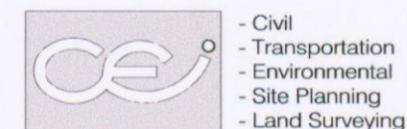


FIGURE 5
"REDEVELOPMENT PLAN SCHEMATIC"



- Civil
- Transportation
- Environmental
- Site Planning
- Land Surveying

CROSSMAN ENGINEERING, INC.
 151 Centerville Road
 Warwick, Rhode Island 02886
 Phone: (401) 738-5660 - Fax: (401) 738-8157
 Email: cei@crossmaneng.com

Transportation Gateway

Route 295 and Mendon Road provide principal access to corridor from the north. Incorporate landscape, streetscape and signage to identify area.

Commercial Space

Explore opportunities to incorporate river-related commercial activities including food and beverage, rentals, restrooms and parking. Improve access to river via ramps.

Ashton Mill

Undergoing renovations and conversion to residential properties.

Public Parking

Seek opportunities to expand existing parking facilities.



Proposed State Visitor's Center

Under construction, provide link to river via woodland trails.

Ashton Mill Housing

Primary access via Store Hill. Seek connection to Ashton Parkway area via railway.

Kelly House Museum

Kelly House is undergoing modest parking and service improvements.

RIDOT Bikeway

FIGURE 6

ASHTON-PRATT CORRIDOR REDEVELOPMENT PLAN

TOWN OF LINCOLN / TOWN OF CUMBERLAND
OCTOBER, 2003



Mendon Road

Provide landscaping, streetscape, signage and sidewalk improvements to Mendon Road.

Martin Street

Provide landscaping, streetscape, signage and sidewalk to Martin Street.

Fleet Property

Pursue acquisition of 35-acre parcel for conversion to active recreation facility providing recreation, parking, access to river and buffers to adjacent uses.



Berkeley Commons and River Run

Residential / mixed-use community under construction.

New Service Road

Provide new service road to mitigate commercial traffic on Martin Street.

Bike Trail

Improved Support Services for Users of the River

Abandon substandard baseball field to provide parking and river-related services (restrooms, boat ramps and river access).

Railroad

Canal

MARTIN STREET SECTOR

FIGURE 7
ASHTON-PRATT CORRIDOR
REDEVELOPMENT PLAN

TOWN OF LINCOLN / TOWN OF CUMBERLAND
OCTOBER, 2003

Berkeley Commons and River Run

Residential / mixed-use community under construction. Assure that best management practices (BMP's) are taken into account for storm water collection such that new developments will improve water quality reaching the river.

Mendon Road

Provide landscaping, streetscape, signage and sidewalk to Mendon road.

Transfer Station

Status undetermined and there is mixed public sentiment regarding use. Due to the proximity of the river and future use of the parcel, clean up activities should not degrade or limit the public use and value of the river and its resources.

Super Stop & Shop Commercial Complex

Improve support services - restrooms, food and beverages, river-related rental equipment, parking. Bikeway and pedestrian access to river.



Railroad

Former Landfill

High elevations offer unique scenic opportunity. Armor banks to protect against further erosion and provide a protective cap such that safe pedestrian access can be gained along foot trails of from the river to allow for passive recreational use, open space and improved wildlife habitat.

Unnamed Island

Support ongoing clean up activities to allow for passive recreation, open space and improved wildlife habitat.

Canal

Rehabilitate gates to maintain canal in a flooded condition. Support the plan to provide improved river access and a portage route from the river to the canal.

Lonsdale Mill Sector

Incorporate public visioning process by Dodson Associates, Ltd.
- Select demolition
- Improve transportation access
- Increase parking
- River access
- Cohesive architecture
- Protection of natural environment

SOUTHERN COMMERCIAL SECTOR

FIGURE 8
ASHTON-PRATT CORRIDOR REDEVELOPMENT PLAN
TOWN OF LINCOLN / TOWN OF CUMBERLAND