

# Atlantic Beach District Master Plan

Progress Report on  
Data Collection and  
Concept Development

May 24, 2007

Presented by



# Vision

*“to become a more pedestrian-oriented, attractive and vibrant commercial village that serves the surrounding residences, seasonal visitors, and the Town.”*

# Goals

- Create a walkable area
- Provide safe traffic flow
- Provide safe and efficient parking
- Identify opportunities to benefit local residents and businesses
- Identify options to promote private development and redevelopment consistent with the vision of the district

# Objectives

- Reduce traffic congestion
- Provide adequate parking
- Create safe, pedestrian-friendly streets
- Make room for bikes
- Encourage high quality site and building design
- Establish a mix of uses that meets the needs of the residential neighborhood and seasonal visitors
- Improve the small-business climate
- Create a sense of place

# STUDY AREA



Valley Rd

214

Seascape Ave

Newport Ave

138A

Warren Ave

Ellery Ave

Wave Ave

Briarwood

Crescent Rd

Purgatory Rd

# Workshop Feb. 28th

- Traffic volumes are not the issue, but circulation of traffic is
  - Crescent Rd and Wave Ave are used at short-cuts
  - It is difficult to make a left out of Briarwood Ave
  - The signal at Aquidneck Ave and Purgatory Rd
    - Eastbound traffic on Purgatory Rd does not yield
    - It is difficult for pedestrians to cross
    - There are limited signs to direct traffic

# Workshop Feb. 28th

- Aesthetics, Signage, & Landscaping
  - Maintain views to the water
  - The area needs elements to make it attractive.
  - Utilities should be put underground
  - Landscaping should screen parking lots
  - Keep buildings set back from sidewalk
  - Traffic directed through area to reach Newport Bridge
  - Rt 138A northbound is not clearly signed at Purgatory Road
- Public Spaces
  - The locations of public rights-of-way need to be clearly marked
  - Use a bridge to connect Dunlap-Wheeler Park with Easton's Beach

# Workshop Feb. 28th

- Pedestrians & Walkability
  - Sidewalks are in bad condition, not wide enough, and need to be safer
  - It is difficult to cross at crosswalks (too dark at night in some cases)
- Parking
  - Illegal and overtime parking
  - Employees of businesses park in neighborhood
  - School grounds are used as beach parking
  - New businesses will not be attracted to the area if there is no space for parking

# LOT LINES



Easton Pond

MIDDLETOWN  
NEWPORT



500 250 0 Feet

### Existing Land Uses

- Light Industrial
- Office
- Parking
- Residential
- Hotel/Motel
- Restaurant
- Commercial (all other)
- Municipal
- Park
- National Grid
- Beach
- Open Space



# Zoning District



-  Limited Business
-  Open Space
-  Public
-  High Density Residential (R-10)
-  Traffic Sensitive District

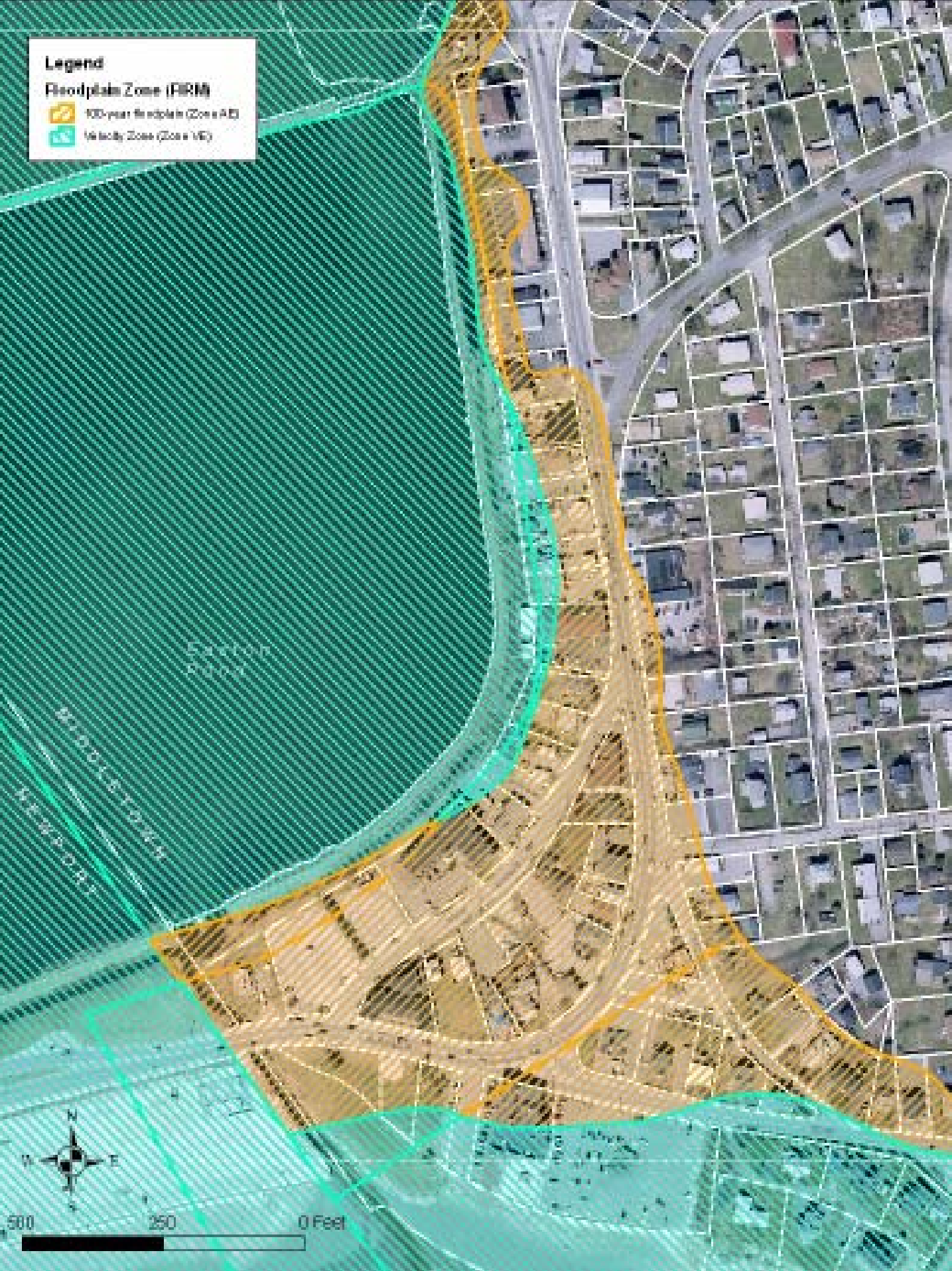


500 250 0 Feet

**Legend**

**Floodplain Zone (FIRM)**

-  100-year floodplain (Zone A-E)
-  Veliably Zone (Zone VE)



# OVERVIEW



Smooth flow  
Add gateway

Pedestrian  
Friendly  
Cross  
Section...

T intersection  
added green  
space

Complete  
Pedestrian  
Loop

Reduce  
conflicts

Add Traffic  
Calming

Connect to  
boardwalk

Possible  
scenic  
walkway

Park and  
Promenade  
Treatment

Bridge to  
Boardwalk

Redirect  
pedestrian  
flow

# VALLEY RD. AT AQUIDNECK AVE EXISTING INTERSECTION

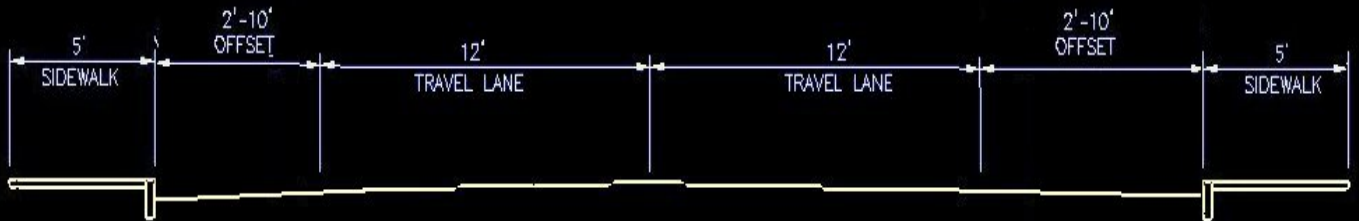


# VALLEY RD. AT AQUIDNECK AVE ROUNDAABOUT

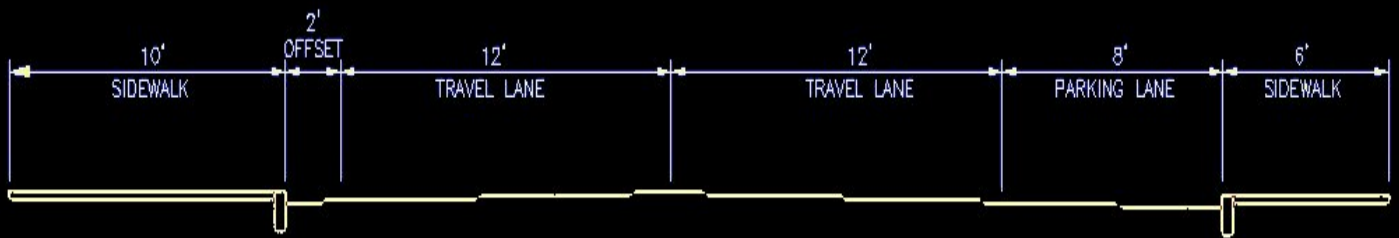


# AQUIDNECK AVENUE

## EXISTING SECTION

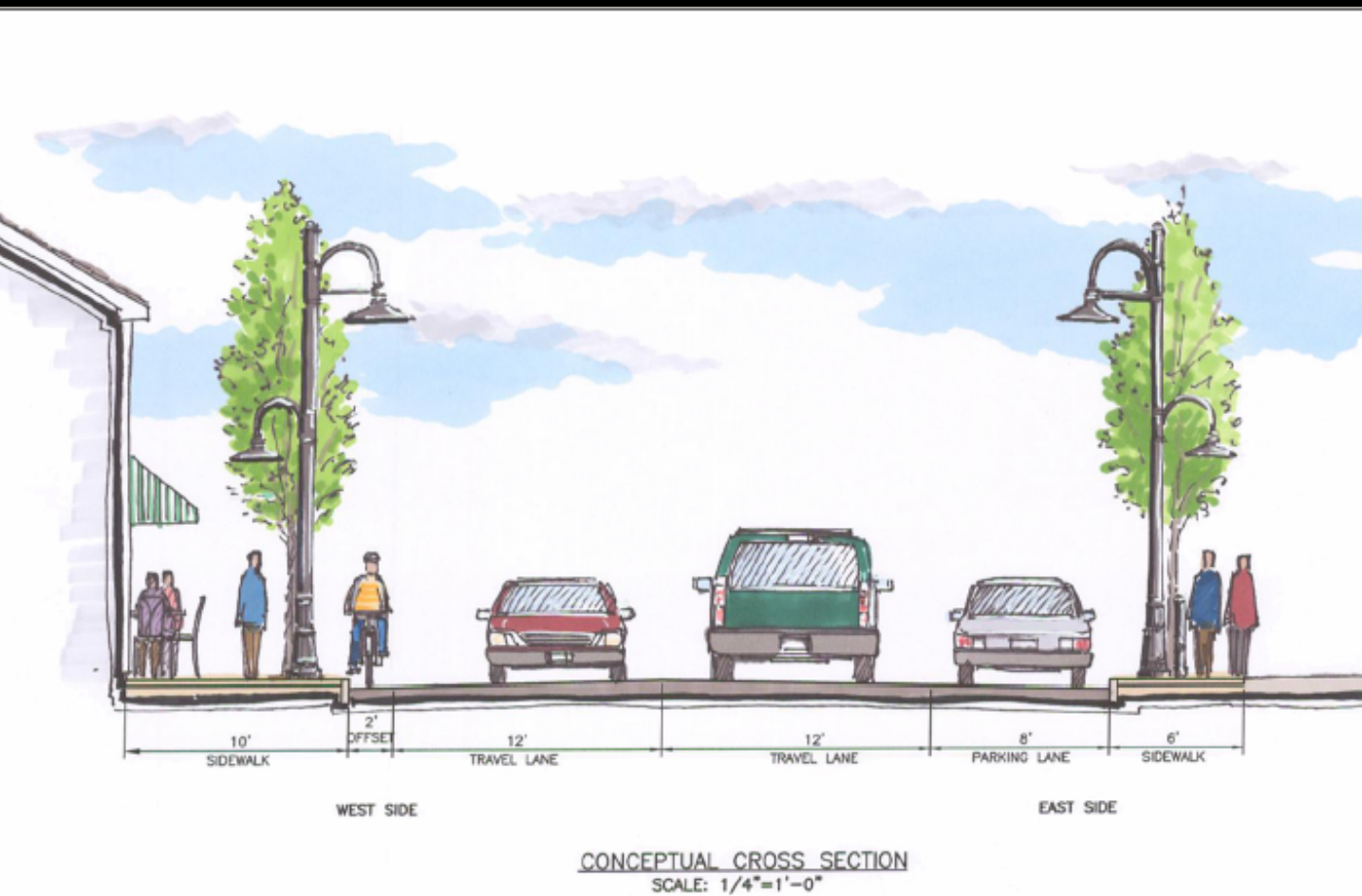


## PROPOSED SECTION



# AQUIDNECK AVENUE

## PROPOSED SECTION





**EXISTING  
SIDEWALKS  
DON'T MEET  
STANDARDS  
FOR PERSONS  
WITH DISABILITIES**



**PROPOSED  
SIDEWALKS  
WOULD BE FULLY  
ADA COMPLIANT**



# AQUIDNECK AVENUE



EXISTING SECTION

On-street parking could add up to 39 new metered spaces



PROPOSED SECTION



A wider sidewalk could accommodate plantings, street furniture, banners and kiosks

# NEWPORT AVENUE



NEWPORT  
AVENUE  
EXISTING  
CONDITION



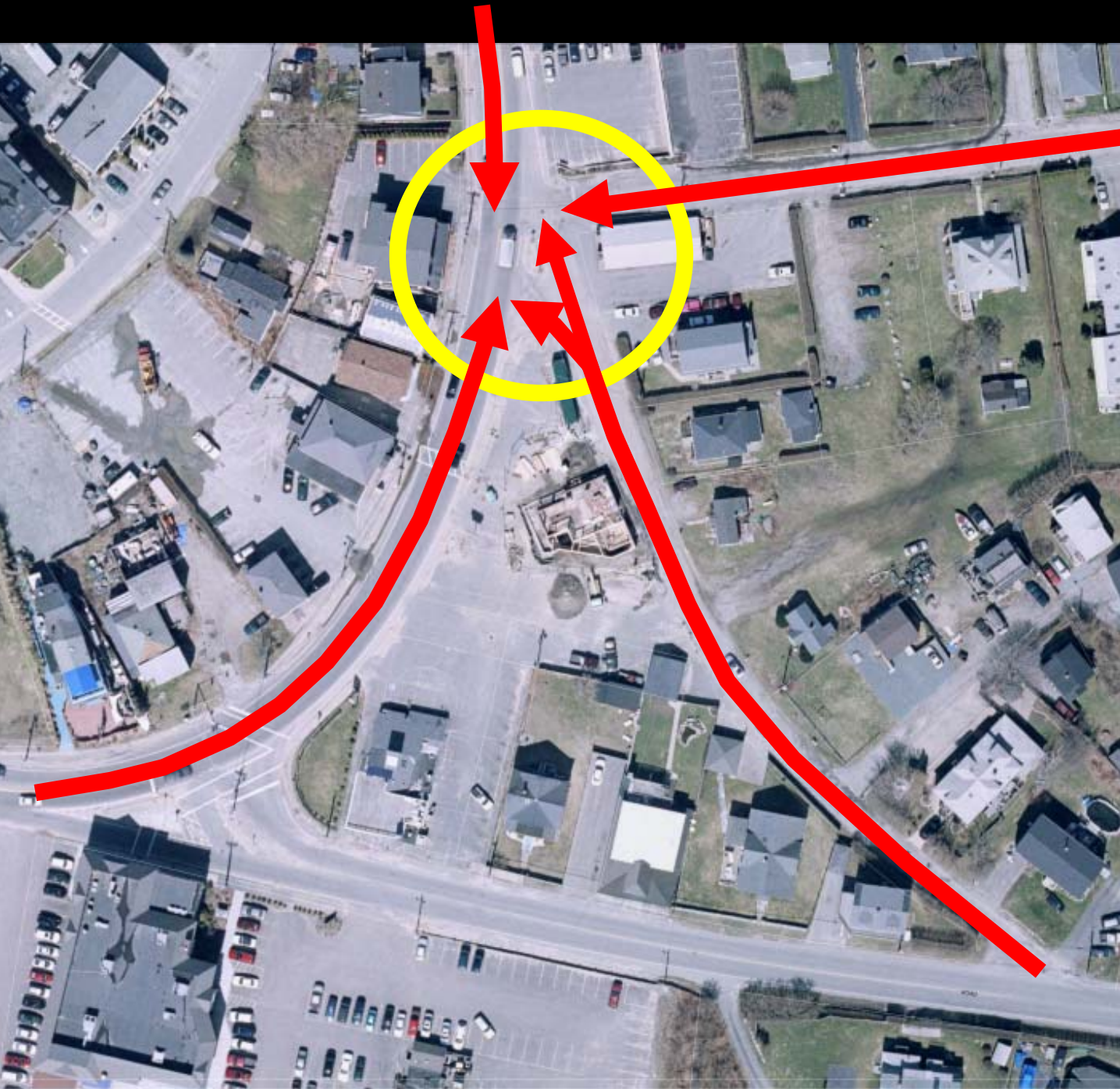
# NEWPORT AVENUE PROPOSED PARK



# CRESCENT ROAD



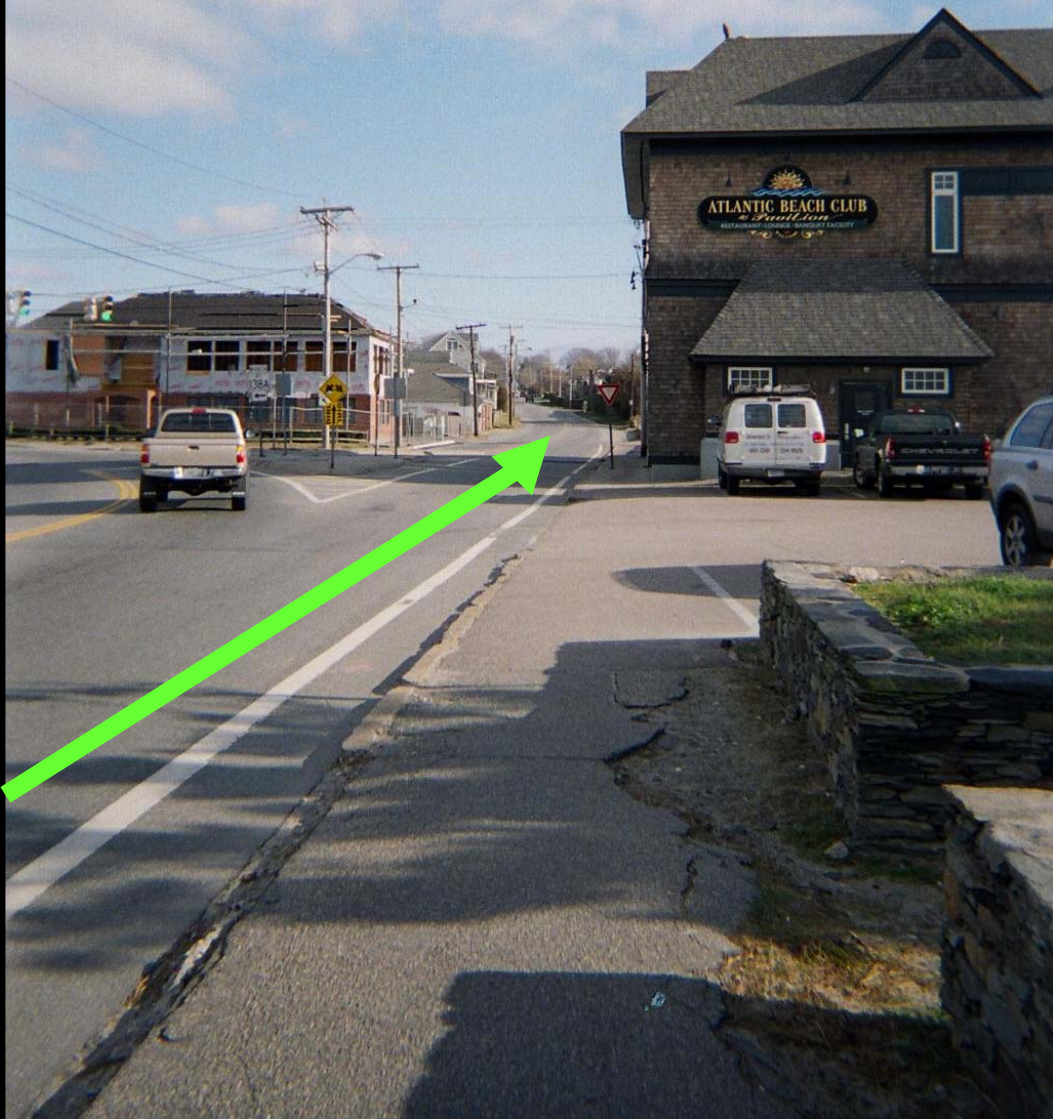
TRAFFIC MOVEMENTS CONFLICT  
AT CRESCENT RD, BRIARWOOD  
AND AQUIDNECK AVE.



# CLOSING CRESCENT ROAD WOULD REDUCE CONFLICT



# PURGATORY ROAD



Drivers ignore the yield signs at Purgatory Road and drive through the neighborhood at high speed

# PURGATORY ROAD



A “bump-out” at Aquidneck Ave. and Purgatory Rd. could reduce speeding and improve sidewalks.

# DUNLAP WHEELER PARK & PROMENADE

A scenic  
Walkway could  
be constructed  
along the  
reservoir berm

People come  
and go  
through the  
parking lot.

Pedestrian  
Flow could be  
redirected

Most of the  
park fronts on  
the stream,  
not the beach.

A bridge could be  
installed to  
connect to the  
boardwalk

Only a small  
part has beach  
frontage.



# DUNLAP WHEELER PARK

# EXISTING



# DUNLAP WHEELER PARK

# IDEA 1



# DUNLAP WHEELER PARK

# IDEA 2



# DUNLAP WHEELER PARK

# IDEA 3





New Wooden Bridge



Rehabilitated Historic Bridge

# Summary

- Pedestrian friendly streetscape
- 4 intersection improvements
- 57 new parking spaces
  - 39 on-street
  - 18 at Newport Ave
- 8,900 sf of public greenspace

# Streetscape Plan

- Gateway treatments
  - Roundabout at Valley Road
  - Dunlap-Wheeler Park
- Signs, banners, kiosk at park
- Public spaces
  - Newport Avenue; Dunlap-Wheeler Park
- Pedestrian amenities (benches, receptacles)
  - West side of Aquidneck Ave: 8-foot sidewalk
  - East side of Aquidneck Ave: 5-foot sidewalk
- Sidewalk and crosswalk improvements
- Landscaping – Limited trees on west side, planters
- Lighting for pedestrians
- On-street parking east side of Aquidneck Avenue

# Implementation

- **Neighborhood Business Association**
  - Forum to discuss and solve common problems
  - Advocacy for civic improvements
  - Promotion of area and local businesses through printed materials, business websites, etc.
  - Plan local events at park
  - Development of design standards
- **RIDOT**
  - State roadway improvements at intersections
  - ADA sidewalk improvements
  - Bridge recycling program
- **Town**
  - Business improvement district/overlay
  - Leg work for funding: state, federal
  - CIP: incremental improvements

# Implementation

- National Grid
  - Long range
  - Moving utilities underground
- Private Investment (businesses *and* residents)
  - Façade improvements to buildings
  - Beautify your property with landscape treatments
  - Promote other local businesses to customers and friends
  - Patronize local businesses
  - Support local events in district sponsored by the town and business association

# Implementation

- Short Term Strategies
  - Business Association
    - Partner with Town on beautification efforts
    - Hold events at parks
    - Develop local promo materials
  - Public/Private Coordination
    - Coordinate funding for physical exterior improvements
    - District signs and banner system
    - Gateway treatment at park
    - Park at Newport Avenue
- Long Term Strategies
  - Working with RIDOT
    - ADA compliance with sidewalks
    - Intersection improvements
    - Enhancement Program
  - Town leverages funding
    - CDBG funds for economic development

# Atlantic Beach District Master Plan

## DISCUSSION

Presented by

