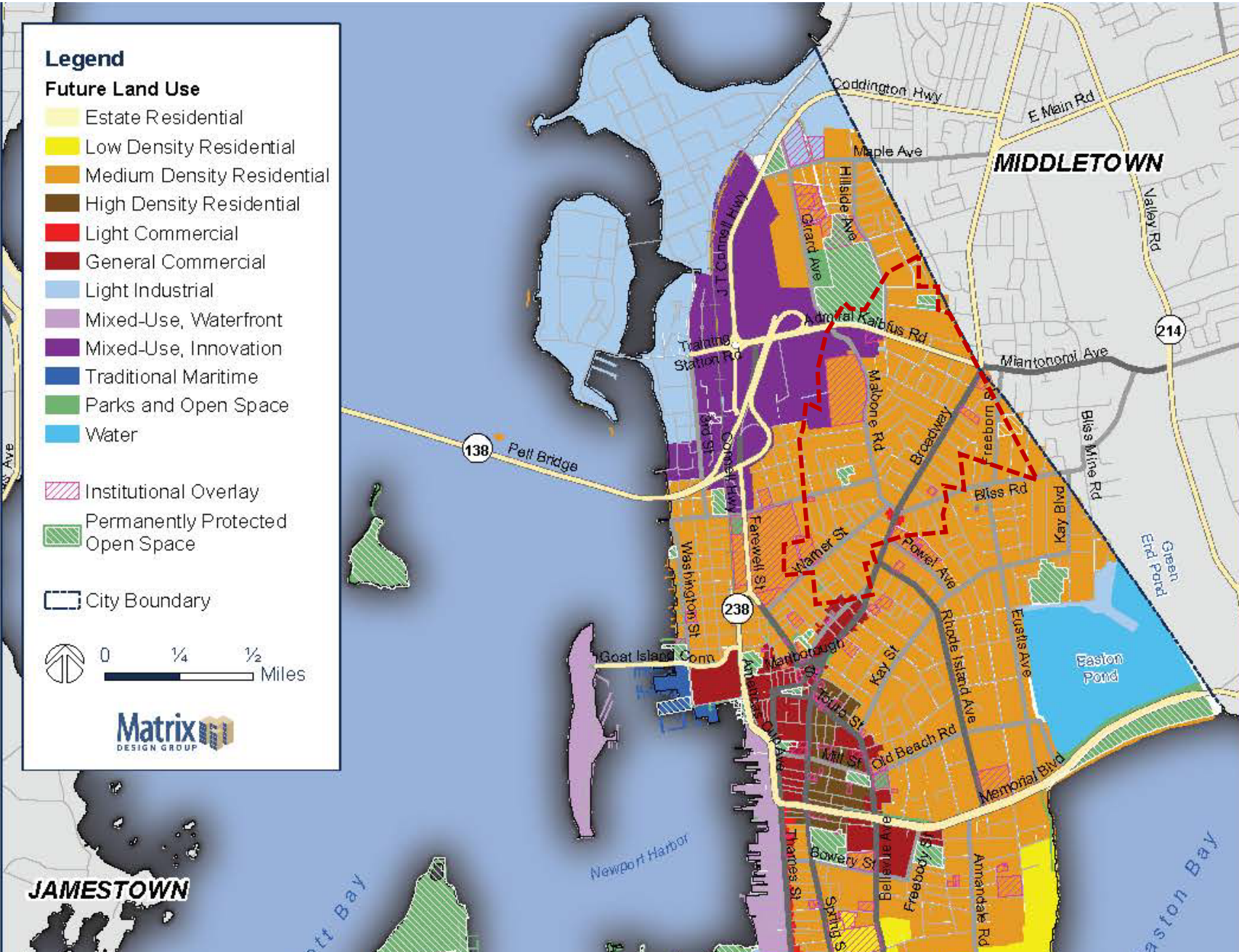
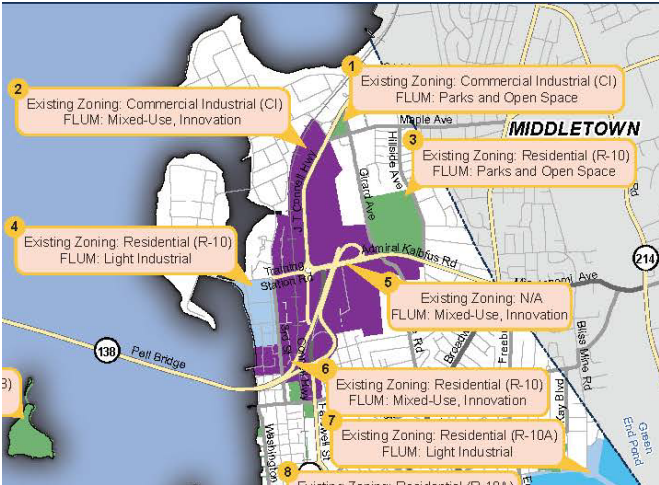
Live here

Work here



Comprehensive Land Use Plan, 2017

Zoning / Future Land Use Map

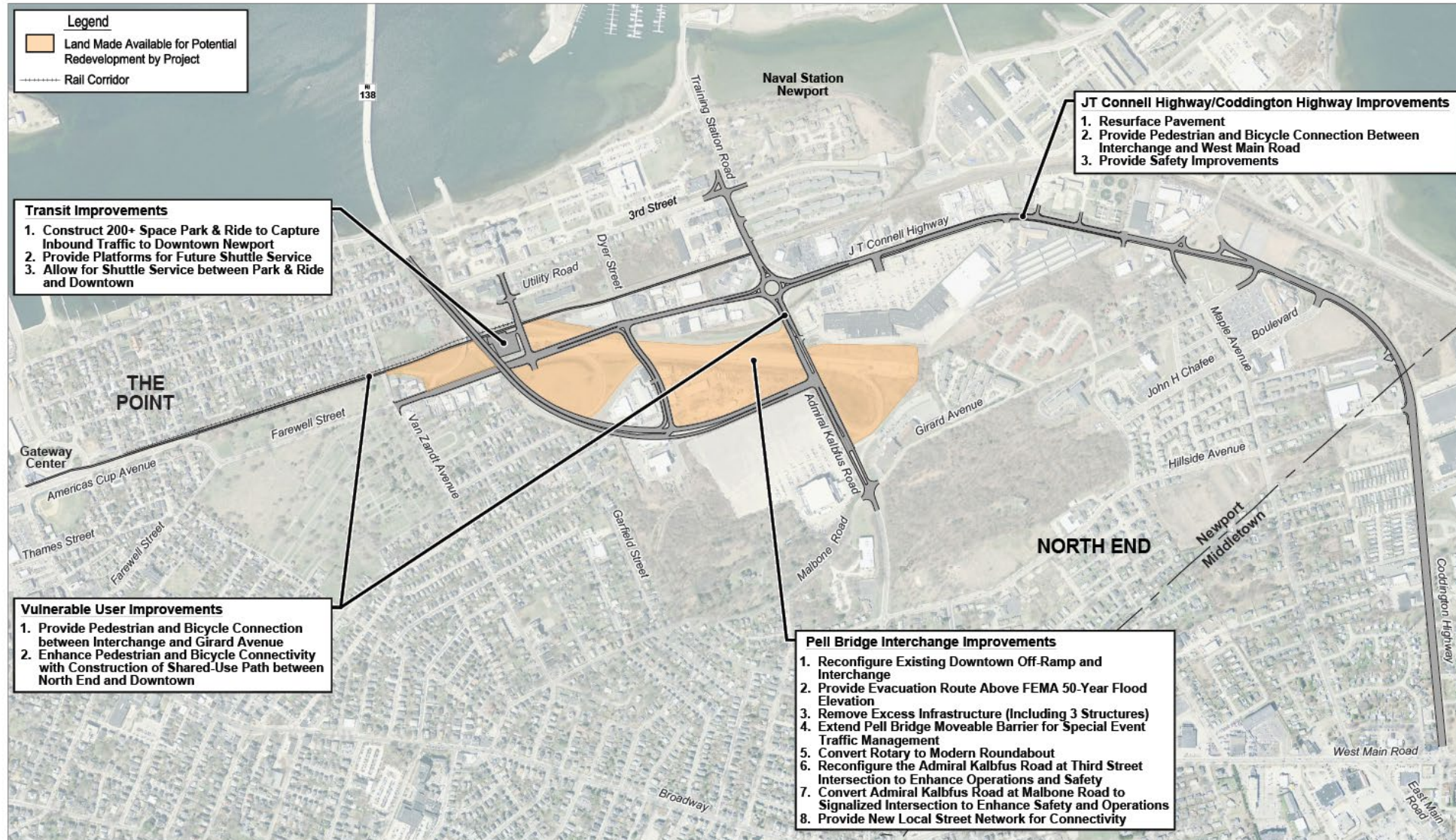


RIDOT Pell Bridge Reconstruction, 2018

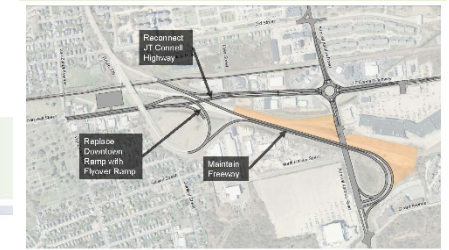
RECONSTRUCTION OF THE PELL BRIDGE APPROACHES

Newport, Rhode Island

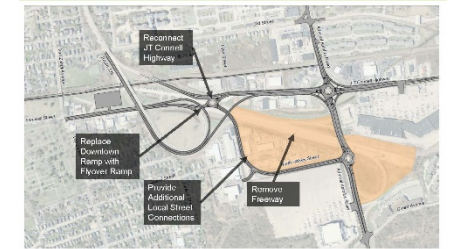
Alternative - 4B



Interchange Area - Alternative 1



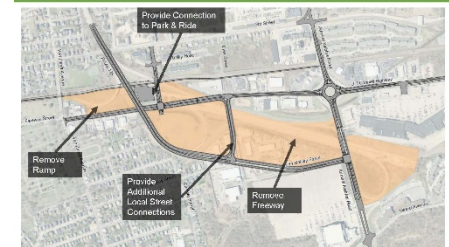
Interchange Area - Alternative 2



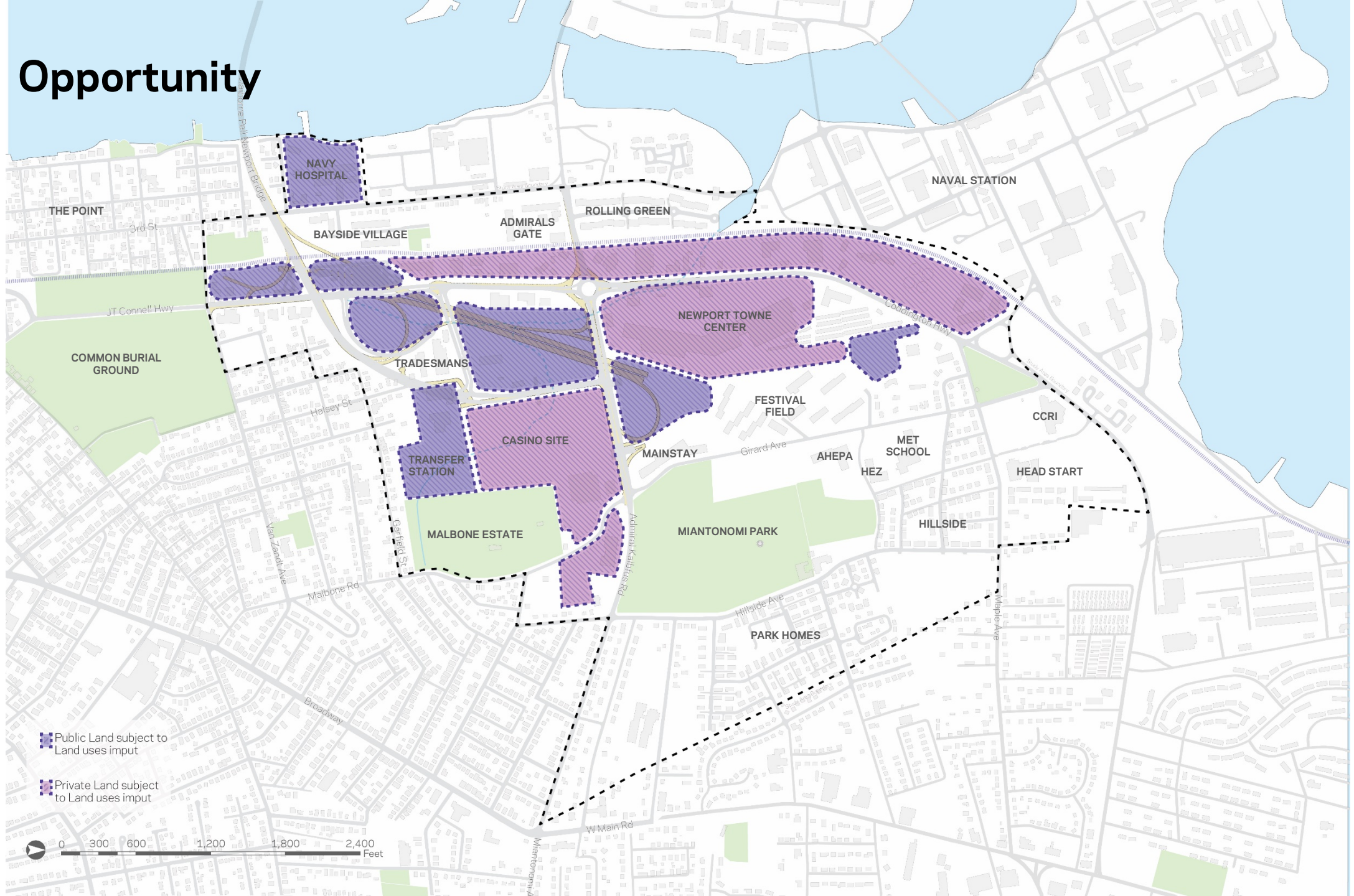
Interchange Area - Alternative 3



Interchange Area - Alternative 4A



Opportunity



OPPORTUNITY

Tell us more:

- Where should new jobs be prioritized, and what kinds of jobs?
- Where should new housing be prioritized?
- Where should small business/industry be prioritized? Where could Blue Economy ventures be most successful?
- What kinds of retail would you like to see?
- What physical improvements or community amenities are needed to support this?

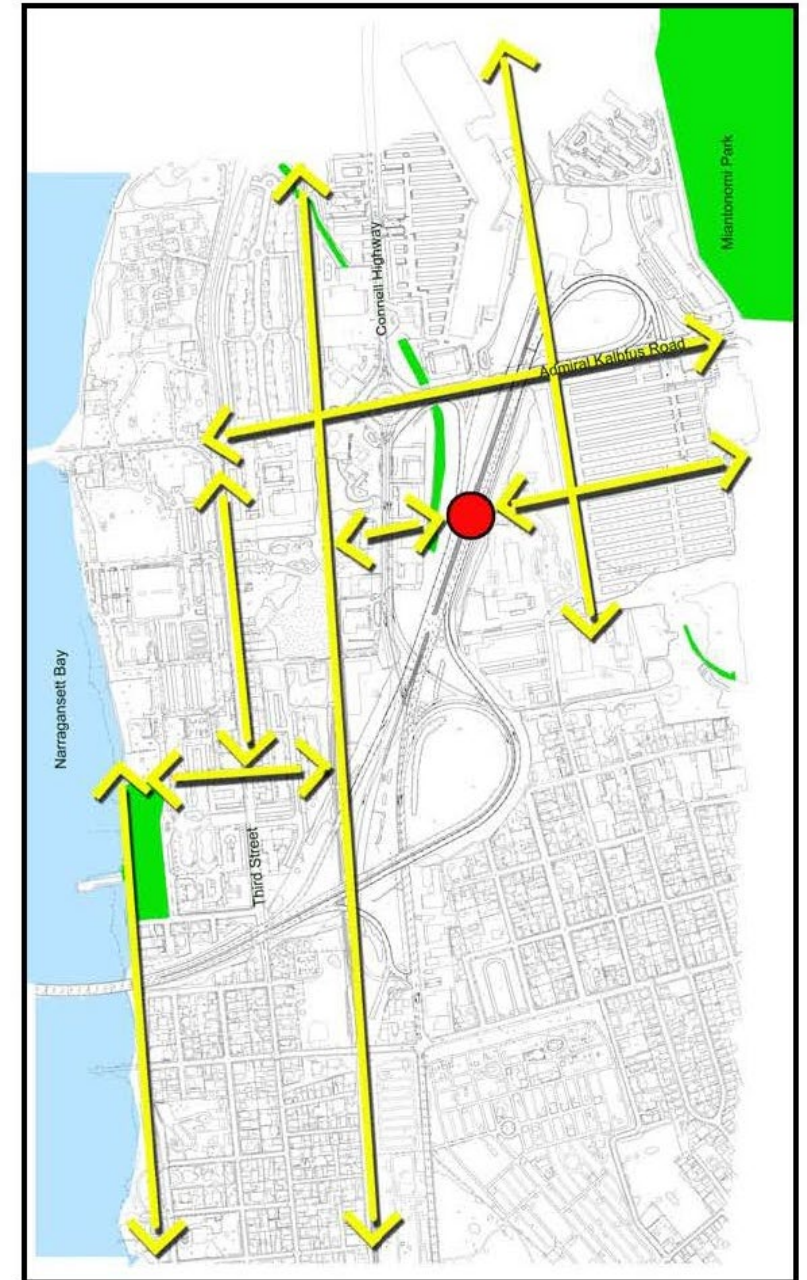
GOAL:

**The Plan will Connect the North End with
Downtown Newport, Healing Their Separation by
an Elevated Expressway for the Last Half Century**

This plan is an exciting opportunity to step back and look at both the existing open spaces and proposed open spaces from prior planning efforts.



Rail with Trail Vision



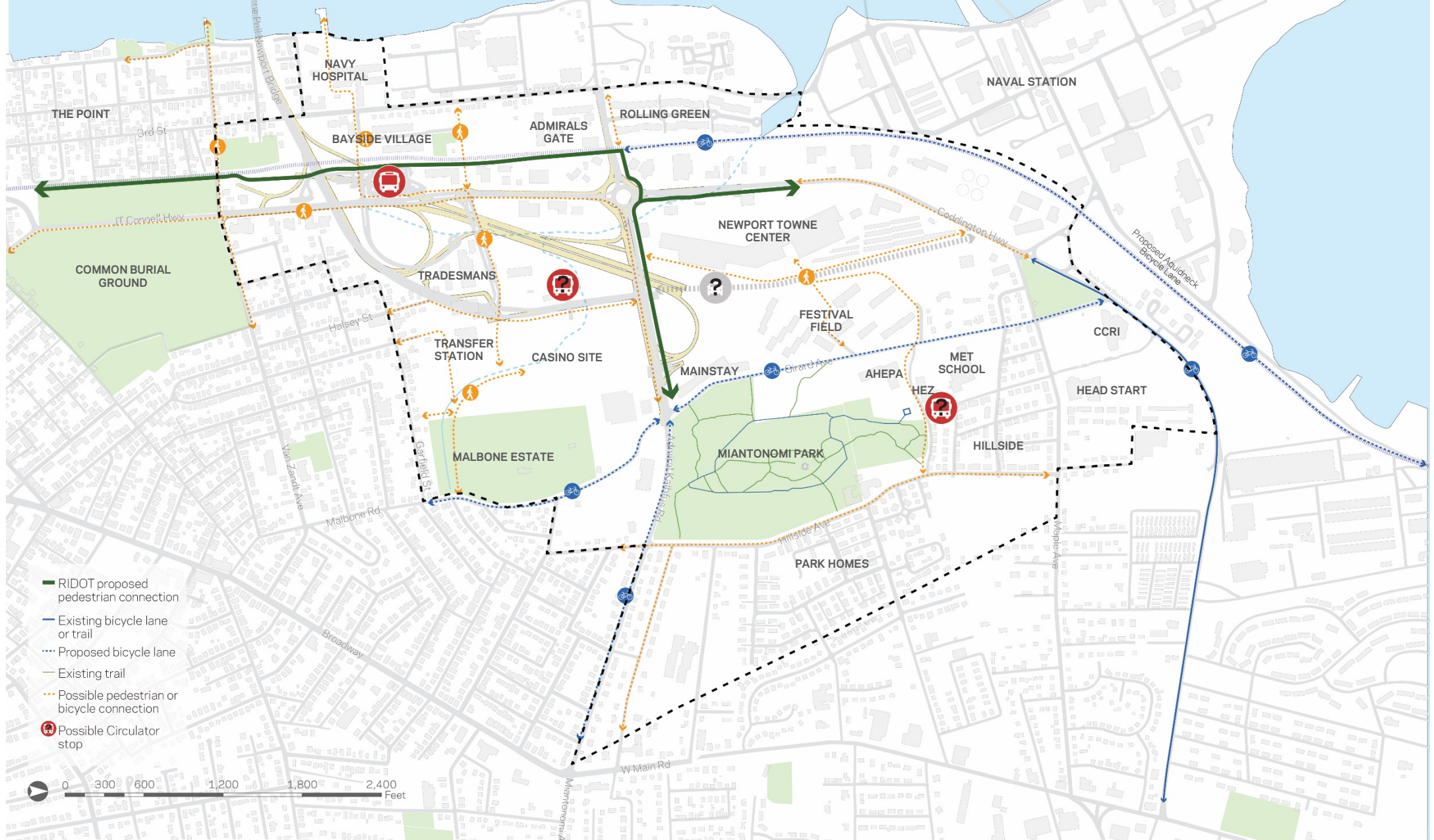
Newport Trees, Parks, Open Space Master Plan, 2017

“Today in Newport, areas such as **Northern Newport** require an increase in access to open space, recreational opportunities and trees.

Still, while Central and Southern Newport have better access to parks and amenities, many historic or beloved elements such as the Harbor Walk and Ocean Drive are in need of repair and re-visioning. Enhancing habitat and creating healthier ecological connections are also key.”



Connectivity



CONNECTIVITY

Tell us more:

- What do you want to connect to in the North End? From the North End?
- Are there specific places where non-motorized connections, e.g. Halsey Street to Maple Ave, or Dyers Gate Rd?
- Public access to the waterfront?
- Newport Heights to Broadway Connection?
- How can transit be improved in the North End?
- Within proposed ROWs, what should be adjusted in the RIDOT plan?

RESILIENCY

What we have heard:

- Localized flooding impacts neighborhoods
- Flooding of streets impacts business operations
- Lack of connectivity and recreational uses (multi use)
- Consider renewable energy production
- Establish sustainability targets for new construction

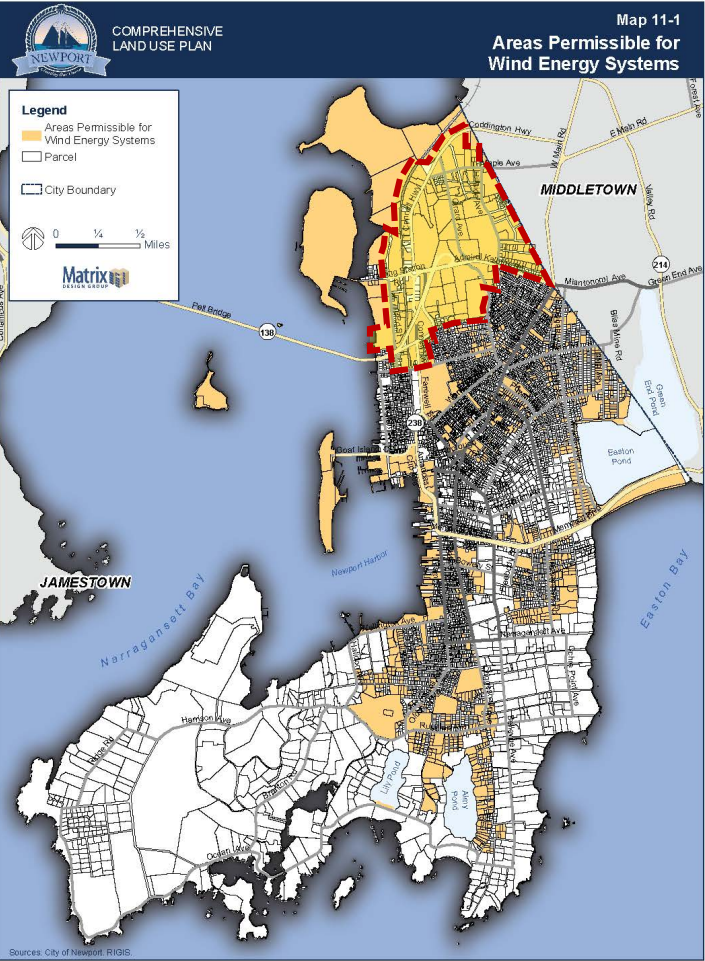


Clippership Wharf – Resilient Solution

Boston Children's Museum

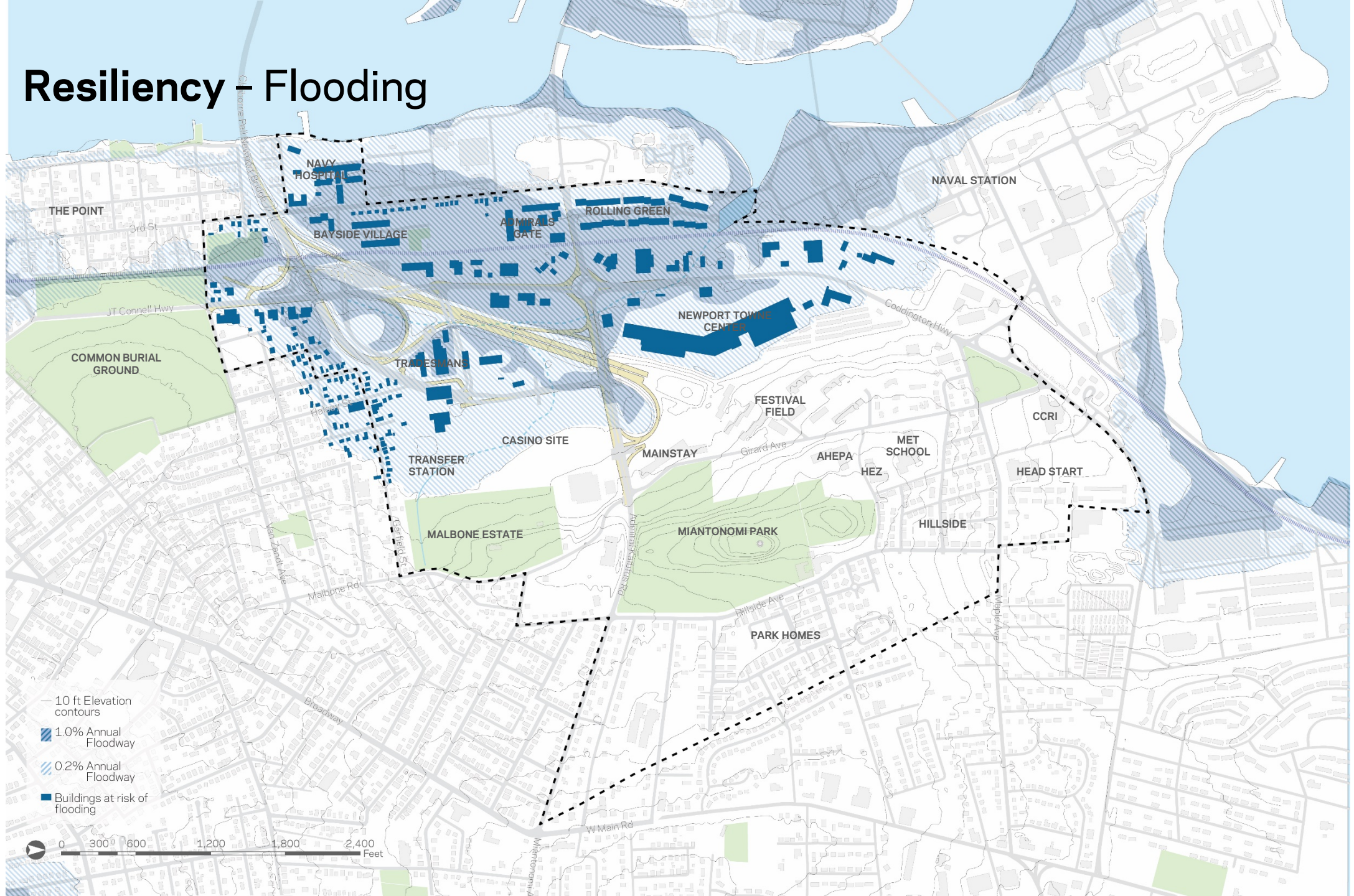


11 Energy

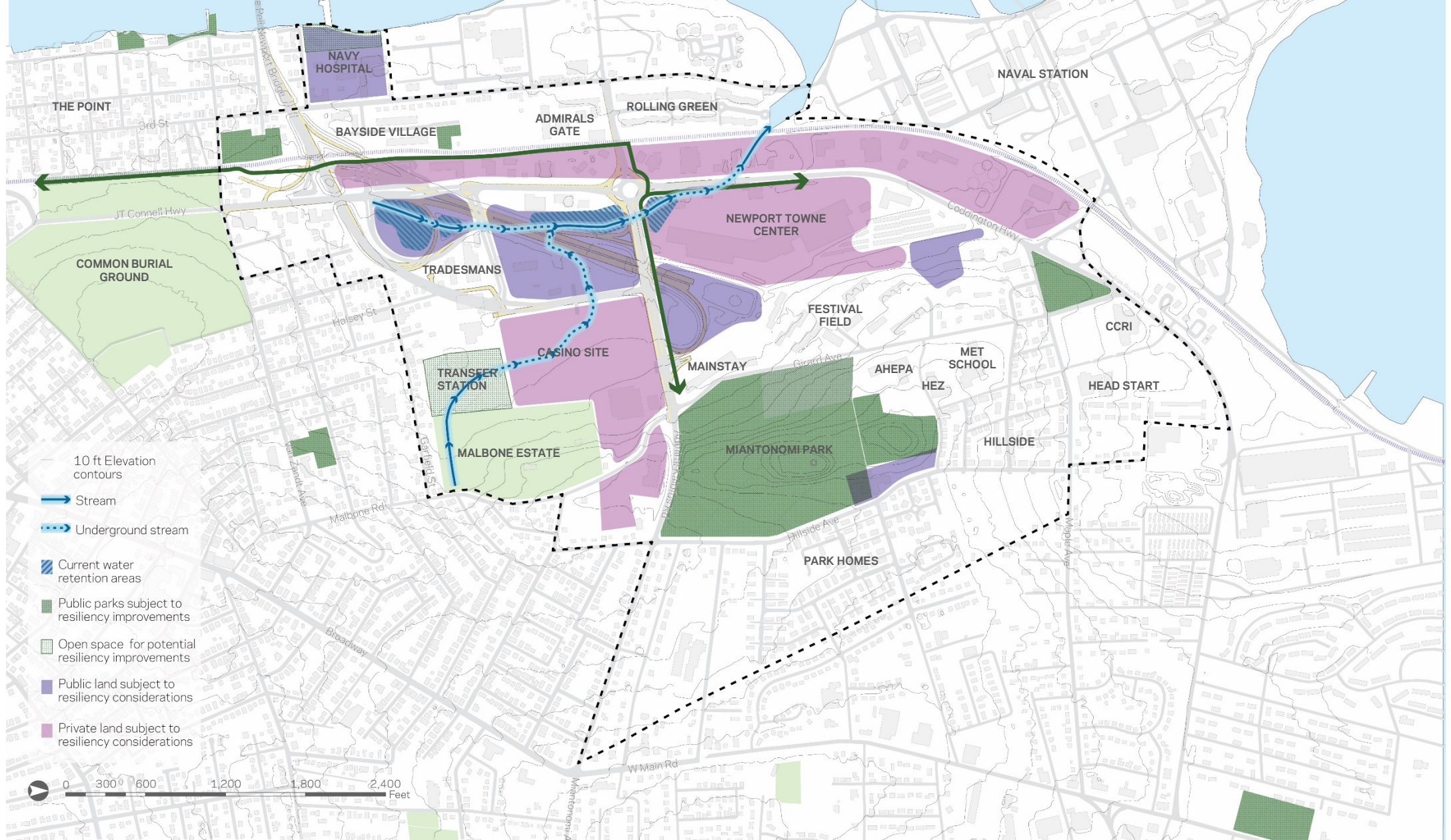


Goals & Actions	City Objectives								Priority	Time	Responsibility / CIP
	Prosperous	Beautiful	Happy	Destination	Collaborative	Smart	Healthy	Resilient			
									Cost		
B) Develop and provide training materials to all City staff, including conveying City goals and the particular roles each department/function will play in accomplishing these goals.	■				■	■	■	■	High	Mid	<ul style="list-style-type: none">City CouncilCity ManagerEEC
GOAL EN-3: To support a robust and economically viable range of renewable energy options within the community.											
A) Develop and/or amend or refine zoning regulations at regular intervals and design standards for private wind systems, solar and other renewable energy systems.	■				■	■	■	■	Mid	Short	<ul style="list-style-type: none">Planning and Zoning BoardCity Planner
B) Collaborate with government and private sector cohorts in programs and initiatives to make renewable energy more broadly accessible to local consumers.	■				■	■	■	■	Mid	Mid	<ul style="list-style-type: none">City Council
C) Provide targeted zoning incentives for the use of renewable energy where such use does not conflict with other City goals, policies and objectives.	■				■	■	■	■	Mid	Mid	<ul style="list-style-type: none">Planning and Zoning Board

Resiliency – Flooding



Resiliency – Open Space Network



RESILIENCY

Tell us more:

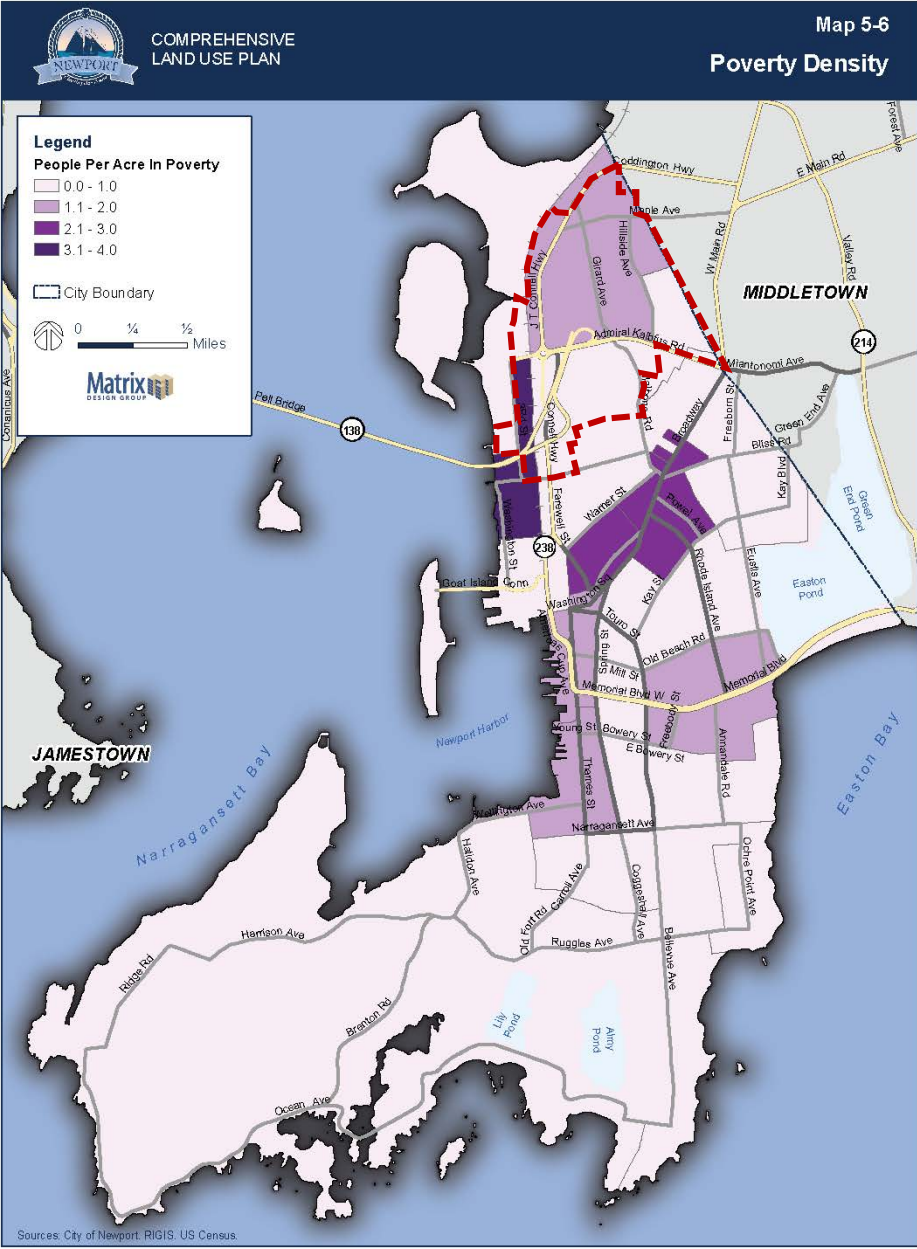
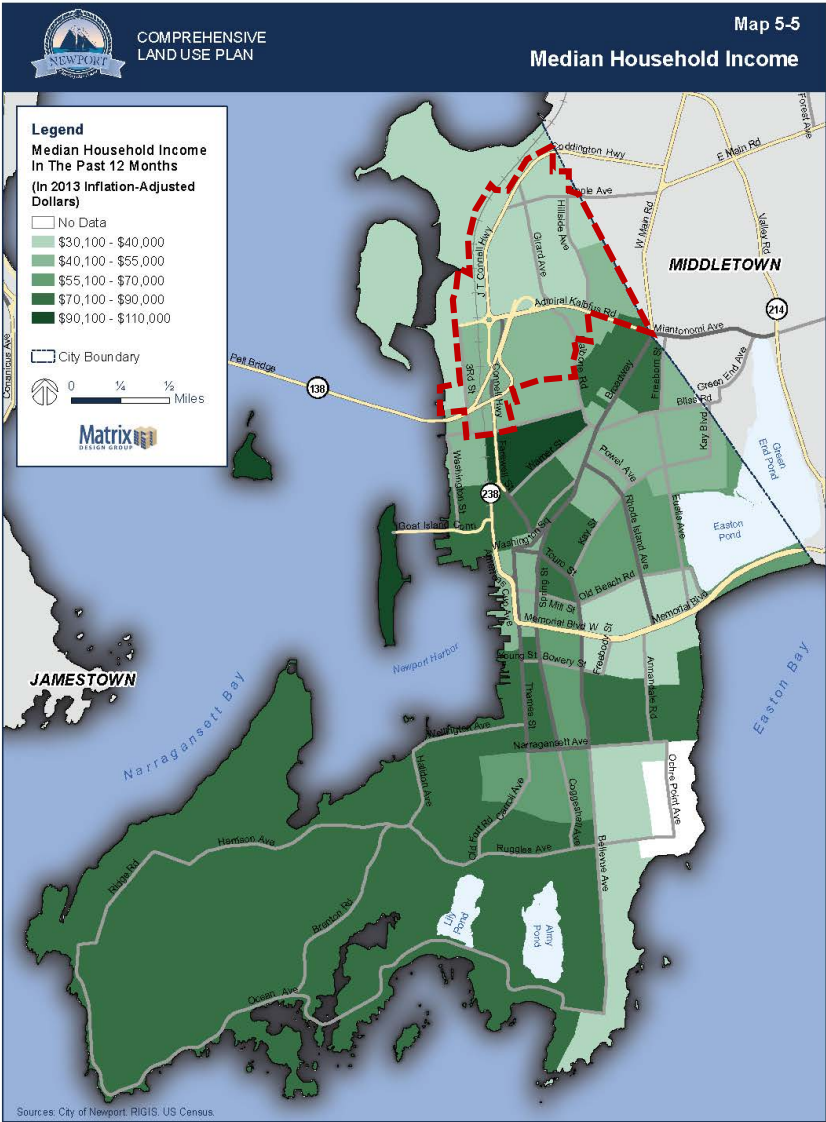
- How are you affected by weather events – especially heat and rain?
- Where do you see localized flooding now?
- What kinds of open spaces do you not have access to right now?
- Where would open spaces provide the best value?
- What recreation uses could be accommodated?

EQUITY

What we have heard:

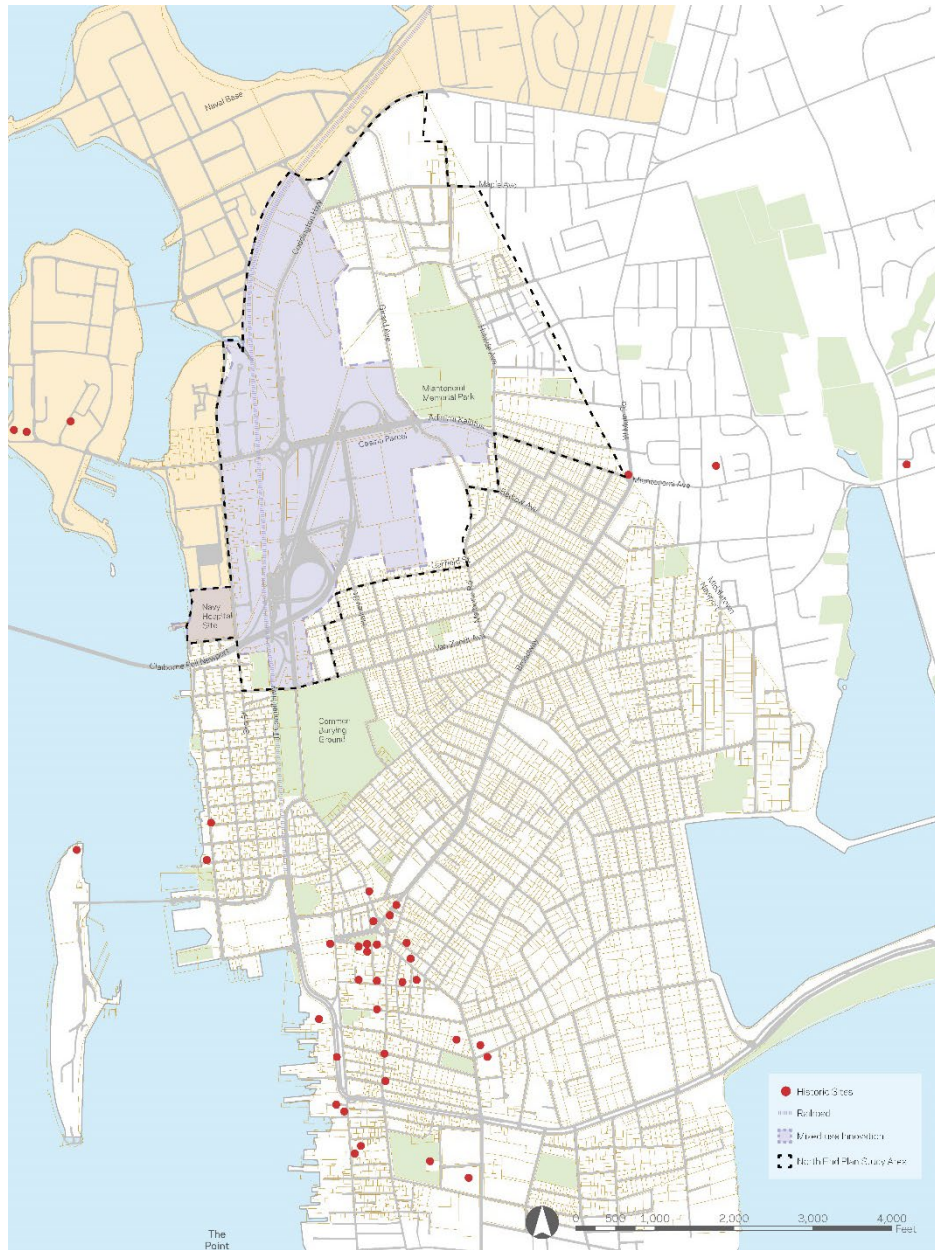
- Affordable housing opportunities in new development
- Preservation and opportunities for small businesses
- Better paths to higher paying jobs for residents
- Public facilities in the North End: Branch Library
- More active recreational opportunities
- Better access to the waterfront

Comprehensive Land Use Plan, 2017



Designated Historic Sites

City of Newport



HousingWorks RI @ RWU

2019 Housing Factbook

NEWPORT

POPULATION 24,745	HOUSEHOLDS 10,523	MEDIAN HOUSEHOLD INCOME \$65,365	40% OWN	60% RENT
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HOUSING COSTS

MEDIAN SINGLE FAMILY

Home price	\$563,000	5 YEAR COMPARISON
Monthly housing payment	\$3,815	2013 \$420,381 ↑ 2018 34% INCREASE

\$152,608 ← Income needed to afford this

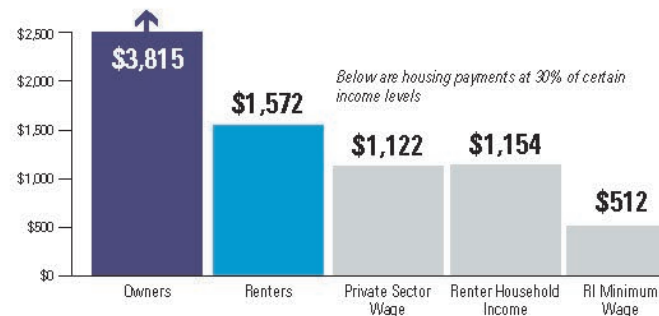
AVERAGE 2-BEDROOM RENT

Rental payment	\$1,572	5 YEAR COMPARISON
	2013 \$1,361 ↑ 2018 16% INCREASE	

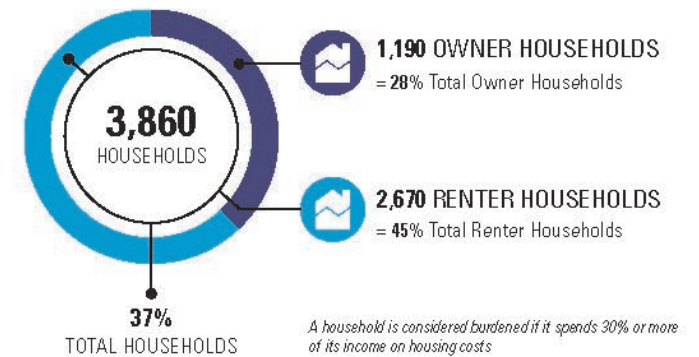
\$62,880 ← Income needed to afford this

AFFORDABILITY GAP

MONTHLY COSTS: OWNERS & RENTERS

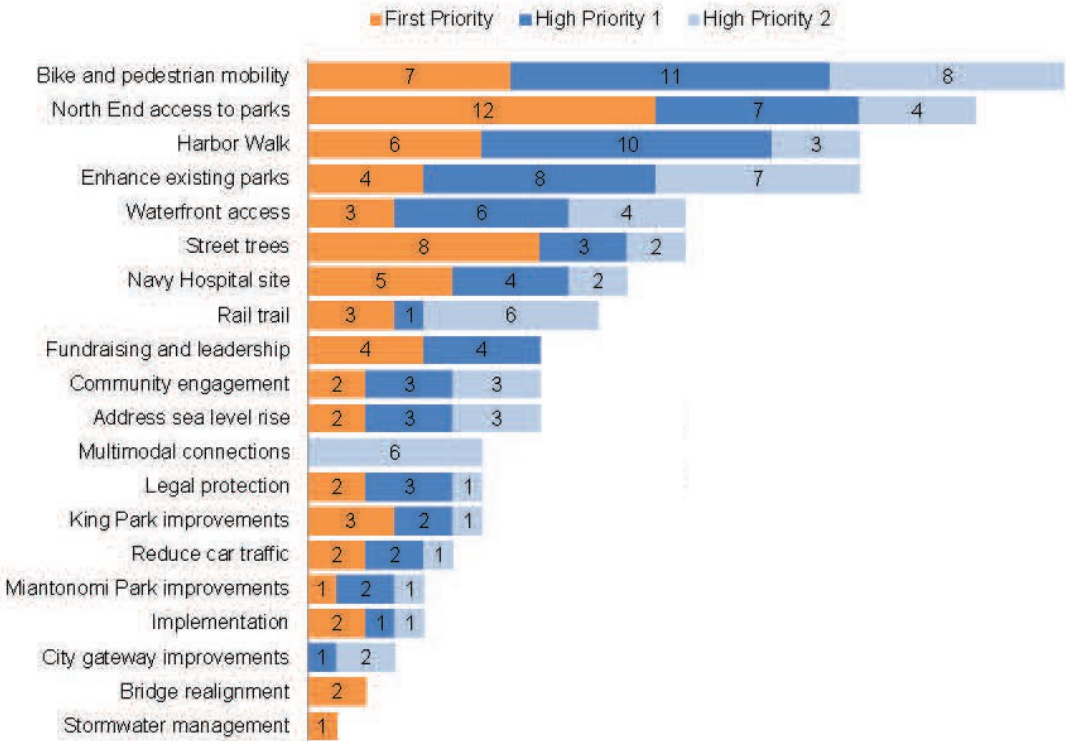


COST BURDENED HOUSEHOLDS



Newport Trees, Parks, Open Space Master Plan, 2017

The most important thing to do FIRST is:
Two other HIGH-PRIORITY items are:



Splash Pad



Open Space



Waterfront Access

CHECKLIST FOR NORTHERN NEWPORT NEEDS*

Future planning and development in Northern Newport neighborhoods should work to meet these critical needs:

- 30 acres of neighborhood parks
- Waterfront access
- 2-3 playgrounds
- 2 basketball courts
- 2 soccer fields
- 1 baseball field
- 1-2 tennis courts
- Additional picnic tables and gathering spaces, including 2-3 covered picnic structures
- Splash pad
- Community gardens
- Wildlife habitat protection and viewing and environmental education programs
- Increasing active transportation throughout the neighborhood
- Safe bicycling and walking connections with the rest of Newport
- Safer sidewalks/connected sidewalk network

*Source: Master Plan Needs Assessment, with input from Health Equity Zone survey & Master Plan meetings, survey, and subcommittees

Equity - Public Benefits Opportunities



EQUITY

Tell us more:

- What kinds of public benefits does the North End need?
- What are the jobs that the North End needs?
- What community infrastructure or amenities are missing in the North End?
- What type of small business spaces or programs would be most useful?
- How can zoning and design guidelines support housing affordability?

QUALITY

What we have heard:

- Make the North End feel more like Newport
- Walkable streets and smaller grid of streets/paths
- Smaller open spaces and parks like in other areas
- More varied skyline (like the rest of Newport)
- Less visible parking lots, more streets
- Not overly tall buildings, not uniform

GOAL:

**Provide Visual Guidance to
Developers, Decision-Makers
and the Public**



SITE PLAN



Carpionato, Newport North End: 2019



PORTFOLIO
RETAIL & OFFICE
LUXURY RESIDENTIAL
AFFORDABLE HOUSING
HOTELS & RESTAURANTS

GOAL

**Dense, diverse,
party-wall
development by small
owner operators
that creates a lively
street life enjoyed by
the public**

We support the City's
goal of developing
smaller parcels over time.



3.5 PUBLIC IMPROVEMENTS

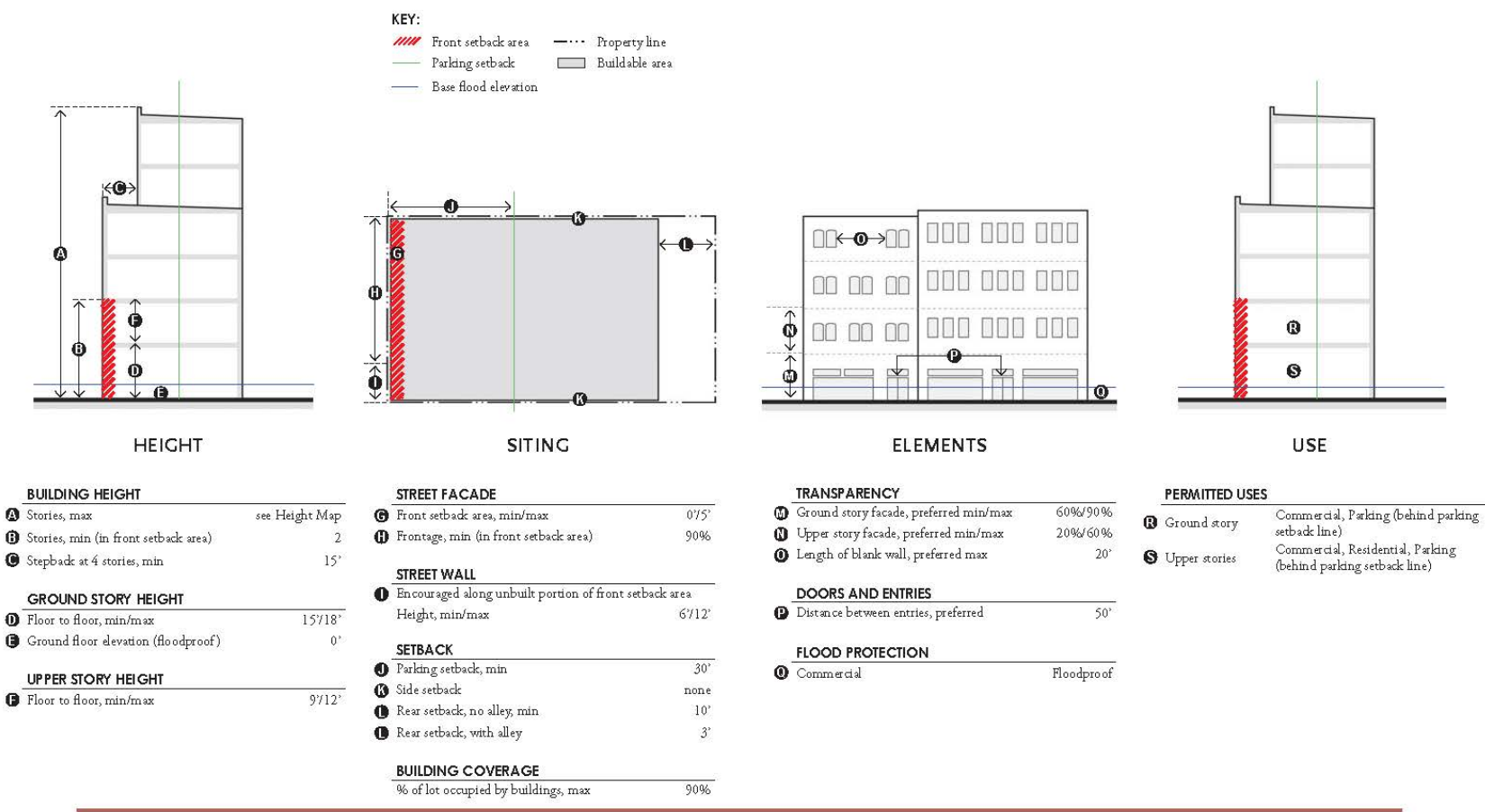


If build-out of the corners of Meeting and Calhoun intersection will improve an important gateway to the district.

Special Area Plan for Calhoun Street-East/Cooper River Special Waterfront

3.6 DEVELOPMENT GUIDELINES

SHOPFRONT-A



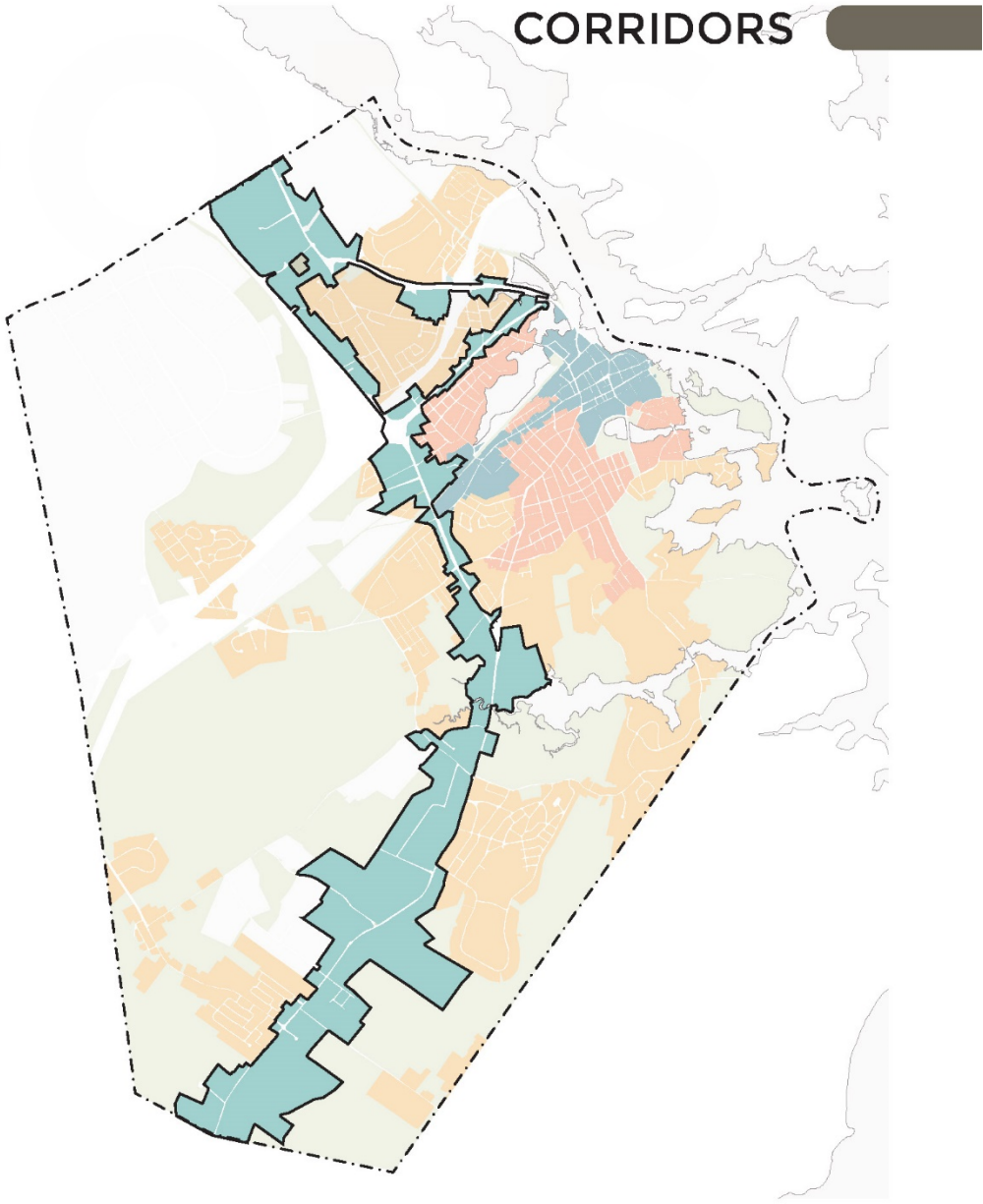


EXISTING CITY AND CAMPUS PLAN



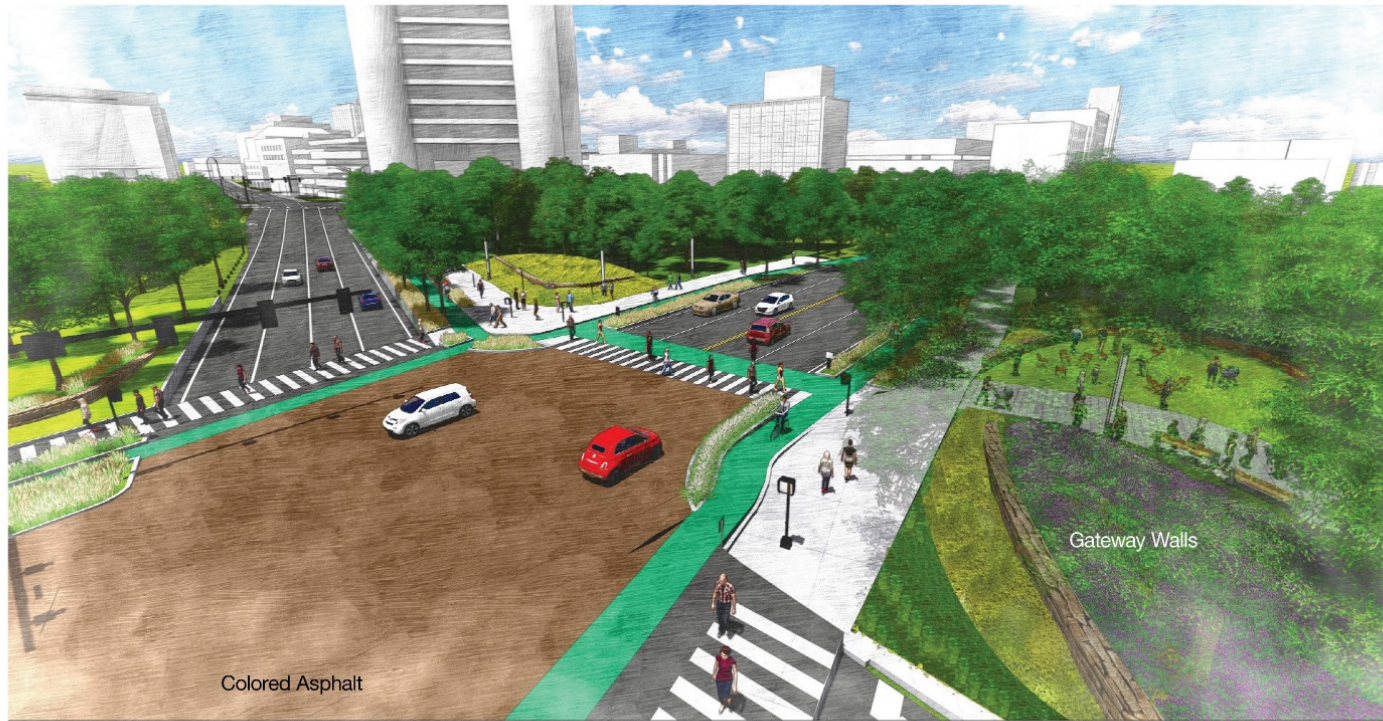
CONSENSUS PLAN FOR ERIE STREET AND KSU GATEWAY





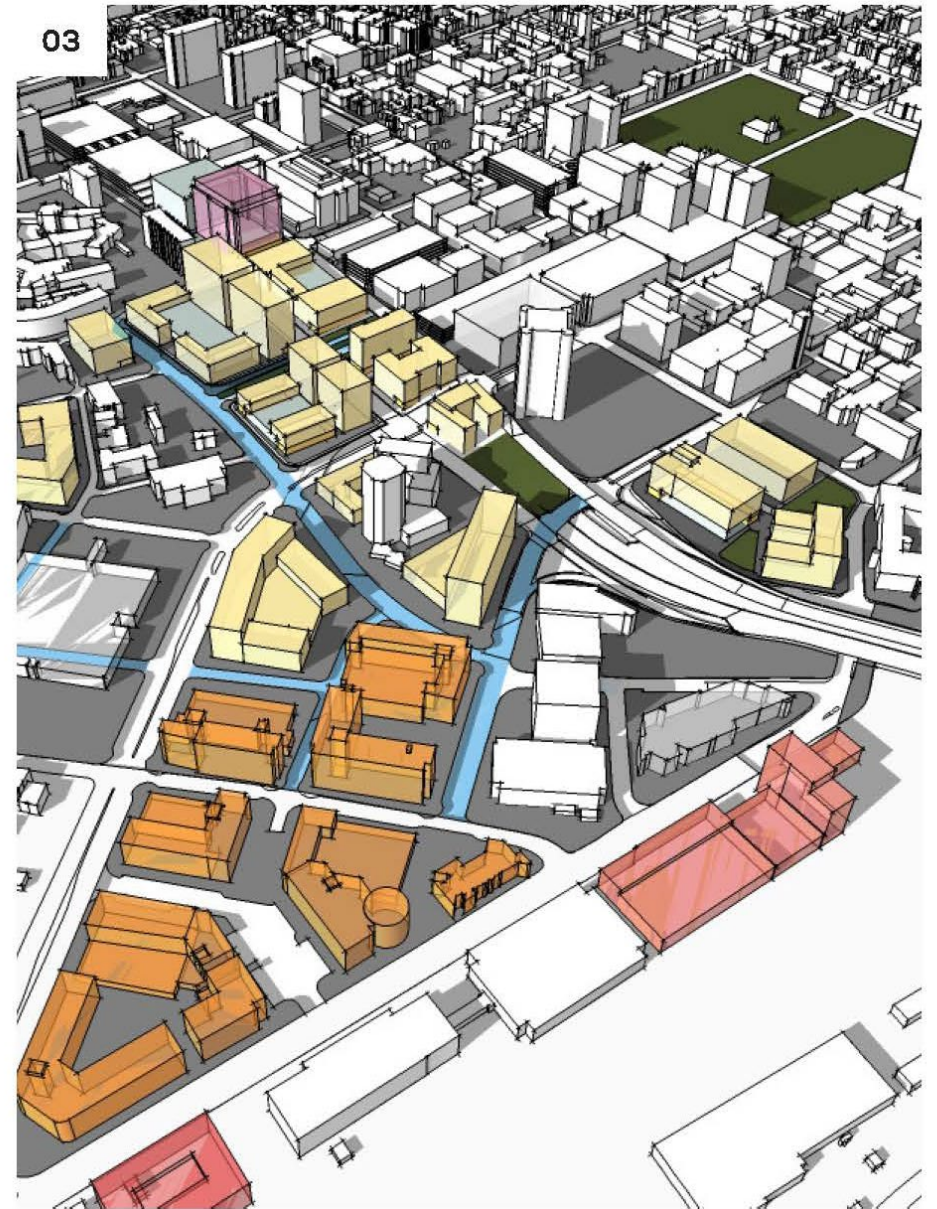
CORRIDOR AREA VISION

By 2025, the Corridor areas have reconnected with their surrounding neighborhoods and serve as lively gateways to the City. Changes in zoning and development incentives have created an environment in which efficient, people-friendly design is the norm, reducing the need for automobile trips and spurring the development of village centers. The addition of pedestrian and bike infrastructure allows nearby neighborhoods easy access to shopping, services and employment. Lower land costs and greater flexibility outside the Urban Core have resulted in more affordable housing options. All of this has occurred sustainably thanks to strong site design standards and dedicated funding for public infrastructure and transit.



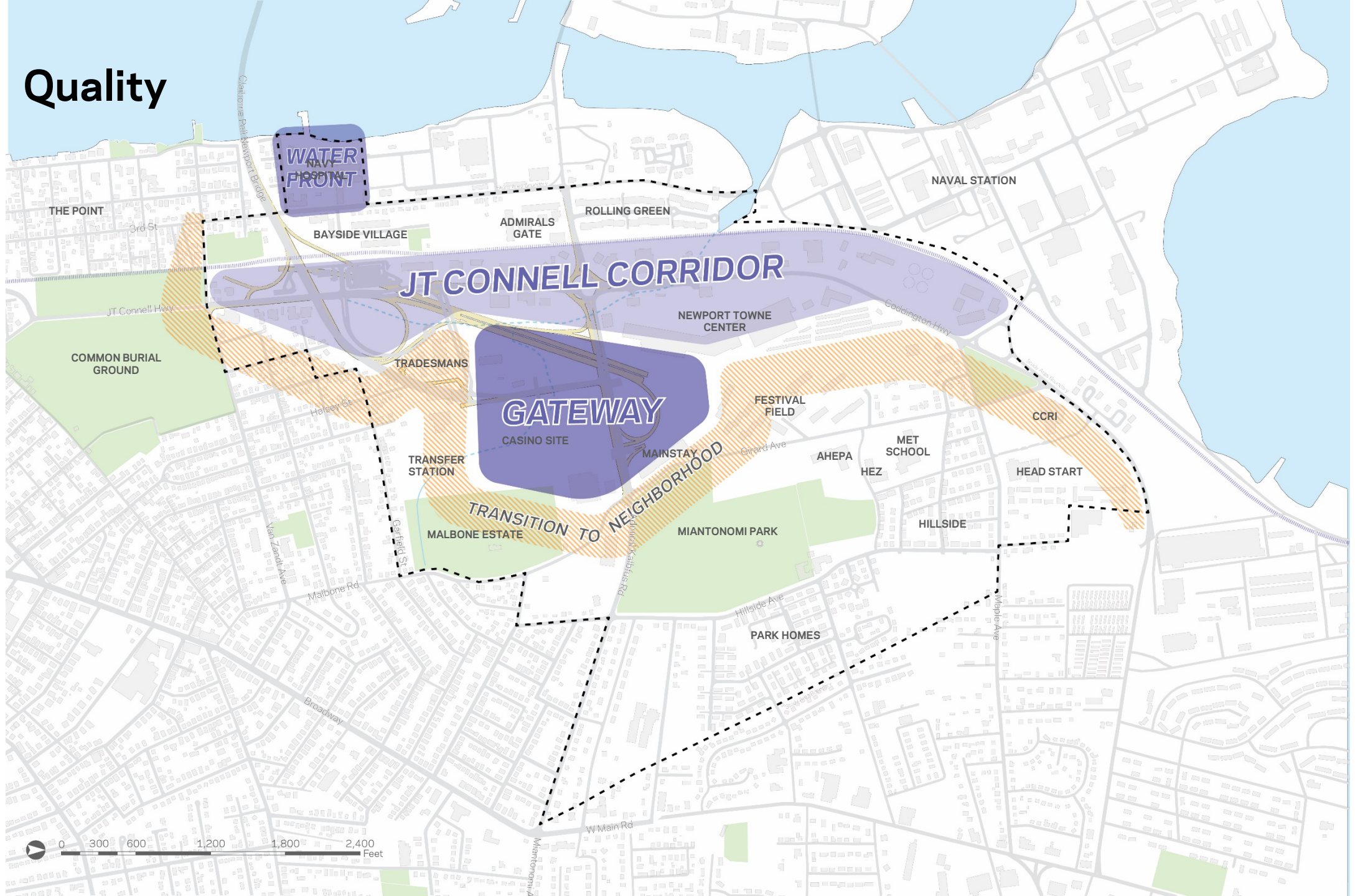
nbbj **wsp**

The Hug Arrival Gateway



New Haven, CT

Quality



QUALITY

Tell us more:

- Describe your favorite features of Newport – what are the places, spaces, and buildings that define Newport today?
- What should the Pell Bridge “gateway” look like?
- Should development look old or new? Which new buildings on the island work well?
- What is the right scale for development?
- How can we protect the things we care most about?