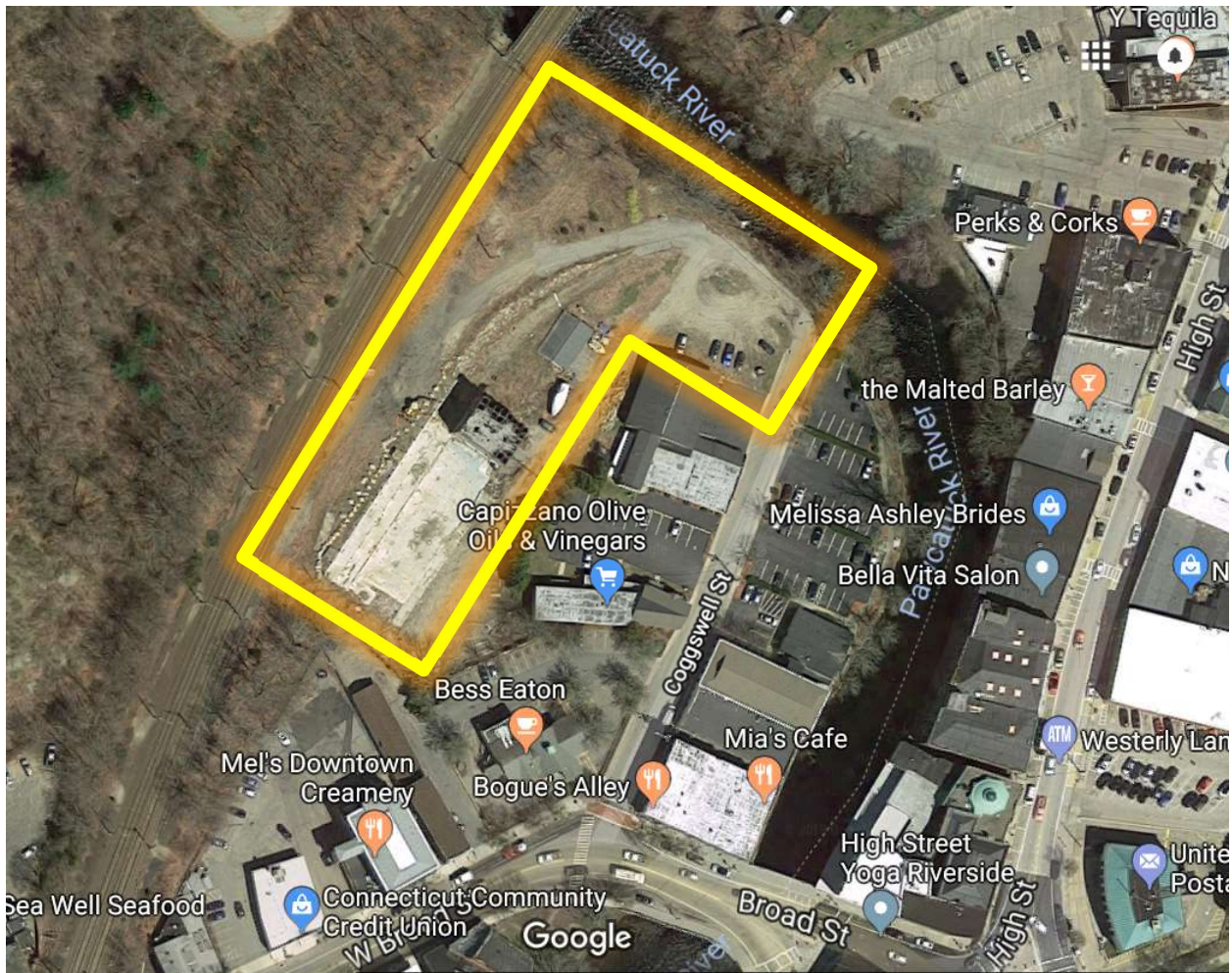


Downtown Pawcatuck Revitalization Plans

Campbell Grain Building Property Marketing Brochure



PROJECT INFORMATION

► OPPORTUNITY

The Campbell Grain Property has become available by the owner to would-be investors and developers. Downtrodden for decades, market potential for downtown Pawcatuck has not been established. Conceptual drawings that conform to zoning regulations (PV-5, see box), show the potential that is not otherwise easily envisioned.

► ABOUT Downtown Pawcatuck

Pawcatuck's roots began with shipbuilding and related maritime industries in the late 17th century. It later developed a manufacturing base with the growth of textile mills, printing, and other supporting industries along the Pawcatuck river well into the 20th century (Figure 1). This heritage is present today as evidenced by varied businesses – light manufacturing and assembly, brewery, fitness club, and other uses – in the Mechanic Street mills less than a half mile from downtown Pawcatuck. North of downtown along the river rests the historic former and currently vacant Connecticut Castings mill building in the Stillmanville section of Pawcatuck.

Situated in between the Stillmanville and Mechanic Street industrial centers lies the downtown Pawcatuck commercial center, connected by the U.S. Route 1 bridge to its sister town of Westerly. Pawcatuck and Westerly together represent a significant urbanized area whose retail and service base draws from draw from a local population of more than 30,000.

Pawcatuck's sister Town across the Pawcatuck River – Westerly RI – has experienced a significant resurgence over the past decade featuring downtown investments and improvements, and new shops and restaurants – a revival not shared by Pawcatuck. Currently lacking in downtown Pawcatuck are residential options – apartment, condo, even boutique hotel – that might satisfy growing demand for millennial and seniors alike who desire down-sized, low-maintenance quarters. Proximity to the Westerly train station, not to mention shops and restaurants, make a downtown residential option attractive for people with flexible work arrangements, commuters to Boston or New York City via Amtrak, visitors whether for business or pleasure, or retirees. Downtown Pawcatuck is close to Watch Hill, beaches, marinas, and the

2015 POCD

The Town's Plan of Conservation and Development (POCD) describes how the community would like to progress over the next 10 years. The POCD paints a vivid picture for the goals and objectives for Downtown Pawcatuck. *"The Village of Pawcatuck borders Westerly, Rhode Island, and shares the Pawcatuck River with downtown Westerly. The POCD questionnaire showed that there is overall desire, need and opportunity for economic development in Pawcatuck and is the priority area for economic development in Stonington (POCD p. 84)".* In particular:

7.1.5 Preserve public views to the water whenever feasible when siting waterfront structures and signage.

8.1.1 Seek to attract a mix of residential, retail and service uses to address everyday village needs and tourists.

8.2.3 As riverside properties are redeveloped in the villages, encourage increased public access.

9.1.1 Encourage diversification of housing stock.

9.2.1 Within the village areas, promote new development, infill development and redevelopment which are in keeping with the overall character of the neighborhood.

9.2.3 Encourage mixed use buildings, as appropriate, on major streets in village areas.

10.2.4 Guide development to Exit 92 and Village of Pawcatuck.

Note: the above excerpts highlight the design objectives as envisioned by the community and described in the POCD. Please refer to the complete Plan on the Town website.

many area amenities that make southeaster Connecticut a highly desirable place to live.

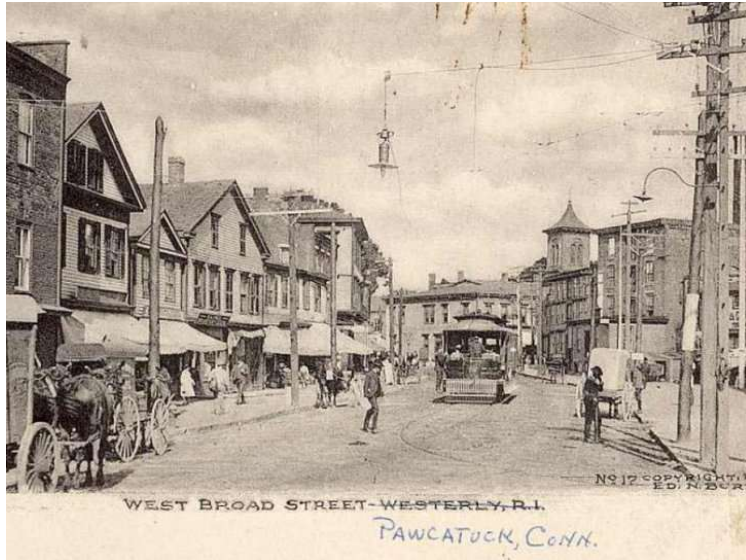


Figure 1: Pawcatuck was once a bustling downtown featuring commercial, retail and residential mixed use.

GEOGRAPHY

The Campbell Grain Building property is mostly level with a portion dropping to the Pawcatuck River flood plain (Figure 2). Set back from West Broad Street (U.S. Route 1) main artery, the site invites a tall structure with the prospect of views up and down the Pawcatuck River clear to Watch Hill RI and the Long Island Sound.

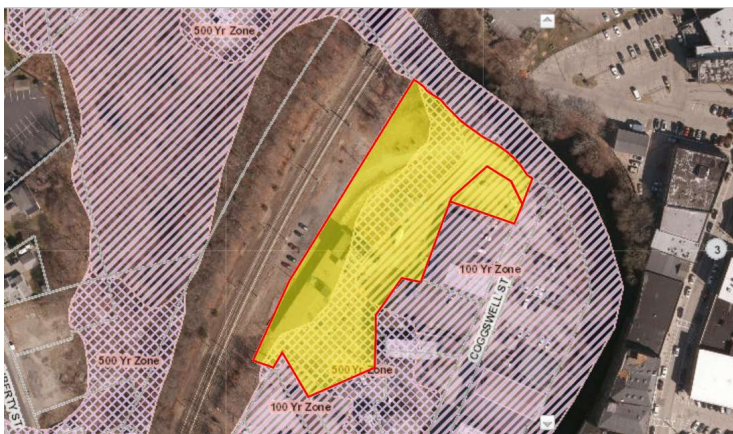


Figure 2: Campbell Grain Building Site – two parcels: Larger parcel 1.74 acres, smaller parcel 0.12 acres. Figure depicts 100-year and 500-year flood plain zones.

PV-5 Zone

A key objective for site design is to **maximize mixed-use density**. This objective not only contributes to the economic viability of an eventual development project but achieves the goal of increasing the number of downtown residents who use the goods and services located in Downtown Pawcatuck. In particular:

4.11.5 Maximum Dwelling Units per Acre: Residential Mixed Use (in accordance with Section 6.6.21) – 1 unit / 1,000SF lot area (43.5 units / acre)

5.2.1 (see Table) Commercial / Industrial Zone Bulk Requirements: PV-5 Maximum **Height**: 50 ft, Maximum height of a structure may be increased to 70 feet, by Special Use Permit, for Mixed Use development. **FAR**: 1.5

6.6.21.3 In the PV-5 Zone, residential density shall be allowed at a maximum of one (1) dwelling unit per 1,000 square feet of lot area.

6.6.21.4 The residential component of the project shall not exceed 66 percent of the Gross Floor Area. A minimum of 33 percent of the Gross Floor Area shall be dedicated to commercial uses authorized in the underlying zoning district. In the PV-5 Zone, the minimum percent of Gross Floor Area dedicated to commercial uses in a building of four stories or more shall be calculated as the building's total gross floor area divided by the number of stories.

Note: the above excerpts highlight the design objectives as envisioned by the EDC. Designs must take into account all aspects of the Town's Zoning Regulations. Please refer to Stonington Zoning Regulations on the Town website.

CURRENT CONDITION

The Campbell Grain Building property is situated in the center of downtown Pawcatuck, alongside the Amtrak railroad tracks and the scenic Pawcatuck River. Built in 1917, the 45,000-square-foot building originally housed the Campbell Grain Company and included a grist mill and grain elevator. Vacant since 2010, the badly deteriorated wooden structure has since been demolished, leaving a shovel-ready, 1.86 acre site (Figure 3).



Figure 3: The dilapidated Campbell Grain Building has been demolished leaving a site ready for development

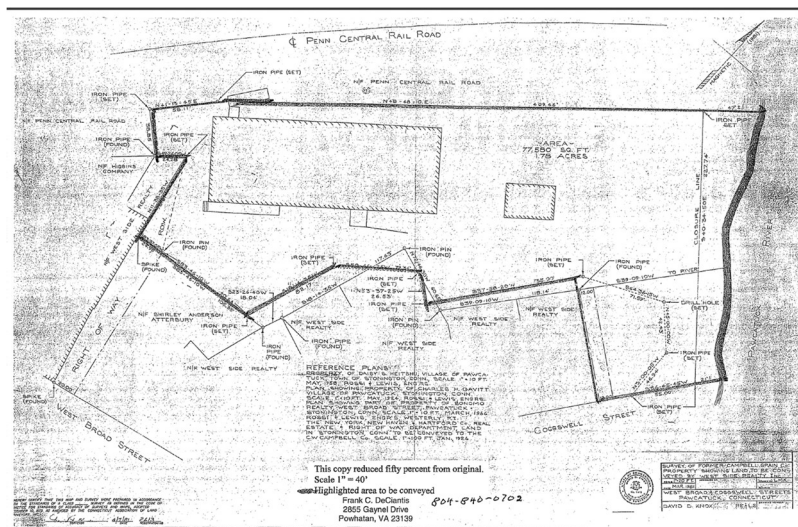


Figure 4: Site plan view drawing

▶ OTHER CONSIDERATIONS

- In order to ignite the public's imagination and support, and to attract market interest from investors and developers, the Stonington EDC will provide Conceptual Plan renderings of possible building options for the Campbell Grain Building property.
- The Economic Development Commission seeks to explore Residential Mixed-Use designs with potential for highest and best value use for the property.

- According to the Town of Stonington Zoning Regulations (PV-5, see box), the Conceptual drawings maximize density and hence economic value, and conform to all applicable Town Zoning Regulations. The drawings feature:
 - Functional building design depicting width, depth, height and how the building is situated on the property
 - Accompanying Tables summarize the use profile, i.e. square feet for residential, commercial, office, etc
 - “What-if” options suggest additional creative solutions, i.e. different conceptual building designs and sitings.
 - Potential amenities: Riverwalk and pedestrian bridge
- The final design must comply with current building codes for raised/dry-flood-proofing per FEMA guidelines.
- Due to the desire to maximize density to maximize economic potential, not only for the Town but to attract prospective developers, creative approaches to accommodate parking should be explored. (See box).
- Due to the unique shape of the property which allows for opportunities for elevation (near the train tracks), water views (near the river), and water access (potential pedestrian bridge to Westerly and River Walk), multiple options are available.
- Drone footage of the surrounding environs as well as up-river views and down-river all the way to the mouth of the Pawcatuck River and Long Island Sound are available.
- An Amenities Map (Figure 5) shows the dozens of restaurants, shops, and services within a half-mile radius. Also shown are public services: parks, library, and transportation (Amtrak).

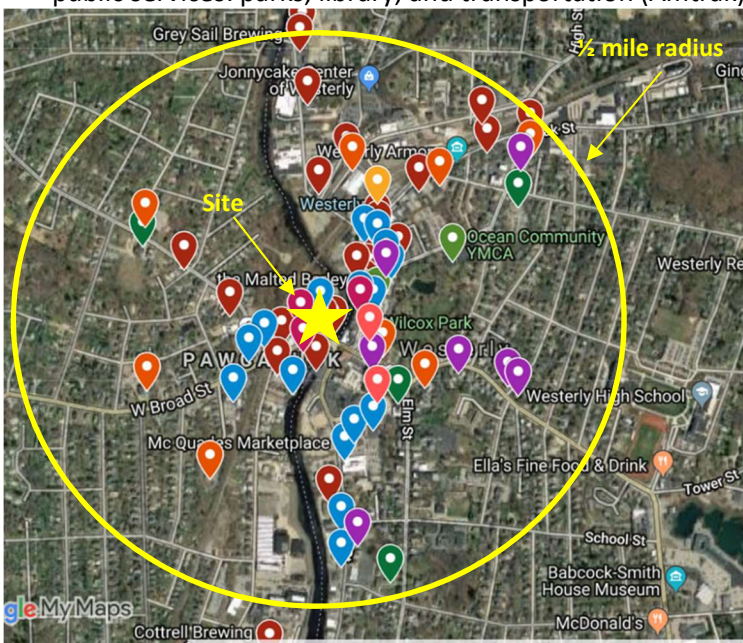


Figure 5: Amenities Map

Parking

While a Downtown Pawcatuck Parking Overlay District exists, it does not apply to new construction. Therefore, the Master Plan must abide by Town parking regulations 7.10. Relevant excerpts include:

7.10.4.4 Minimum Off Street Parking Requirements:

Hotels: 1 per room + 1 per employee

Offices: General – Professional: 1 per 250 SF floor area

Residential / PV-5 Zone All Types: 1 per dwelling unit

Restaurants / PV-5 Zones: 1 per four seats plus 1 per employee

Retail Sales ≤ 10,000 Square Feet of Floor Area: 1 per 200 SF floor area

Note: the above excerpts highlight the mostly likely uses as envisioned by the EDC. Designs must take into account all aspects of the Town’s Zoning Regulations. Please refer to Stonington Zoning Regulations on the Town website.