

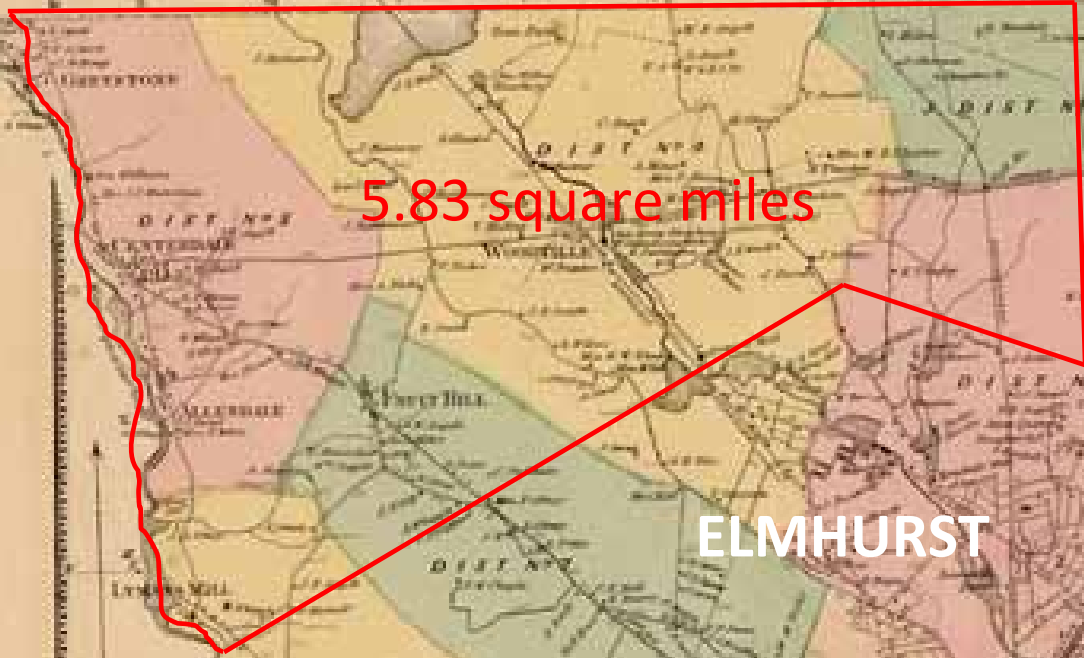
MANAGING SMALL URBAN OPEN SPACES

Learning the lessons
in
NORTH PROVIDENCE, RI

NORTH PROVIDENCE

Providence Co. R.I.

Scale 2 1/2 Miles to the Mile



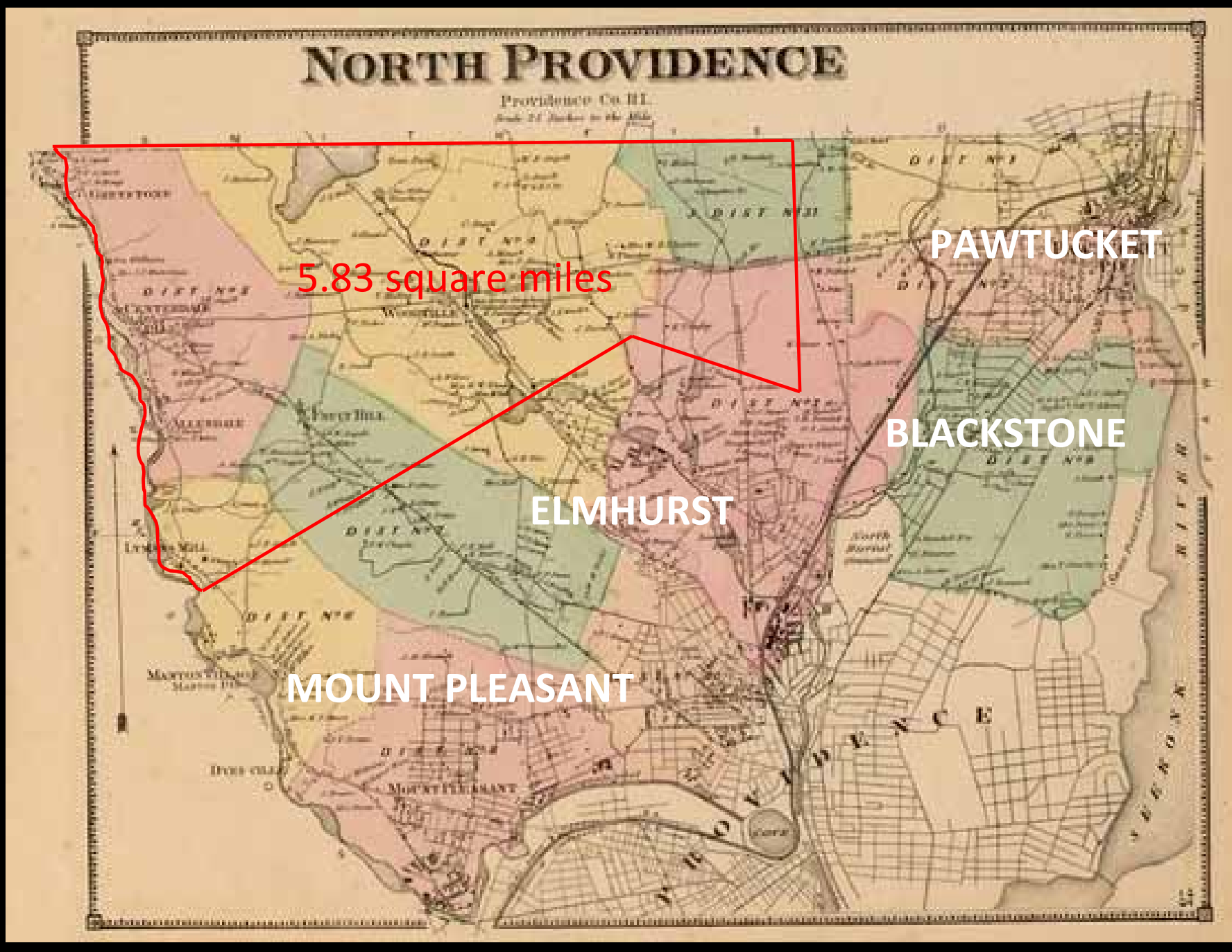
5.83 square miles

PAWTUCKET

BLACKSTONE

ELMHURST

MOUNT PLEASANT





1939

1 km
1 mi
99 Longitude: 71.417316



99 Longitude: 71.453108

1952









2003

1 km
1 mi
88 Longitude: 71.418775



2011

1 km



Lepore Farm

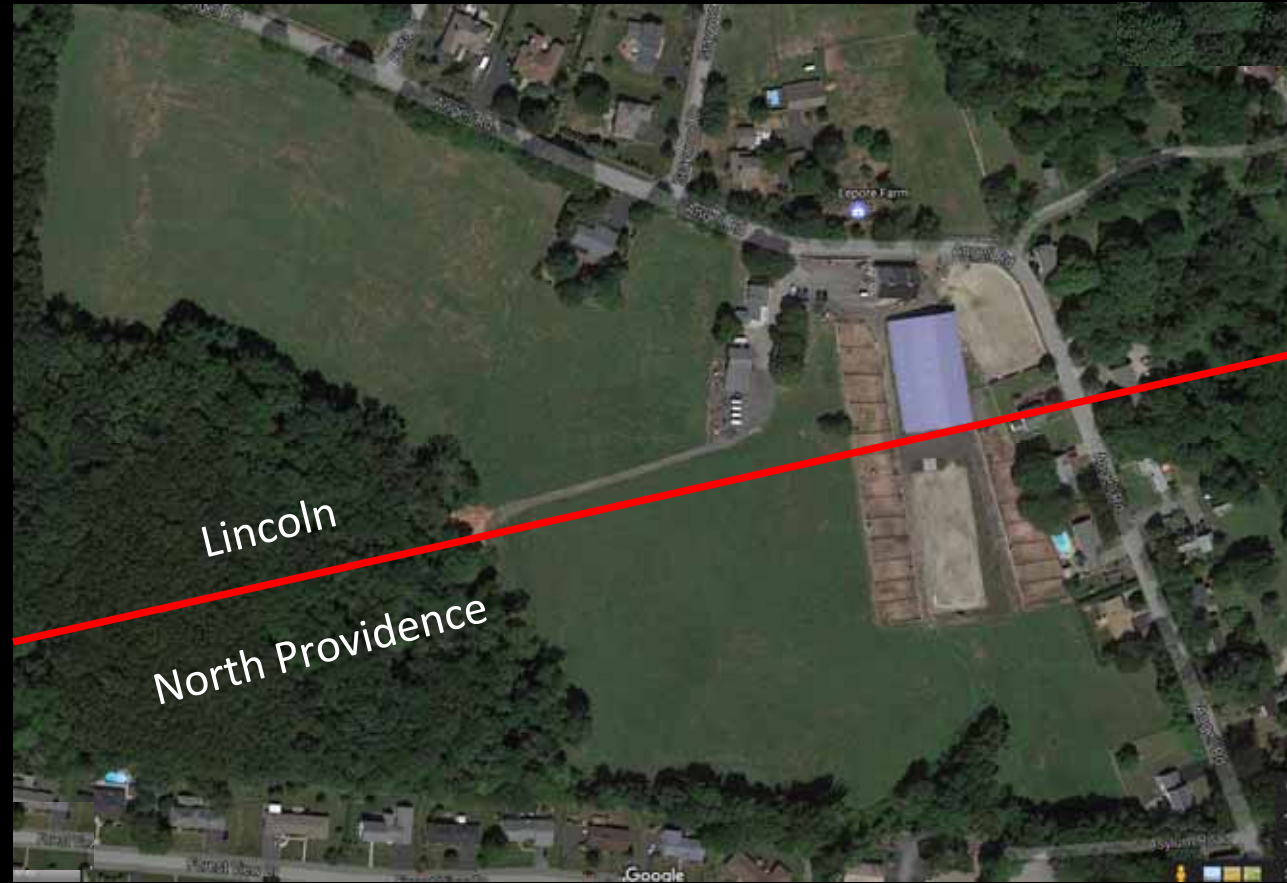
Coletti Farm

2014

1 km

1 mi

92624 Longitude: 71.401008

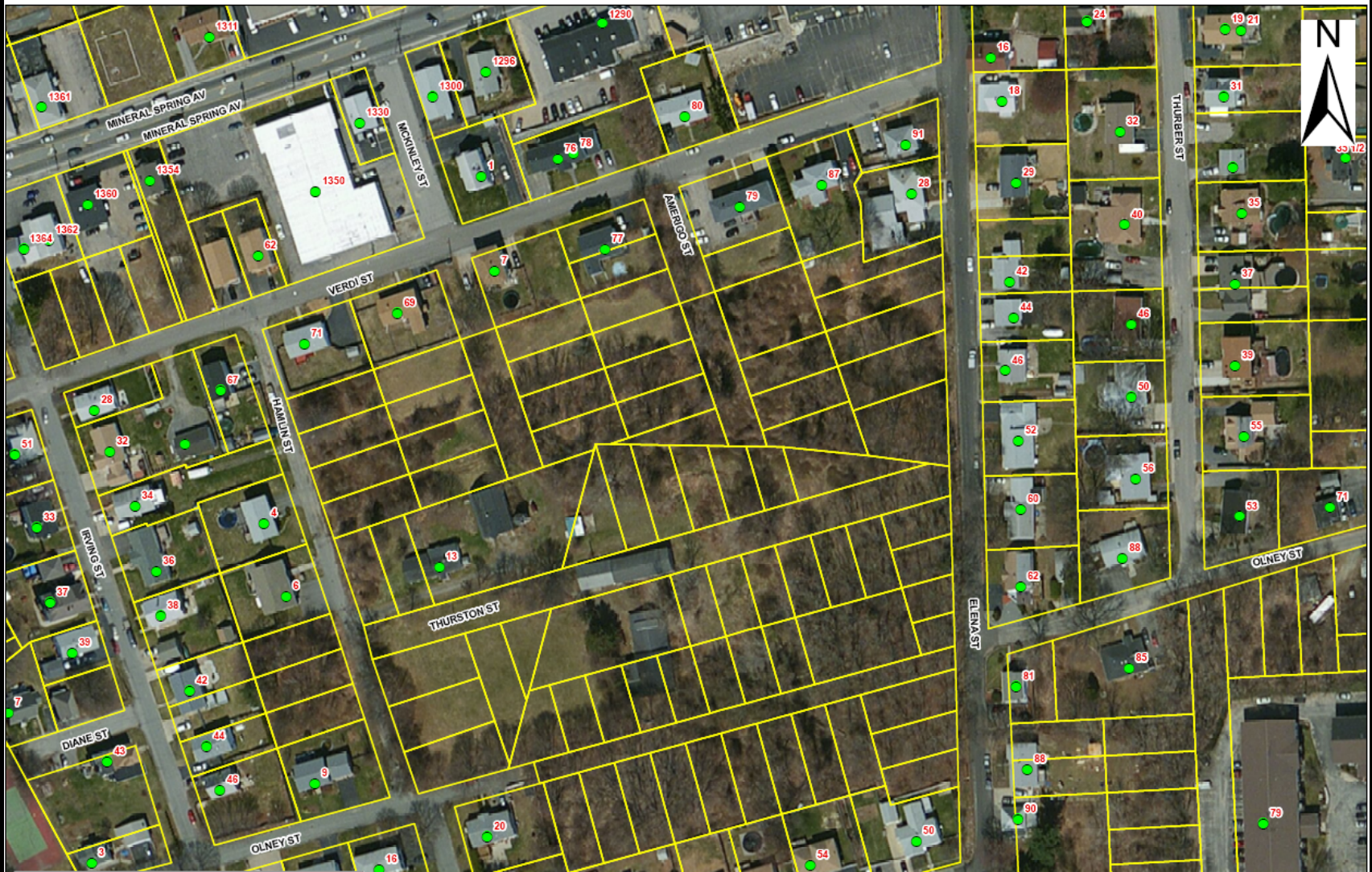


LEPORE'S FARM

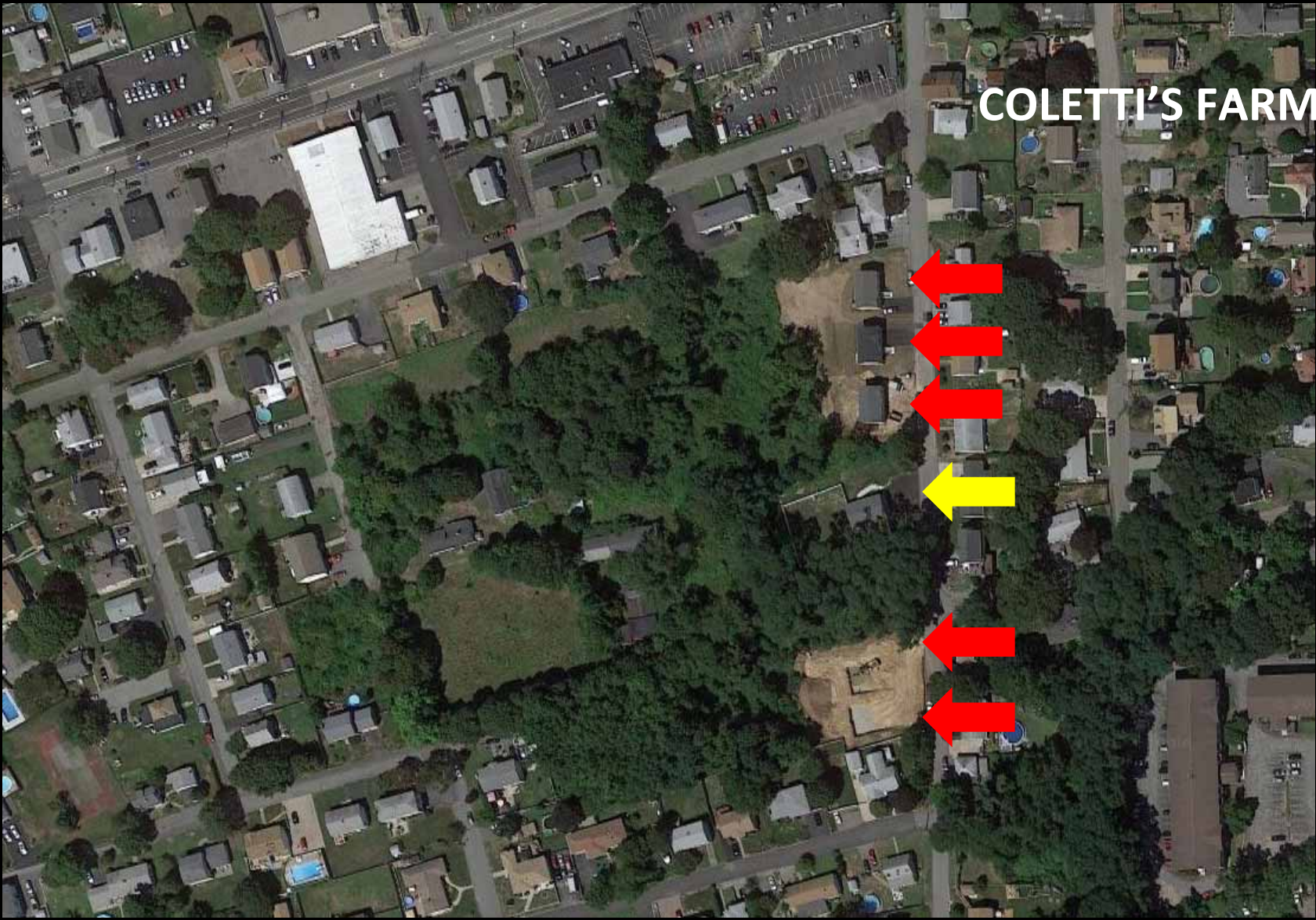


COLETTI'S FARM





COLETTI'S FARM



Town's focus
is on parcels
for active rec:
baseball,
soccer,
basketball.



Advocates are well organized
and politically influential.



The few remaining open spaces we have are not developed because they're either:



wetlands, steep slopes
bedrock outcrop, or both.

QUESTION?

Should the Land Trust use scarce resources to purchase otherwise undevelopable property from land owners?

POLICY ANSWER

Only if those properties have particular value to the public:

- Local need for public open space
- Value for public recreation
- High scenic values
- Historic resources
- Important ecological resources
- Rare species habitat, etc.



OTHERWISE:



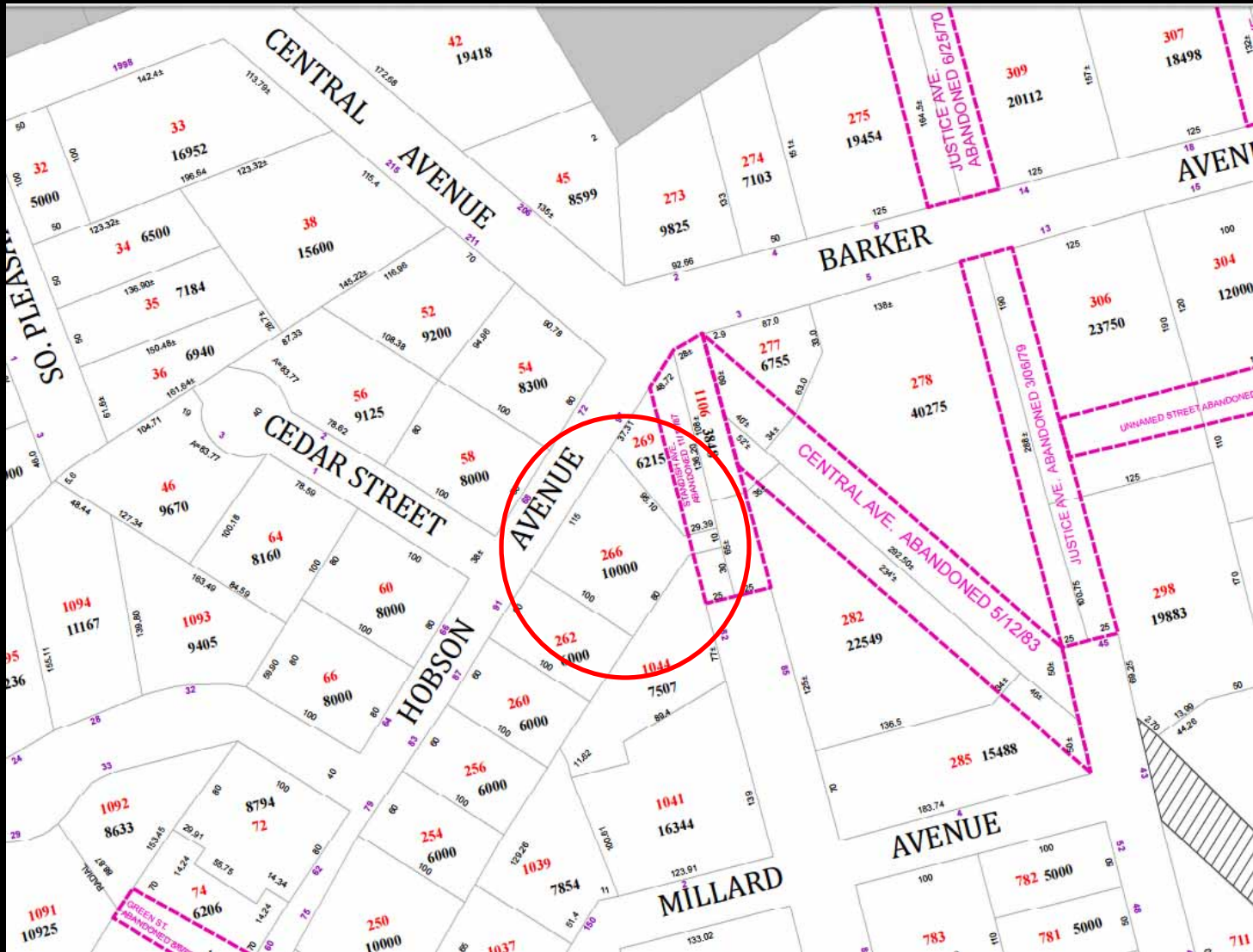
It's in our best interest to let undevelopable property remain in private hands where it will remain on the tax roles.

MAJOR FOCUS IS ON OTHERWISE DEVELOPABLE PROPERTIES

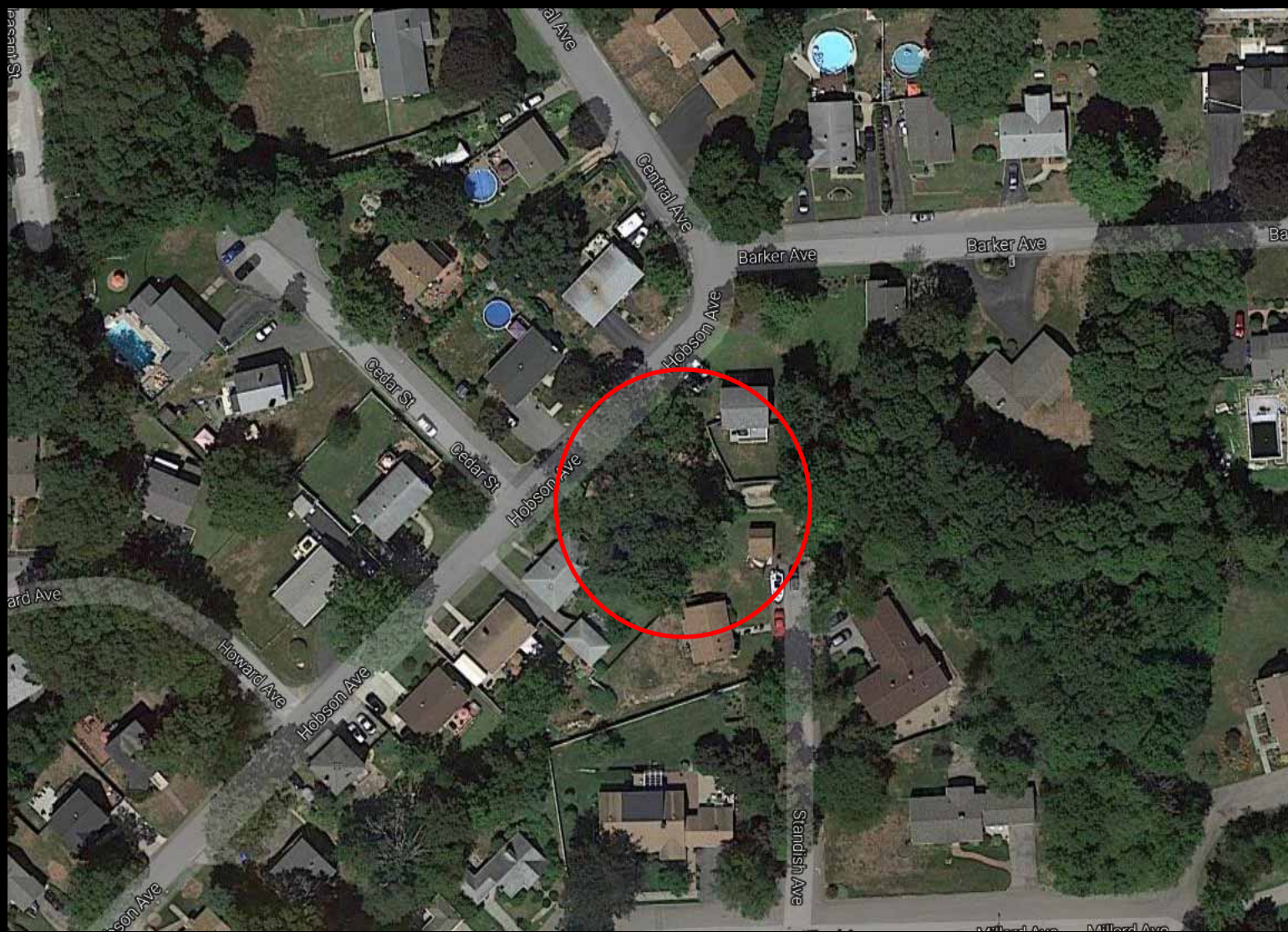
attempt to secure the “best” open spaces and reduce adverse impacts of residential development on taxes

Land Trust will, of course, accept undevelopable land if it's:

- donated or
- offered at sharply reduced prices.



Single family house lot on Hobson Avenue: Plat 16 Lot 266, 10,000 sq.ft.



Buildable lot in a densely developed suburban neighborhood.



Hobson Ave. lot sold to Land Trust to use as a public park.

The North Providence Land Trust
Invites you to help develop a vision
for the Land Trust property
on Hobson Ave.

On-site meeting: (date) (time)

or

Send your comments and ideas to

Landtrust@northprovidenceri.gov



Land Trust seeks input on what to do with Hobson Avenue lot

NORTH PROVIDENCE - The North Providence Land Trust is inviting residents to a neighborhood meeting to exchange ideas about a vacant parcel of land that the trust owns next to 91 Hobson Ave. Members want input from residents to identify potential uses for the property that would benefit the area.

The parcel in questions contains about 10,000 square feet and is currently wooded and overgrown with poison ivy.

A meeting will be held at the North Providence Union Free Library, 1810 Mineral Spring Ave., during the regular meeting of the Land Trust this Thursday, April 10, at 6 p.m. All interested individuals are encouraged to attend and participate.



A small Group met on-site to discuss possible uses for the property.

One idea was a dog park.
Locals really hated that idea.

Another idea was an “arboretum”.

ARBORETUM: An ample area set aside for the growing and effective display of all the different kinds of worthy ornamental trees, shrubs, vines and other plants which can be grown in a given area, for their maintenance and study.

A bit impractical for 10,000 sq.ft.



Eventually, consensus settled on a POCKET PARK



POCKET PARK

Need to brush out site, prune lower limbs and remove invasive species: poison Ivy, oriental bittersweet, glossy buckthorn, etc.





Northeastern Tree Removal

- Scope of work
- Estimate
- Schedule

Deliver to Town Council. Get commended and receive unanimous approval.





Google





Council denied any knowledge of the proposal. “Had no idea this was going to be done.” Summoned Land Trust to appear.



Long suffering Land Trust Chair appeared and apologized “for the misunderstanding!”

New ordinance: the Land Trust “may not excavate any property until the Council is informed of all future plans for the property and grants approval.”





Town DPW removed the trash from the property exposed by brush clearing.

Town provided a stockade fence to help restore privacy for the nearest abutter .



The Land Trust then held a series of meetings with residents.

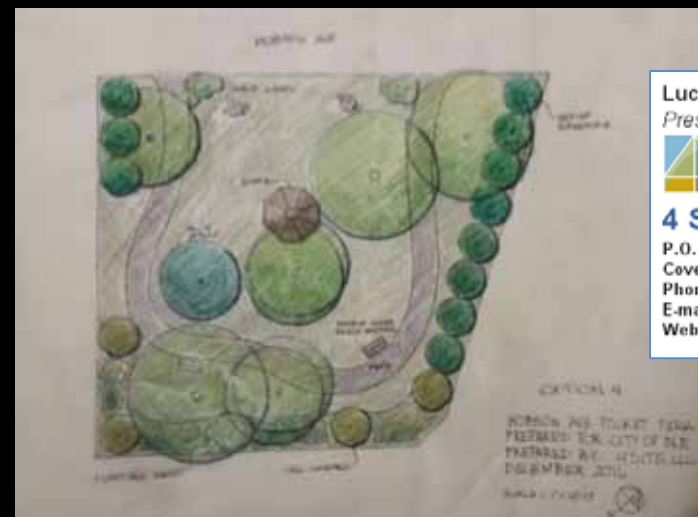
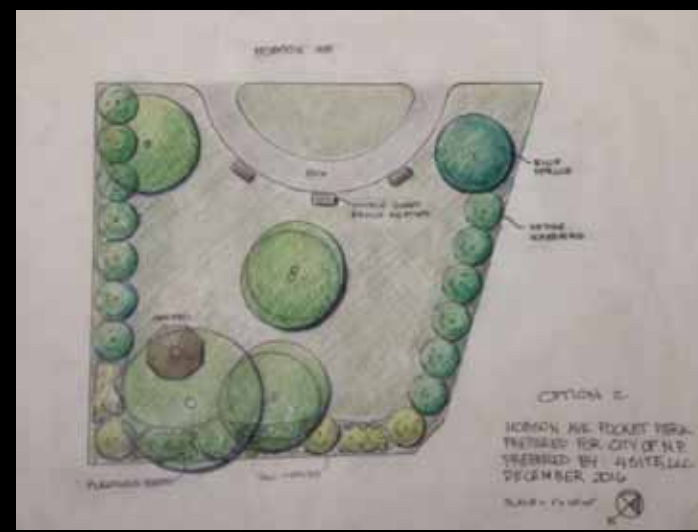
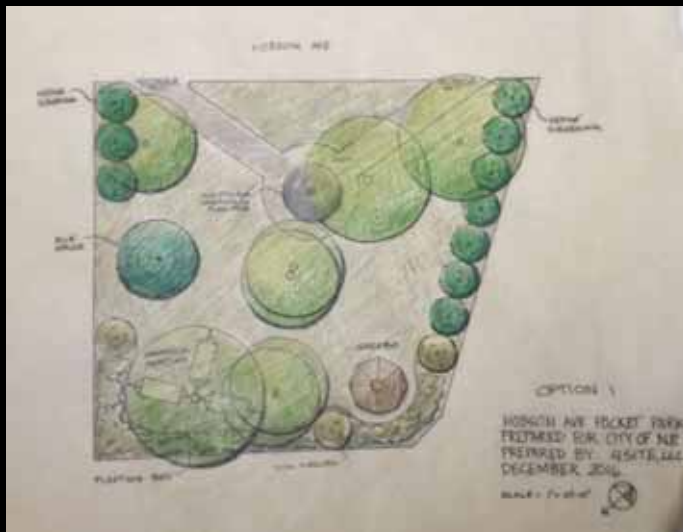


Most neighborhood residents wanted a park on the property

Only two didn't:

- one used the property as a private reserve,
- the other used it to deposit leaf & yard waste.

The Land Trust worked with Landscape Architects, 4 Site, LLC. to develop concept plans for public park use.



Lucas W. Murray, RLA, CPSI
President/ Founder

DESIGN-VISUALIZE-BUILD
4 Site, LLC.
P.O. Box 1016
Coventry, RI, 02816
Phone: [401-392-1072](tel:401-392-1072)
E-mail: Luke@4sitedbm.com
Web: www.4sitedbm.com

Notice sent to all abutters by certified mail.



The Land Trust and LA are now working with neighbors to help choose the best designs for the property.



NORTH PROVIDENCE LAND TRUST

Needs Your Input.

Please Attend A Community Outreach Meeting

Thursday, February 9, 2017 at 6:30 PM

Thursday, March 9, 2017 at 6:30 PM

at the North Providence Library

Land Trust held a workshop to review alternatives



Worked with residents to reach consensus on a design to suit neighborhood needs.

Lessons Learned:

1. Be careful of properties with strings attached
2. Always mail notices by certified mail
3. Get an LA involved early on
4. Build a supportive local constituency
5. Expect some pushback
6. Be ready with a “mea culpa”
7. Don’t abandon property goals
8. Polite persistence pays off!

Thank You!