

BROWNFIELD SITE REUSE ASSESSMENT SUMMARY



38 & 53 RIVER ST.



Proposed Multi-Family Housing & Community Center Redevelopment

PROPERTY INFORMATION

Address: 38 & 53 River Street

Central Falls, RI

Property Size: 0.32 acres

Current Zoning: Residential (R-1)

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Site History

This Site consists of 2 tracts of land located at the end of River Street, directly adjacent to the Blackston River. The sites have served as storage yards for the City's Public Works Department for many years. Save for one steel building located on 53 River Street, the properties are currently vacant and underutilized.

Considerations

City officials indicated a strong desire for site reuse to provide housing opportunities for low/moderate-income area residents and also wanted to explore the feasibility of a Community Center on 53 River St. Pedestrian connectivity, linkage with existing recreation facilities, re-establishment of the riparian corridor along the Blackstone River and floodplains were all important considerations.

Reuse Alternative

Scenario A (53 River St.): Community Center with office space for recreation department, pickleball courts, picnic area. ***Scenario B** (38 River St.): Multi-family housing with community garden. ***Scenario C** (38 & 53 River St.): Multi-family housing with green space.

*Extension of Blackstone River Bikeway applies to all scenarios.

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UConn TAB worked with the City of Central Falls to develop conceptual reuse plans for this brownfield site.