

KeepSpace Communities Initiative

Cranston Print Works

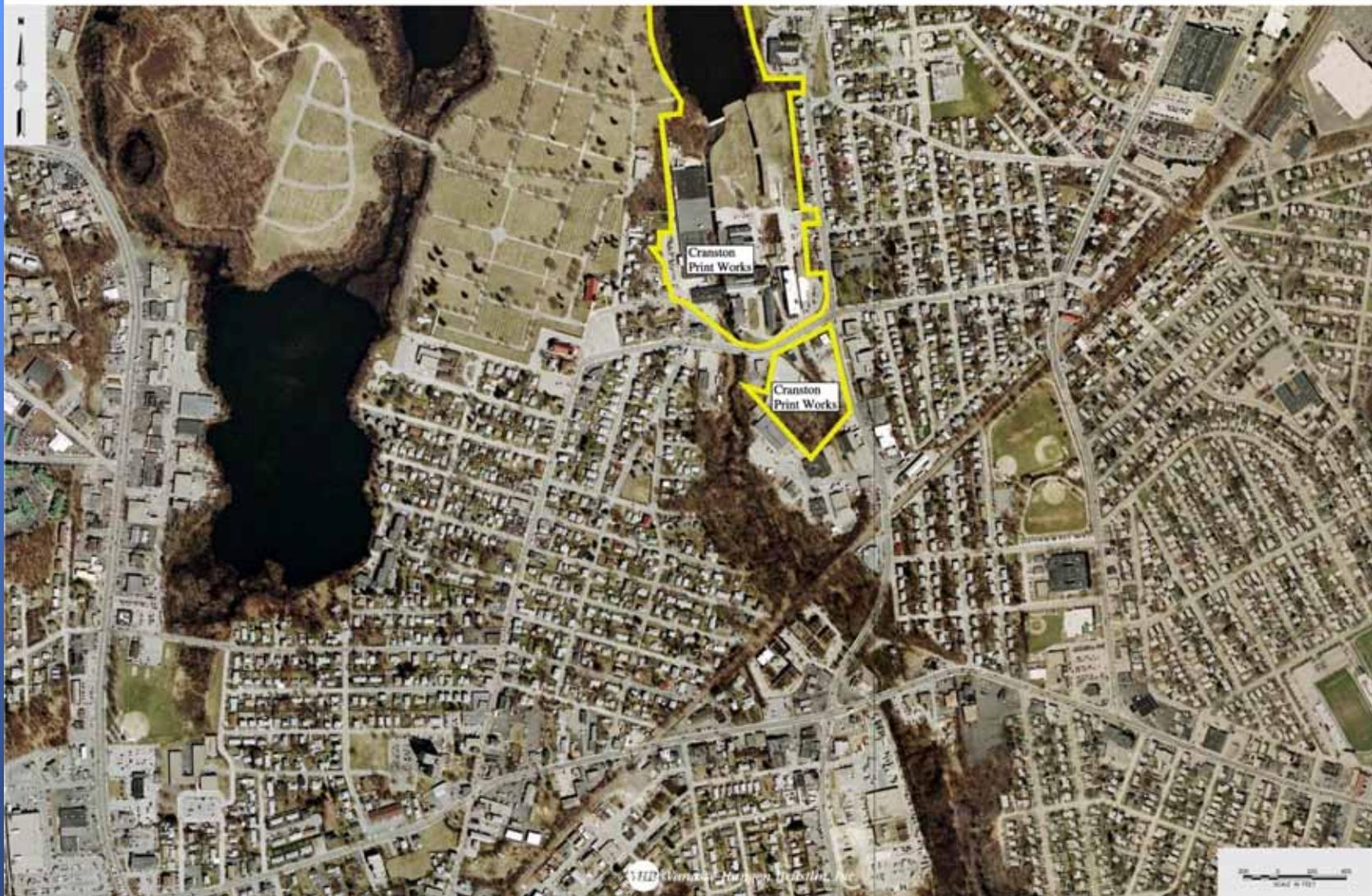
Highway Connections



KeepSpace Communities Initiative

Cranston Print Works

Neighborhood Connections



KeepSpace Communities Initiative

Cranston Print Works

Neighborhood Connections



Existing Infrastructure

Water Supply:

12" Main in Cranston Street

Sanitary Sewer:

- 15" main in Cranston Street; and
- 14" main in Dyer Avenue

Stormwater:

Municipal Stormwater Facilities Exist in Cranston Street & Dyer Avenue

Electric Service:

- National Grid - 3Ø, 12,470 v in Dyer Avenue
- National Grid - 3Ø, 23,000 v in Cranston Street

Natural Gas:

- 2 – 6" mains in Cranston Street
- 1 – 4" & 1 – 6" main in Dyer Avenue

Telephone/Data:

- Cox Communications and Verizon Facilities



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CRANSTON PRINT WORKS

04-9-2008

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S-1

Parcel B Re-Use

Attributes

- 17.32 acres of land
- 270,000 square feet of building
- Print Works Pond
- Pocasset River
- Earthen and Granite Dam



Required Regulatory Agency Permitting

- RIDEM – Office of Water Resources (Freshwater Wetlands, RIPDES)
- RIDEM – Office of Water Resources (Underground Injection Control) – if applicable
- RIDEM – Office of Waste Management (EV Regulatory Compliance)
- RIHPHC – Historic Certification

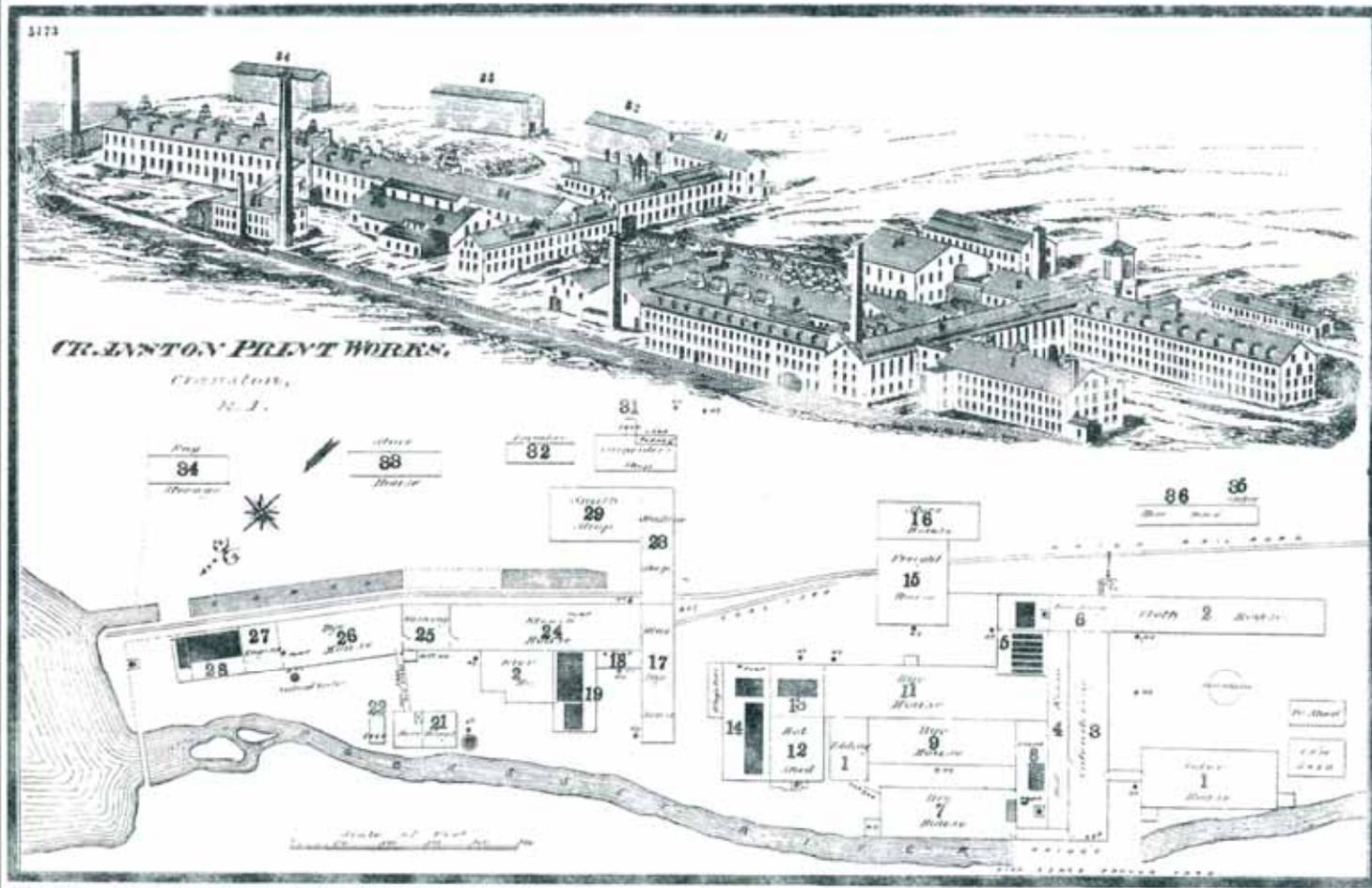


Fig. 33: Cranston Print Works (1890s); drawing by Barlow's Insurance Co., 1890s.



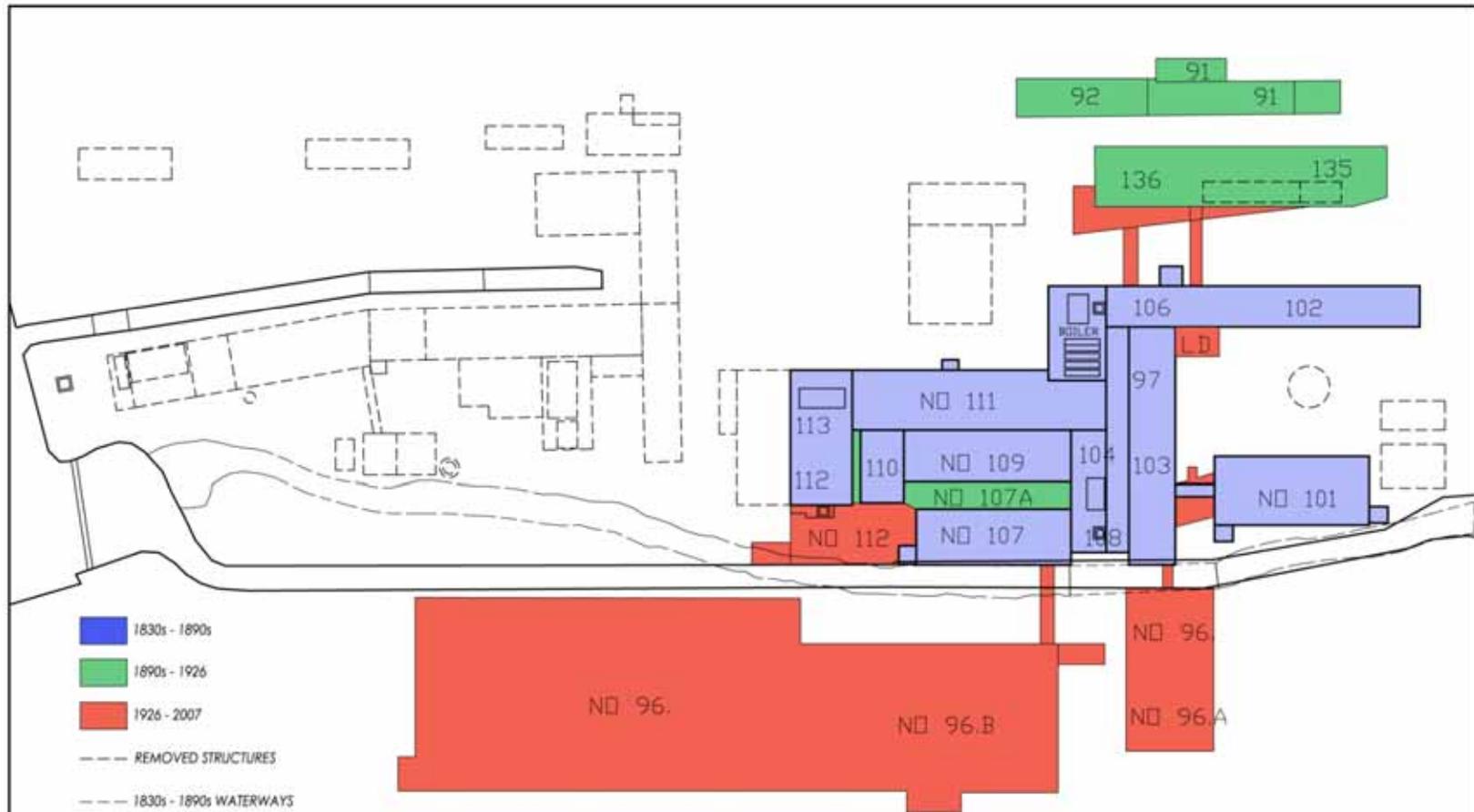
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- 1830s - 1890s
- 1890s - 1926
- 1926 - 2007
- REMOVED STRUCTURES
- 1830s - 1890s WATERWAYS



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Description:

CRANSTON PRINT WORKS

CONSTRUCTION CHRONOLOGY

Scale:

Date: 10-24-07

Job Number:

Job Name:

Existing Photos of Parcel B



















Parcel B Re-Use

- 148 units of Rental Housing
 - 40% affordable
 - 25% workforce
 - 35% market rate
- 96 units of for sale housing
 - 25% affordable
- 40,000 s.f. Commercial Space
- 70,000 s.f Unprogrammed (flood plain)



Parcel A

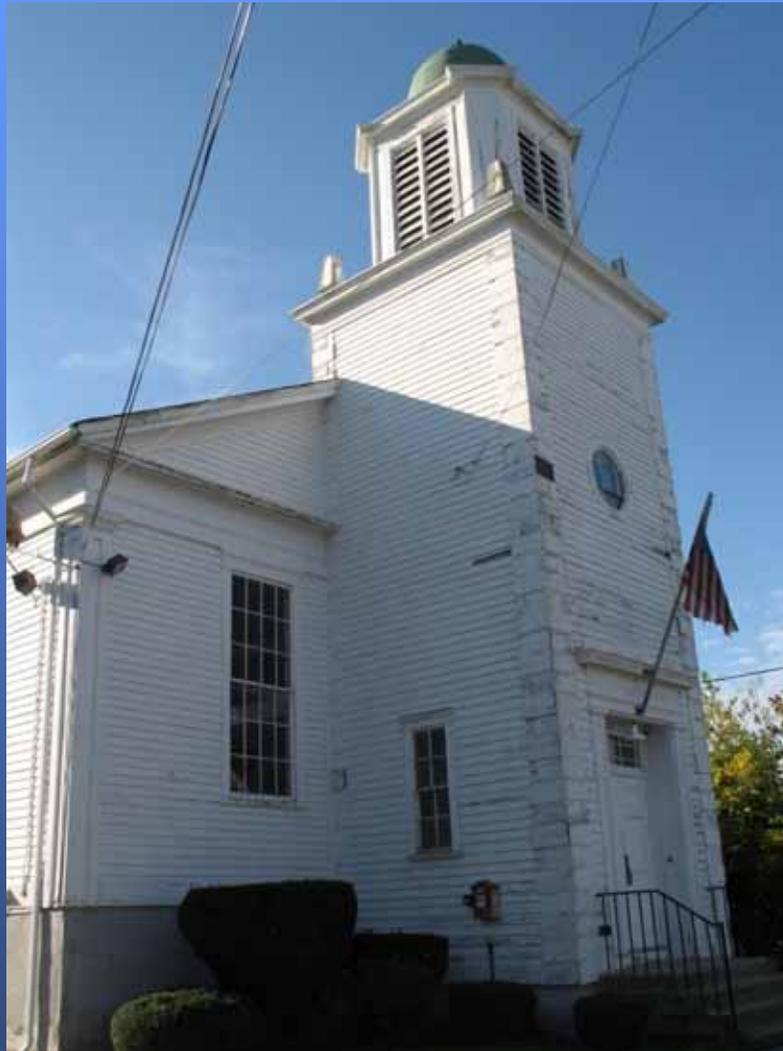
- 4.66 acres of land
- Existing Church Building
- .83 acres City owned land
- Existing Fire Station



Required Regulatory Agency Permitting

- RIDEM – Office of Water Resources (Freshwater Wetlands, RIPDES)
- RIDEM – Office of Water Resources (Underground Injection Control) – if applicable
- RIDEM – Office of Waste Management (EV Regulatory Compliance)
- RIHPHC – Historic Certification

Existing Photos of Parcel A







Parcel A Re-Use

- Public Facilities
 - New Fire Station
 - New Library
- 40,000 s.f. neighborhood retail
- 75% of required parking



Parcel C

- 110,000 s.f. Existing Manufacturing
- Maximize employment opportunities
- Sustainable Community Live/ Work Environment



Existing Photos of Parcel C



Open Space



Adaptive Re-Use Proposal

Estimated Employment Opportunities

Cranston Print Works Company	14,000 sf	30 to 40 employees
Additional Commercial Space	26,000 sf	40 to 50 employees
Speidel Corporation*	40,000 sf	50 to 60 employees
Additional Manufacturing Space	60,000 sf	60 to 70 employees
<u>New Commercial</u>	<u>50,000 sf</u>	<u>30 to 40 employees</u>

Total Estimated Employment

210 to 260 employees

Estimated Apportionment of Job Opportunities

Management	5% - 10%
Clerical	10% - 15%
Service	20% - 25%
Skilled Labor	15% - 20%
Unskilled Labor	20% - 30%

Note: *Subject to employer verification

Overall, the project design for all three properties emphasizes employment and services within easy and safe walking distances of the proposed homes, and lessens the reliance on automobiles to travel between work and home. The plan also contains elements of new and old energy technologies, including hydroelectric power generation, and provides substantial open spaces oriented to the pond, the river, and the existing dam.