

FACT SHEET

Why a Public Destination at the Head of the Bay?

What would a public destination at the Shooters site on the Providence harbor waterfront look like?

ATTRACTIONS:

- restaurant (including shore dinner hall)
- city dock for tie ups, excursion boats, ferries, etc.
- boat & bike rentals
- event space for festivals, concerts, & private parties
- farmers & seafood markets, food kiosks
- boat workshops & regattas
- fishing derbies & fireworks displays
- outdoor movies, plays, charitable fund-raisers

OPPORTUNITY COST: The rare chance to create a vibrant public destination on the Providence waterfront will be lost forever if the state sells this showcase property for private development. Why is this so important?

Ideal Location for Public Destination

- easy access to cultural & culinary attractions of *downtown Providence* by bike, trolley, car & walking
- *transportation hub*: bike paths, riverwalks & interstate highways meet; ideal site for ferry terminal
- *scenic beauty*: sweeping water views down the Bay, 12-acre shoreline park for picnics & recreation
- a birthplace of RI's 300-year-old *maritime heritage* that enhances our sense of place & quality of life
- landmark site, highly visible & accessible for *10 million travelers* a year passing through on I-195
- active working & recreational *waterfront* with deepwater port, busy tug boats, and community sailing
- centrally-located *festival space* that can reap major economic benefits, as it does in other cities with popular waterfront public spaces, such as Chicago, Boston, Stockholm, and mid-size cities too:

City	Waterfront Events	Economic Impact	Notes	Information Source
Providence	WaterFire	\$33 million “direct economic impact”	1.1 million visitors a year to Riverwalks	Waterfire Economic Impact, Acadia Consulting Group, 2004
Pittsburgh	Three Rivers Regatta	\$32 million “economic impact on city’s business volume”	4-day event over July 4 th weekend	Economic Impact Study, Trip, Umbach & Associates, 2002
Norfolk, VA	Festevents	\$21 million “net income to downtown business”	1 million visitors a year to concerts, fairs, etc.	2004 Economic Return on City Investment, Norfolk Festevents



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Poor Location for Residences

- *Flooding risk:* Shooters is outside the hurricane barrier at the bull's eye of past hurricane storm surges, which have hit there hardest, building as they move up funnel-shaped Bay. Condos at Shooters would be "asking for trouble," says a federal hurricane official. CRMC projects 3-5 ft sea level rise by 2100.
- *Linchpin parcel:* If tall condos are allowed here (with required 18 ft flood elevation), they could lead to walling off the waterfront at Fox's Point, obstructing the natural advertisement for the Ocean State provided by the broad water views from I-195, the best from RI's interstate highways.
- *Loss of property values:* Tall buildings at Shooters would obstruct water views and thus reduce property values in the 19 acres to be developed north of the new I-195. Other cities "experience a precipitous drop in land value" inland of dense shoreline development, says Prof. Alex Krieger.
- *Loss of livability & tourism appeal:* Wide water views enhance the quality of life and sense of place for residents and visitors. A public destination would preserve public views and take advantage of the city's most distinctive natural asset, Narragansett Bay, which was not mentioned as part of the city's appeal in any of the several travel articles on Providence published in national publications in 2007.
- *Isolated from community:* The new highway would isolate residences at Shooters from neighborhoods, while it would be a buffer for neighborhoods if Shooters were a busy public destination/festival space.
- *Impinge on public space & working waterfronts:* High end condos "privatize" parks and impinge on working waterfronts, as in Vancouver, Portsmouth, NH, and elsewhere. India Point Park draws a diverse population, growing with completion of I-195. Full use of the Park meets a vital public need.

Broad Public Support for Public Destination at Head of the Bay

The public has repeatedly expressed its support for public use of Shooters:

- The 2009 *Providence Business News* poll shows 750 respondents (89%) favor public use of Shooters (public recreation/entertainment space or park), while only 16 voters (2%) want condos there.
- The city-wide *waterfront charette* ended "with one clear feeling voiced by most of the 200 participants: residences do not belong along the waterfront." (ProJo, 6/13/08)
- "Nearly all of the 60 people who came out to the city's *planning session on the Fox Point waterfront* last night agreed on one thing: the former Shooters Nightclub property should be developed as a public destination, and not sold to a developer planning condos or apartments." (ProJo, 5/8/08)
- The following have written *letters of support* for the Gateway vision for public use of Shooters:

GROUPS INTERESTED IN

USING GATEWAY FACILITIES:

Coastal Resources Mgmt Council
Providence Parks Department
Save the Bay
WaterFire Providence
Community Boating Center
Sloop Providence
Ocean Project
City Sail (student boat building)

SUPPORTING GROUPS &

INDIVIDUALS:

GrowSmartRI
Providence Preservation Society
13 RI State Legislators
Blackstone River Valley Nat'l
Heritage Corridor Commission
Prov. Working Waterfront Alliance
RI Blueways Alliance
Greenways Alliance of RI
Ten Mile River Watershed Council
RI Sierra Club, Transportation Chair
Paul Cuffee School
Steamship Historical Society
Henry and Peggy Sharpe

NEIGHBORHOOD GROUPS:

Blackstone Parks Conservancy
College Hill Neighborhood Assn.
Downtown Neighborhood Alliance
Fox Point Neighborhood Assn.
Friends of India Point Park
Jewelry District Assn.
Summit Neighborhood Assn.
West Broadway Neighborhood Assn.
28 Wickenden area business owners

5/09

"Great cities around the world have the guts to give their finest parts to the public realm."

-- Charleston, SC, Mayor Joe Riley