

Creating an Aquidneck Island Special Area Management Plan



CRMC Planning & Procedures Subcommittee
Public Workshop

December 16, 2008
Middletown Town Hall





Planning & Procedures Subcommittee

Michael M. Tikoian - Chair

Paul Lemont - Vice Chair

David Abedon

Ray Coia

Bruce Dawson

Donald Gomez

W. Michael Sullivan, RIDEM

Brian Goldman, Esq. – Legal Counsel

CRMC Rule-making Procedures

- All state agencies bound by Administrative Procedures Act (R.I.G.L. § 42-35) requiring public notice, opportunity for written comments, public hearing, etc.
- CRMC staff prepare DRAFT policy/rules in consultation with Planning & Procedures (P&P) Subcommittee
- Provide 30-day public notice on Secretary of State website
- Hold public workshop as warranted by P&P
- CRMC public hearing on proposed policy/rules
- Effective after 20-day recordation by Secretary of State

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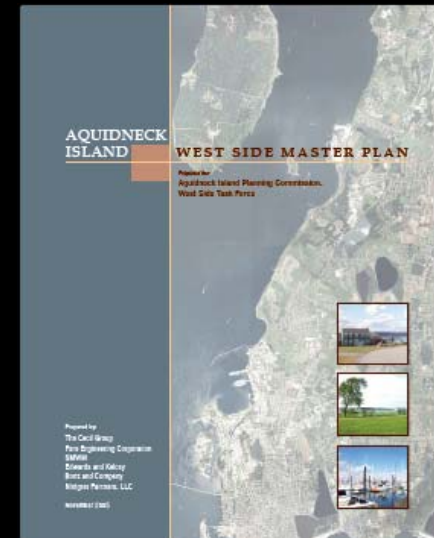
Development of the AI SAMP is a collaborative effort between:

- **Newport, Middletown, Portsmouth and Naval Station Newport**
- **Aquidneck Island Planning Commission**
- **RI Sea Grant/URI Coastal Resources Center**
- **Coastal Resources Management Council**

The residents' **vision for future development and conservation** on the West Side - actively supported by state agencies and congressional delegates



West Side Master Plan Goals



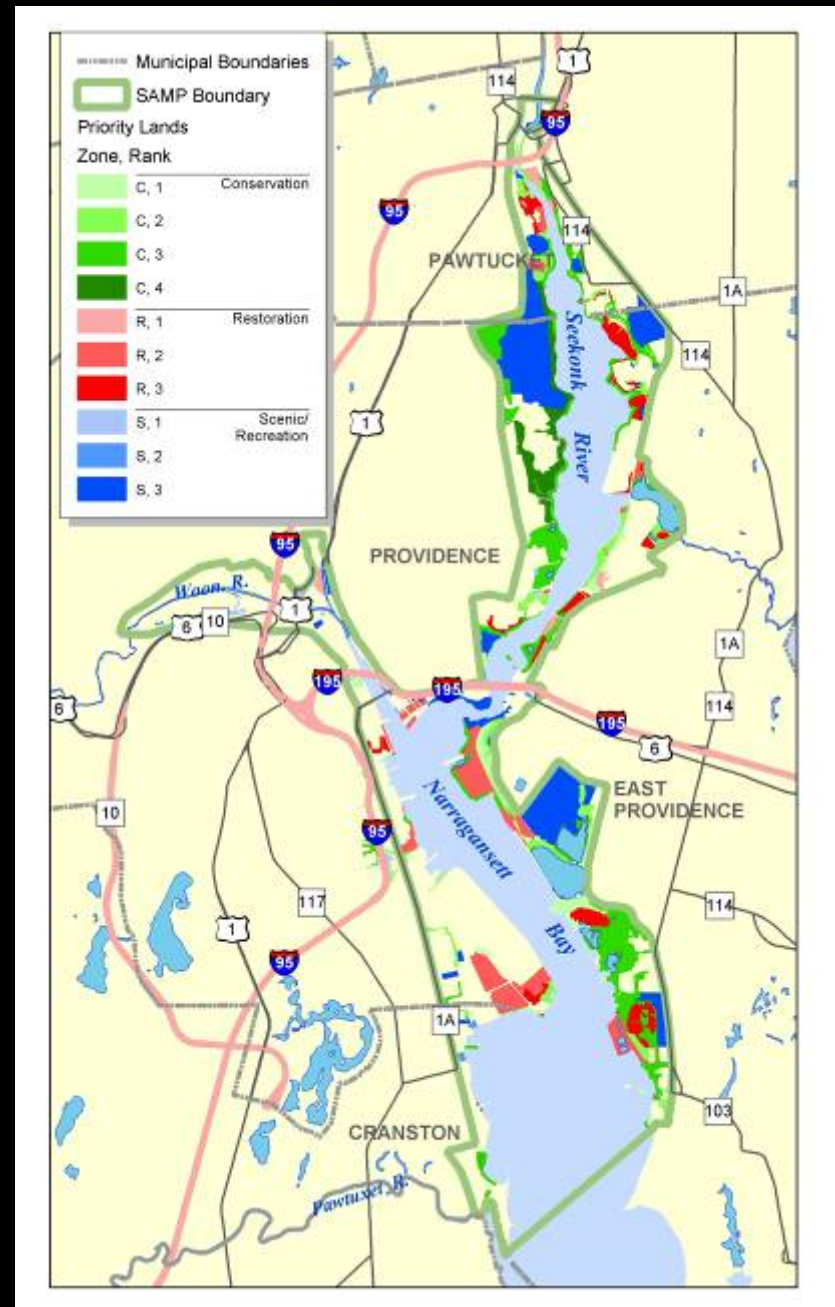
- Sustainable growth for vibrant communities
- High quality commercial & mixed-use redevelopment using smart-growth techniques
- Alternative shoreline roadway (Shoreline Drive)
- Public shoreline access along the Bay
- Preserve agricultural lands and open spaces
- Enhance maritime trades

What is a SAMP?

A SAMP is a regional ecosystem management plan based on:

- Region-specific issues
- Synthesis of current scientific knowledge
- Government cooperation
- Community participation
- Policy, regulations and recommended actions

Established as part of State and Federal law (1972 Coastal Zone Management Act, 1990 reauthorization; 1971 State Act creating the RI CRMC)

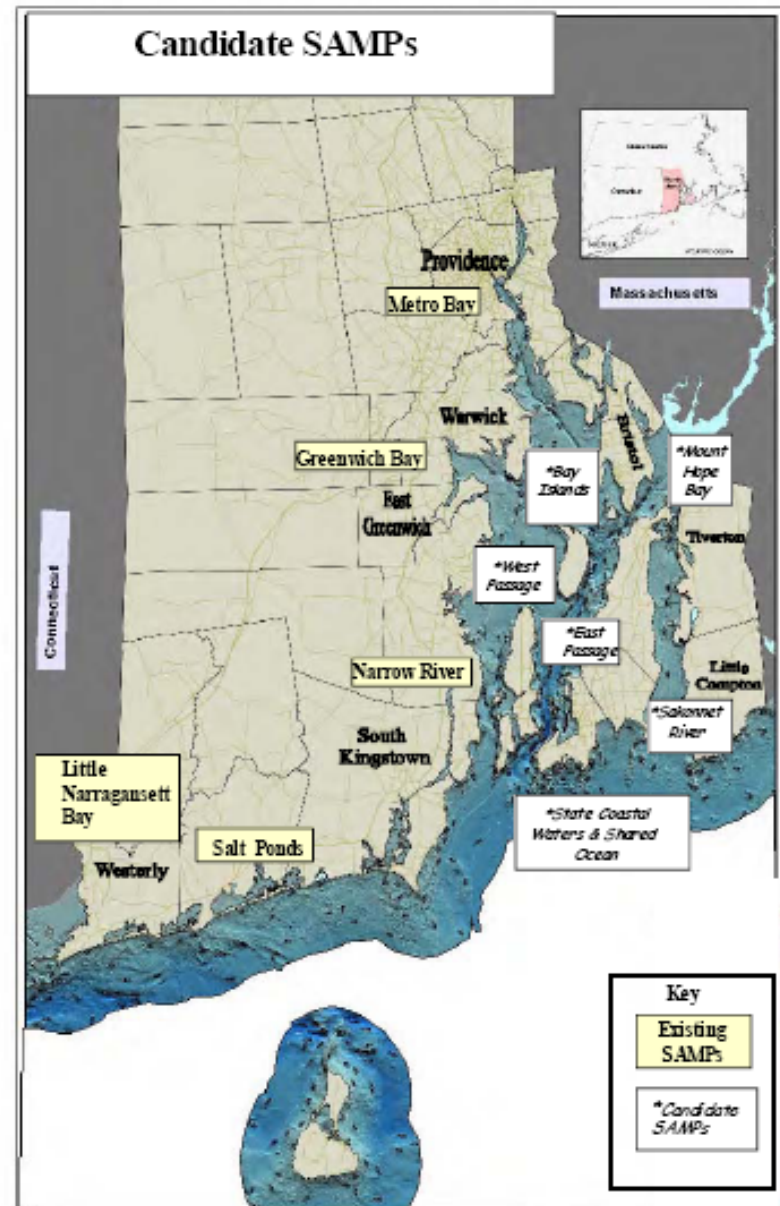


The “**Marine Resources Development Plan**” directs the CRMC to develop SAMPs for all coastal regions of the state.

www.crmc.ri.gov/projects/mrdp.html



Figure 9. Existing and Candidate Special Area Management Plans



Why a SAMP for Aquidneck Island?

- Opportunity to implement the West Side Master Plan at the state level (See page 6-18)
- Provides consistency between state & municipal regulations
- Coordinated federal consistency review for local & regional decisions
- Priority status for state & federal funds for development and conservation projects



Priorities for the AI SAMP

- Preserve and enhance **public access** to and along the coastal shoreline (establish pedestrian and blue water trails and recreational open space)
- Achieve mixture of desirable land uses and **responsible shoreline development** (Coastal Development Regulations)
- Minimize **flood impacts** and shoreline erosion (address sea level rise and storm hazard issues)
- Protect, preserve, enhance and restore important coastal **fish and wildlife habitat**

Very few protected properties on the Island's West Side

SAMP can help prioritize and fund open space conservation through NOAA's Coastal and Estuarine Land Conservation Program (\$5.5M for RI to date)



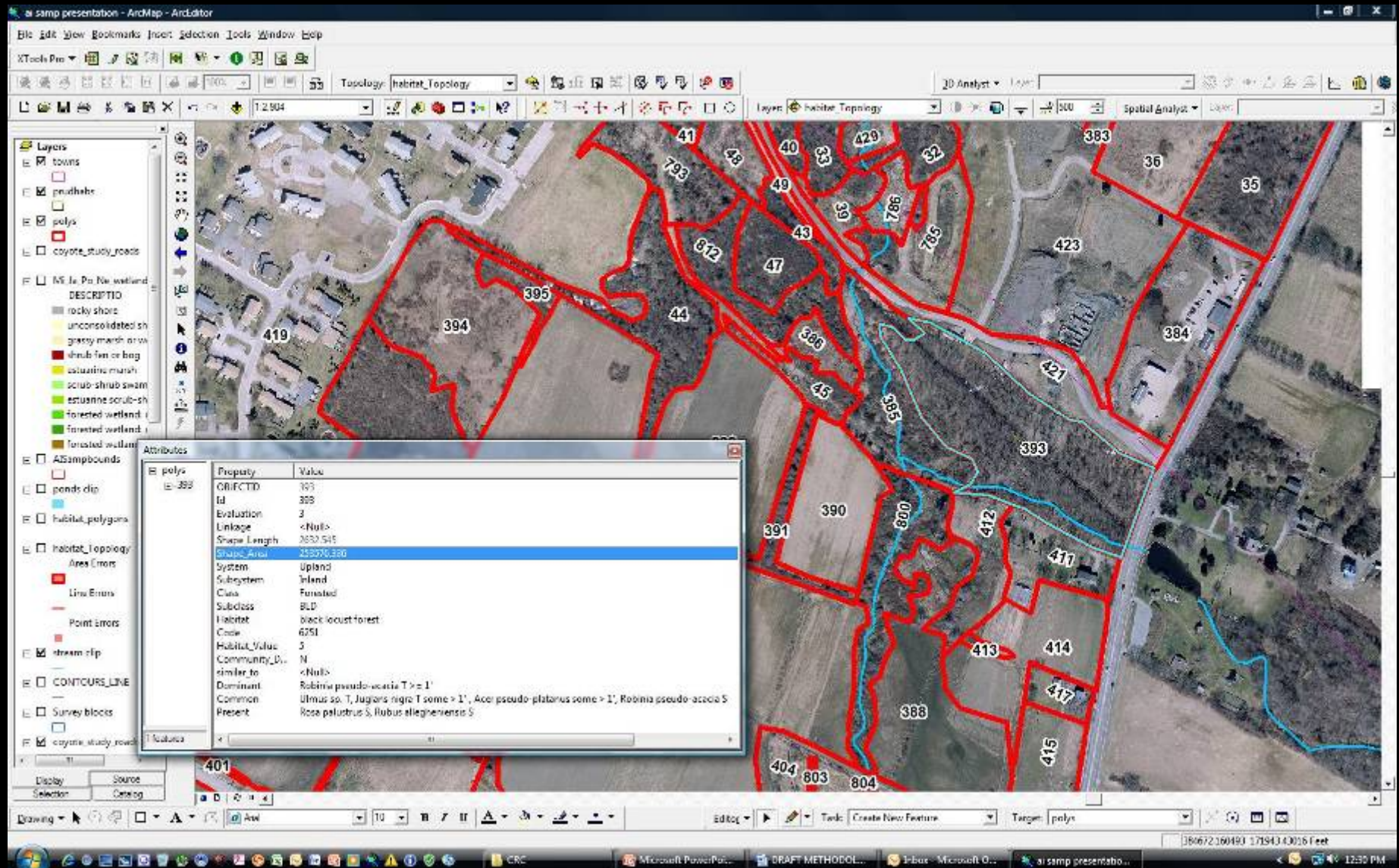
Habitat mapping progress...

Dr. Numi Mitchell
Conservation Biologist

<http://www.theconservationagency.org>



RESULT: Habitat Layer for GIS

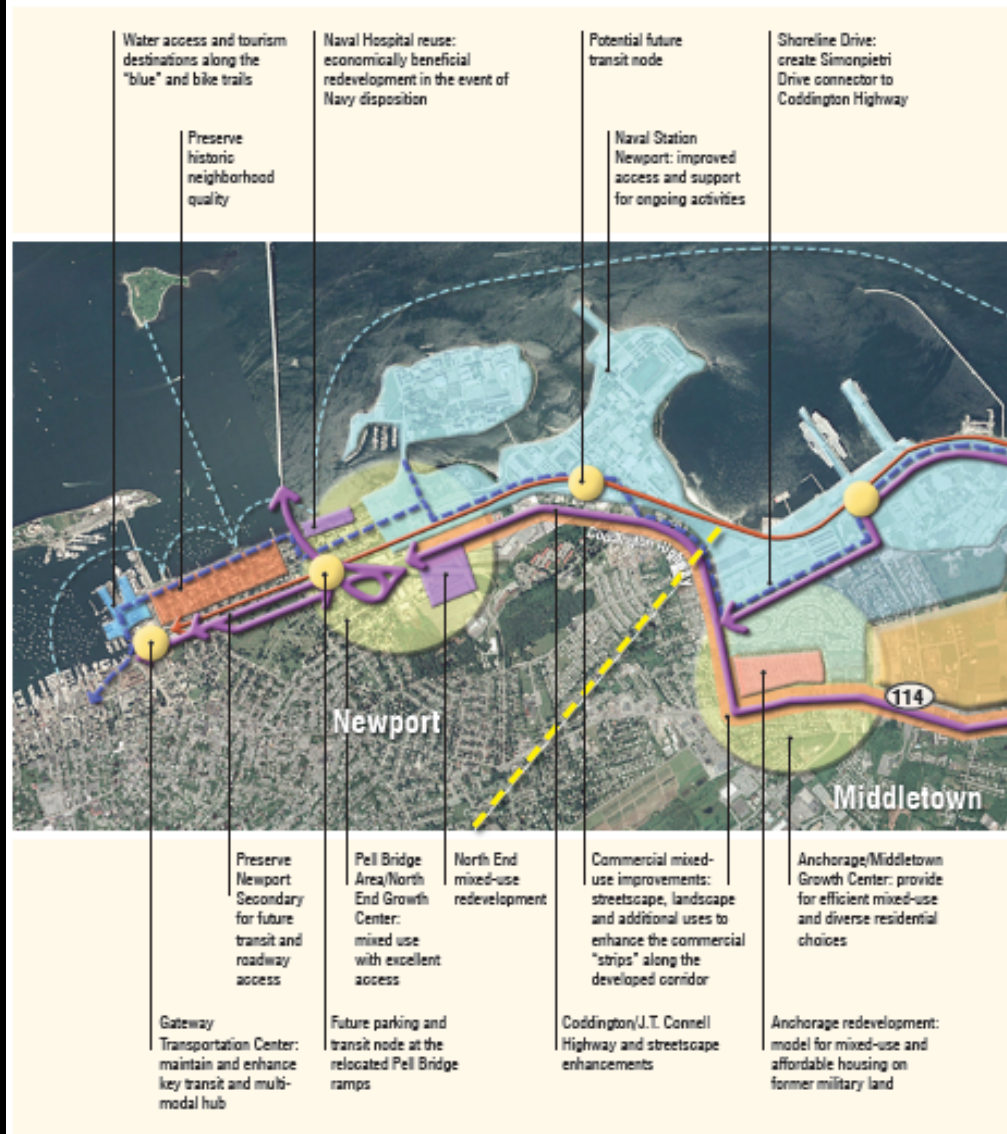


- Habitat *classification* developed by NERRS for Prudence Island (based on Cowardin et al 1979)
- Habitat *characterization* and *ranking* based on the MetroBay SAMP

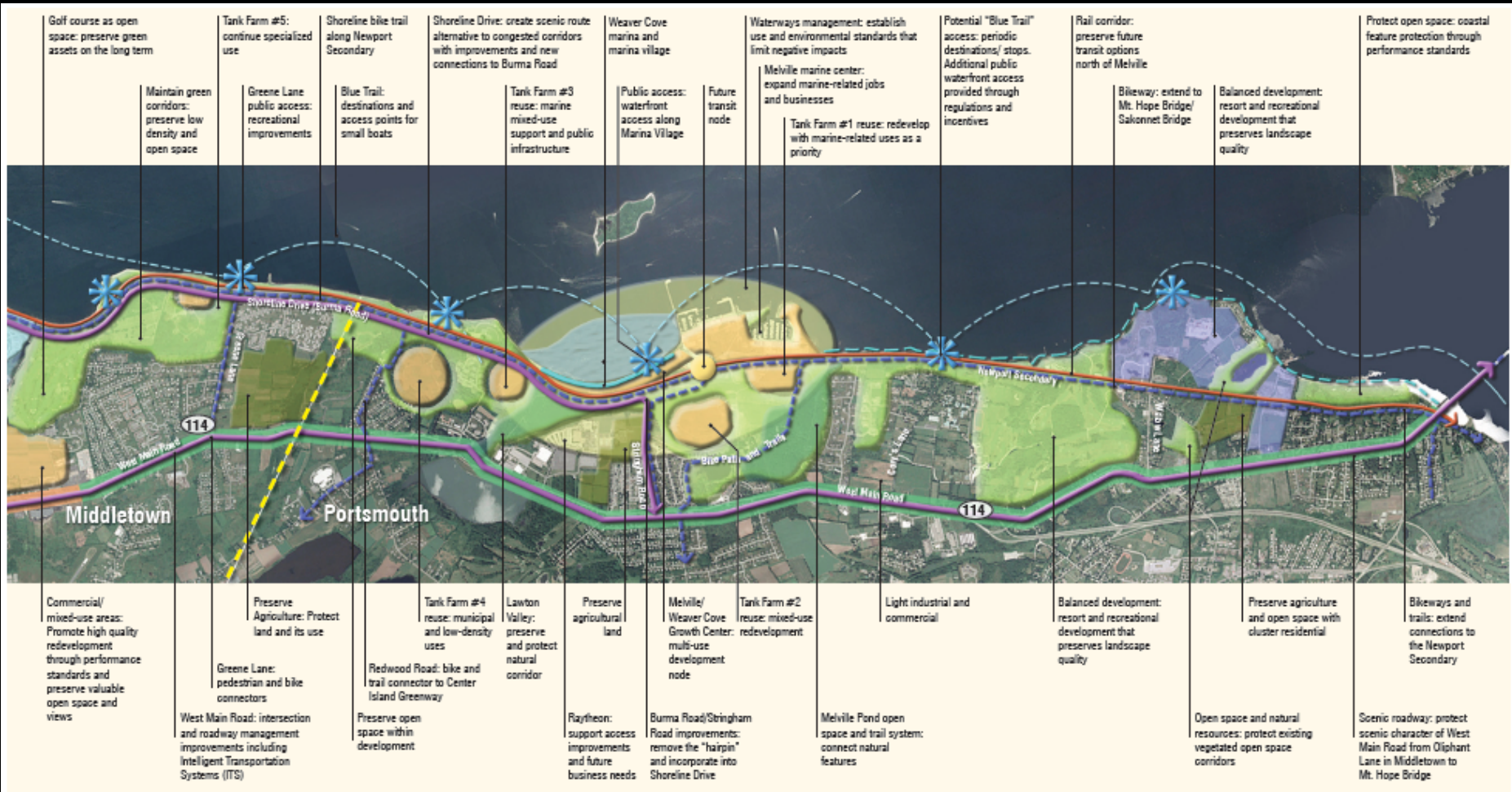
West Side Master Plan Growth Centers

Planning Recommendations

Figure 2-1



West Side Master Plan Growth Centers



Navy Recommended Property Disposition

Area	Acreage	EVS Recommendation
Melville Backyard	35	Excess
Tank Farm 1	49	Excess
Tank Farm 2	96	Excess
Tank Farm 3	41	Excess
Tank Farm 4	83	Excess
Defense Highway (north of NUWC)	67	Excess
Former Navy Lodge	3	Excess
Former Navy Hospital*	10	Excess
Tank Farm 5 and Firefighter Training Area	72	Retain
Carr Point Recreation Area	29	Retain
McAllister Landfill	11	Retain
Gould Island	13	Retain
Family Housing Areas	301	Retain
Total Excess	384	
Total Retain	426	

**Three of the total 10 acres are beneath the water surface*

Source: Recommendations from Executive Visioning Session, Washington Navy Yard. June 2007.

Acreages derived from GIS mapping provided to EDAW by NAVSTA Public Works Dept.



Note: Tank Farms 3 and 4 are proposed for excess with the exception that approximately 30 acres may be retained for renewable energy projects.

**NAVSTA Newport
Vision 2035**

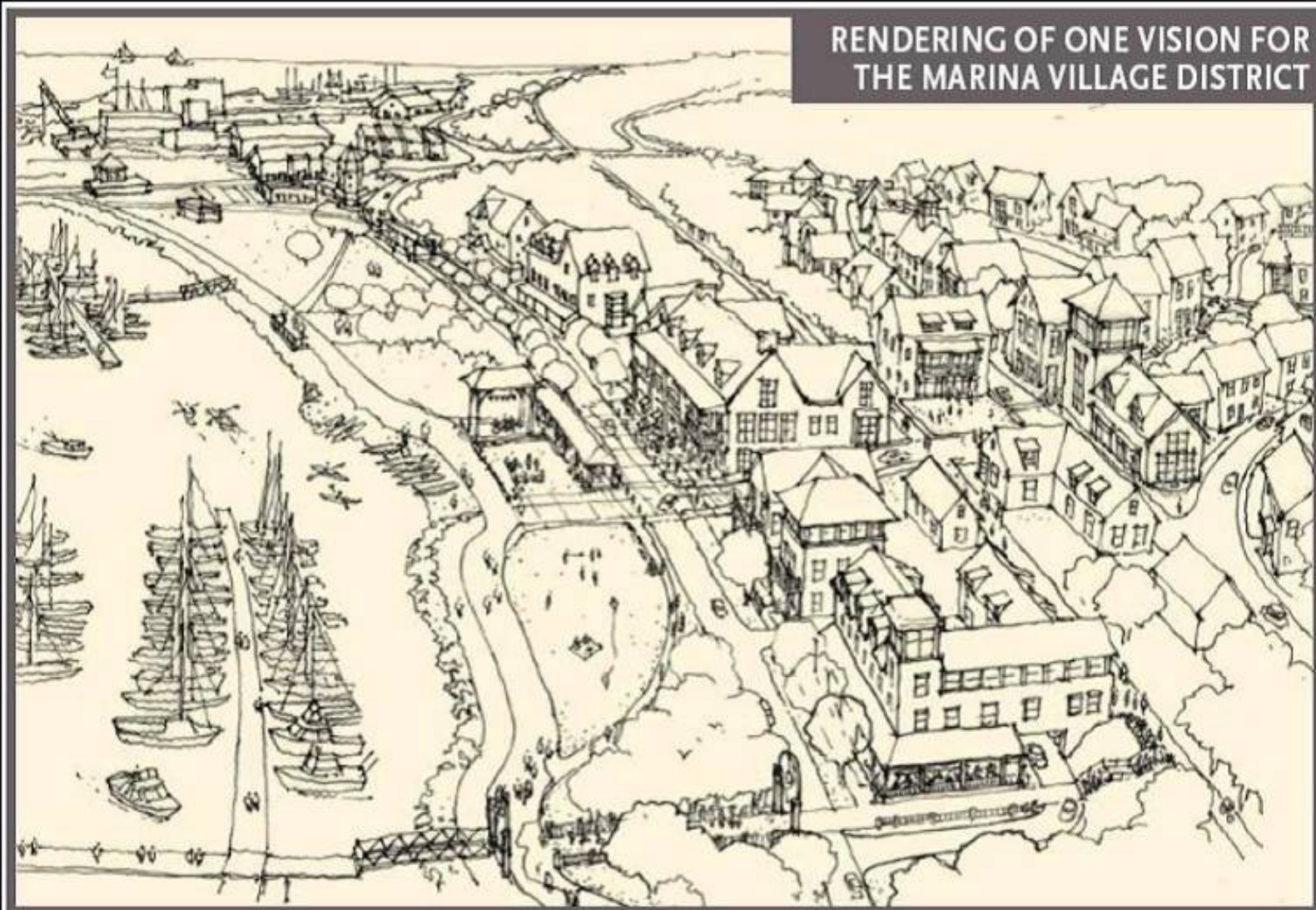
Potential Reuse of the Newport Naval Hospital



Melville -Weaver Cove Growth Center

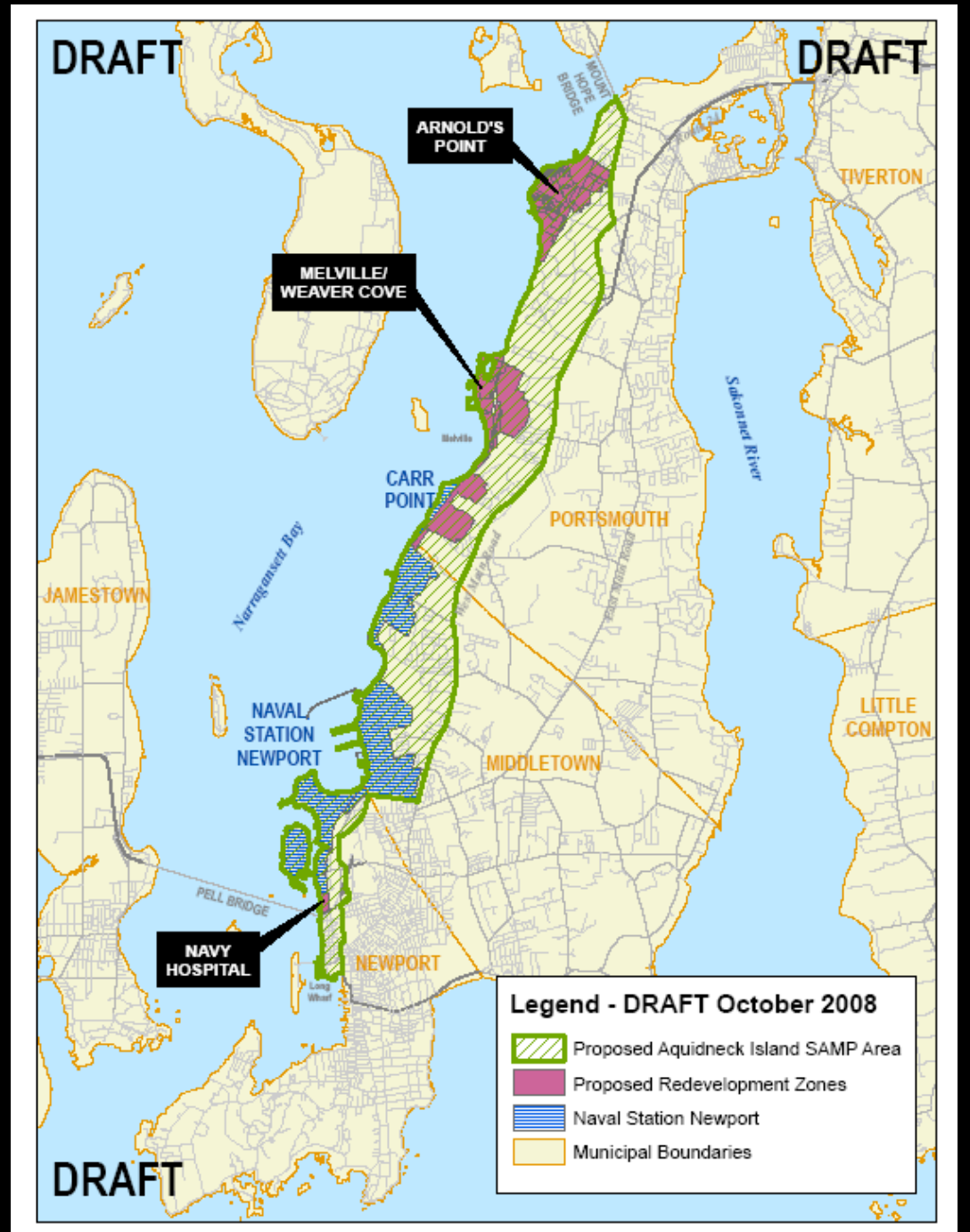


Growth Center Marina Village Concept



Proposed SAMP Redevelopment Zones

Areas of Particular Concern
to be mapped when habitat
classification is completed



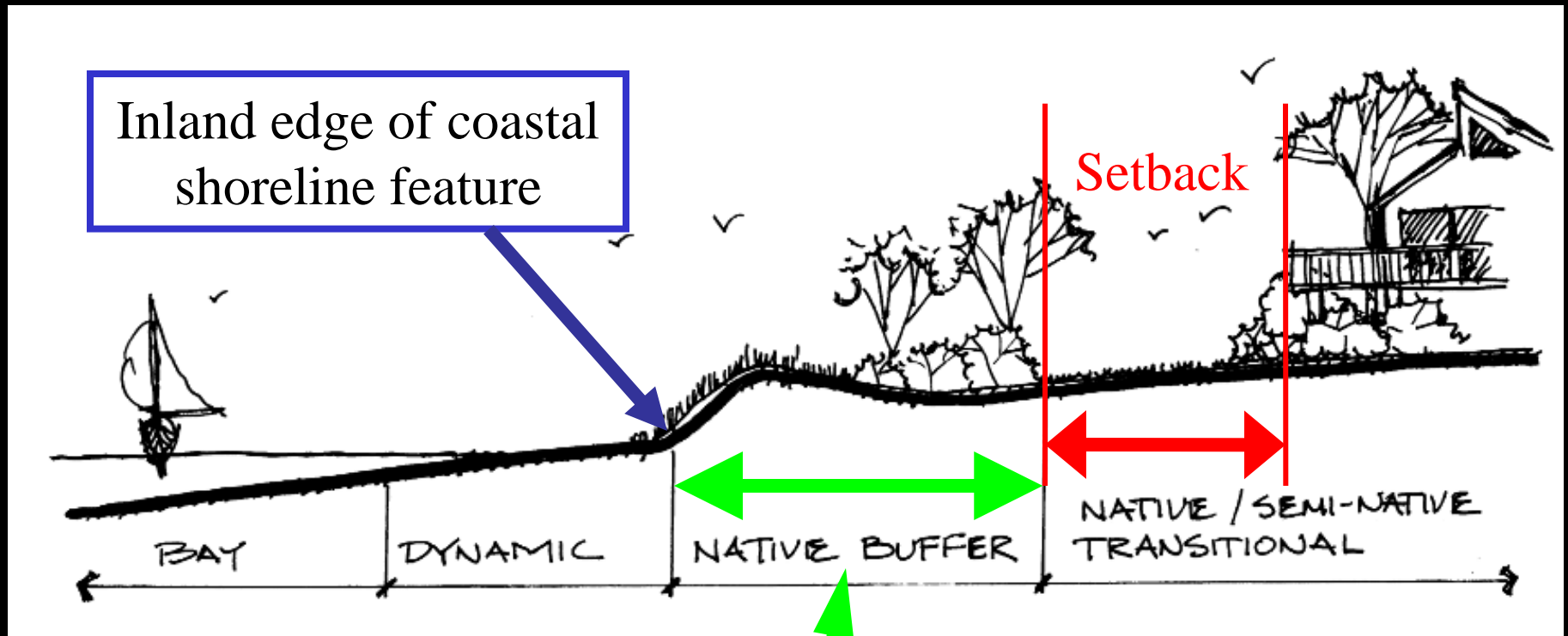
How do the proposed AI SAMP Coastal Development Regulations differ from CRMC regulations in other coastal areas?

Within Redevelopment Zones – applicant has choice between standard buffer and setback requirements or installing and maintaining a coastal greenway.

OK, what's a coastal greenway?

A coastal greenway is a managed, naturally vegetated area along the shoreline that is a transition zone between the adjacent upland development and has a public access pathway along the entire project shoreline.

Coastal Buffer and Setback



A variance is the only option for reducing a buffer width
– no public benefit for granting a variance

Coastal Buffer vs. Coastal Greenway



50-foot wide
coastal greenway
1800 linear feet
of public access

200' buffer = 7.4 acres

Coastal Greenway requirements for Redevelopment Zones under the proposed AI SAMP Coastal Development Regulations

- Provide **public access** path along the shoreline within the 50-foot wide Coastal Greenway
 - Public parking space requirement
- **Stormwater management** using low impact development (LID) methods promoting infiltration
- Minimum 25% **landscape coverage** for entire project site

Next Steps

- **Further refine SAMP coastal development regulations (Winter 2009) with AI SAMP Committee**
- **Complete habitat study to identify priority conservation areas and develop SAMP chapter (Winter 2009)**
- **Development of SAMP Recreation chapter (Spring 2009)**
- **Development of SAMP Hazards chapter (e.g., sea level rise and hurricane issues)**
- **Review and modify CRMC water types for consistency with adjacent shoreline development**
- **Amend the AI SAMP with new chapters as needed**

R.I. Coastal Resources Management Council

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