

BARRINGTON, RHODE ISLAND



PLACEMAKING FOR POLICE COVE PARK

PPS
PROJECT FOR
PUBLIC
SPACES



Placemaking for Communities

Submitted by
PROJECT FOR PUBLIC SPACES

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INTRODUCTION



Project for Public Spaces is excited to submit this program to lay the framework for what is sure to be a significant new destination for Barrington, RI.

About Placemaking and PPS



Project for Public Spaces is a nonprofit, educational and technical assistance organization with an international reputation for its success in the creation of more livable communities. Place-based initiatives are the best way to promote vitality and prosperity in cities everywhere. Our experience helping people in more than 2500 towns around the world improve their communities shows that mobilizing people to make great places strengthens neighborhoods, cities and entire metropolitan areas.

PLACEMAKING PRINCIPLES

PPS’s Placemaking approach strives to create places where people want to be. Every project we plan is rich with vibrant destinations: parks, squares and streets should feel comfortable and offer a wealth of amenities; waterfronts should provide access to an abundance of water-related and other activities; and cultural attractions should contribute to a place’s unique identity. Equally important is how these destinations connect and interplay, supporting and complementing each other rather than struggling in isolation.

Some common sense ideas underlie our work and represent the fundamental changes we feel can have a more lasting impact on San Antonio’s downtown and neighborhoods than any discipline-driven approach.

- **The Power of Ten** can be a framework to elevate Placemaking to a neighborhood, city or regional level. Our experience of physical environment is most defined and enhanced by great places and the things we do in them, yet we seldom focus on creating great places and defining them around uses. A great place typically has at least 10 things to do in it; a great neighborhood or district has at least 10 great places; and a great city or region has a least 10 of these great districts, plus other major destinations. By having people think about their special places and greatest opportunity places, a community can quickly determine its strengths and prioritize a path forward. This simple, common sense idea can be transformative for evaluating and strategically improving an entire city or region.
- **The Community is the Expert.** “Placemaking” has its greatest impact when applied through the people who know a place best—the local community. Despite their intimate knowledge of a community’s assets and needs, the local stakeholders are rarely empowered to formulate their own transformative agenda for their communities. Too often professionals are engaged to impose solutions rather than facilitating a community vision. Moving beyond narrowly defined disciplines, Placemaking cultivates a collaborative campaign grounded in the community’s aspirations.

- **Comfort and affection.** One knows immediately whether a space is warm and welcoming or not. When a place provides a sense of comfort, patrons naturally relax, become part of their surroundings and feel free to be affectionate and at ease with others. It is this goal of creating happiness that has been all but forgotten in shaping the public realm for communities of all levels of the economic scale.
- **Zealous Nuts.** Almost every great place is the product of the passionate work of a zealous nut, or a group of them. Zealous nuts can take many forms—community residents, shop owners, school officials, librarians, police officers – the Placemaking process invites these vital stakeholders to take a leadership role in injecting the soul into a place.
- **Lighter, Quicker, Cheaper** describes a hyper-local development framework that is tried and tested; one that is lower risk and lower cost that capitalizes on the creative energy of the local community and that efficiently generates new uses and revenue for places in transition.
- **It has to be a Campaign.** Based upon Harvard Business School professor John Kotter’s book, *People Who Make Dramatic Change*, we have realized that a successful transformation of place requires a holistic campaign. It starts by developing a vision and opening lines of communication. Impediments must be acknowledged and strategies to overcome these challenges must be determined. Through this initial process a strong team can emerge to attack complacency and produce short term wins, then move on to bigger challenges, all while keeping the vision grounded in and driven by the community.

Creating a Great waterfront

START WITH PLACE & COMMUNITY

- Create a shared community vision
- Build on existing assets & context to showcase local identity
- Ensure that new development fits within the community's vision
- Create multiple destinations: THE POWER OF 10

CONNECT THE DESTINATIONS

- Optimize public access
- Support multiple modes of transportation and limit vehicular access
- Use parks to connect destinations, not as destinations unto themselves

DESIGN FOR MULTI-USE DESTINATIONS

- Make stand-alone, iconic buildings serve multiple functions
- Integrate environmental benefits with human needs
- Limit residential development at key destinations

MANAGE, MANAGE, MANAGE

- Design and program buildings to engage the public space
- Integrate seasonal and round the clock activities into each destination
- Start small to make big changes

IMAGE AND IDENTITY

- Showcases local assets, culture & civic identity
- Contextual signage
- Educational opportunities

Historically, squares were the center of communities, and they traditionally helped shape the identity of entire cities. Sometimes a fountain was used to give the square a strong image: Think of the majestic Trevi Fountain in Rome or the Swann Fountain in Philadelphia's Logan Circle. The image of many squares was closely tied to the great civic buildings located nearby, such as cathedrals, city halls, or libraries. Today, creating a square that becomes the most significant place in a city—that gives identity to whole communities—is a huge challenge, but meeting this challenge is absolutely necessary if great civic squares are to return.



ATTRACTIONS AND DESTINATIONS

- Choices of things to do
- Triangulation opportunities
- Clustered activity around destinations
- 10 + Places

Any great square has a variety of smaller “places” within it to appeal to various people. These can include outdoor cafés, fountains, sculpture, or a bandshell for performances. These attractions don't need to be big to make the square a success. In fact, some of the best civic squares have numerous small attractions such as a vendor cart or playground that, when put together, draw people throughout the day. We often use the idea of “The Power of Ten” to set goals for destinations within a square. Creating ten good places, each with ten things to do, offers a full program for a successful square.



AMENITIES

- Comfortable places to sit
- Attracts a cross-section of users
- Source of local/regional civic pride & ownership

A square should feature amenities that make it comfortable for people to use. A bench or waste receptacle in just the right location can make a big difference in how people choose to use a place. Lighting can strengthen a square's identity while highlighting specific activities, entrances, or pathways. Public art can be a great magnet for children of all ages to come together. Whether temporary or permanent, a good amenity will help establish a convivial setting for social interaction.



FLEXIBLE DESIGN

- Overlapping and changing uses
- Form supports function
- Experiments with low cost improvements

The use of a square changes during the course of the day, week, and year. To respond to these natural fluctuations, flexibility needs to be built in. Instead of a permanent stage, for example, a retractable or temporary stage could be used. Likewise, it is important to have on-site storage for movable chairs, tables, umbrellas, and games so they can be used at a moment's notice.



SEASONAL STRATEGY

- Flower Show, Skating Rink, Fashion Show, Christmas Market, Play Equipment, Cultural Festival, etc.

A successful square can't flourish with just one design or management strategy. Great squares such as Bryant Park, the plazas of Rockefeller Center, and Detroit's new Campus Martius change with the seasons. Skating rinks, outdoor cafés, markets, horticulture displays, art and sculpture help adapt our use of the space from one season to the next.



ACCESS

- Connected to adjacent areas
- Range of transportation options
- Vehicles do not dominate

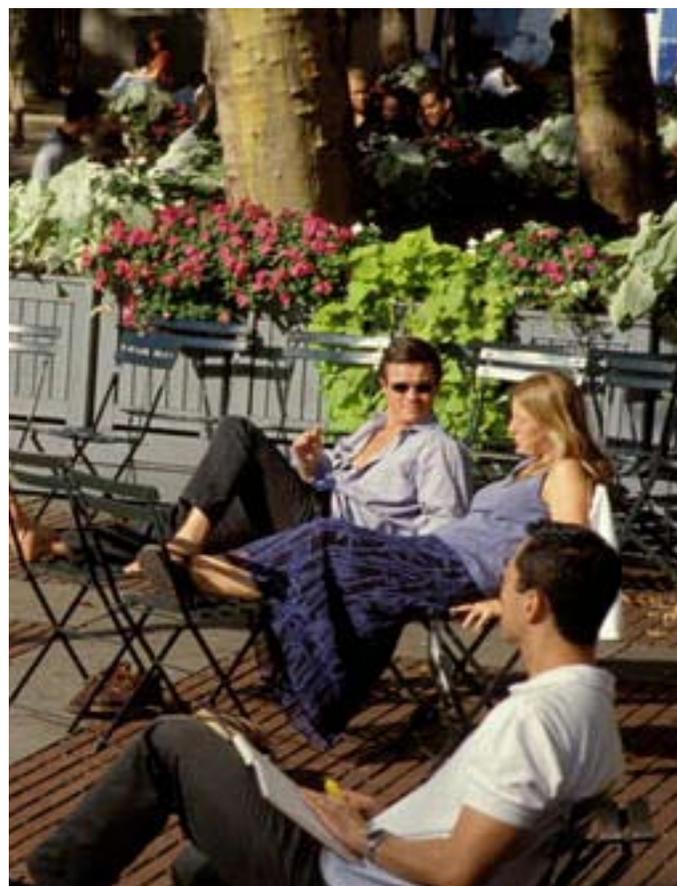
To be successful, a square needs to be easy to get to. The best squares are always easily accessible by foot: Surrounding streets are narrow; crosswalks are well marked; lights are timed for pedestrians, not vehicles; traffic moves slowly; and transit stops are located nearby. A square surrounded by lanes of fast-moving traffic will be cut off from pedestrians and deprived of its most essential element: people.



THE INNER SQUARE & THE OUTER SQUARE

- Active edge uses
- Gateways and entrances
- Focal points inside

Visionary park planner Frederick Law Olmsted's idea of the "inner park" and the "outer park" is just as relevant today as it was over 100 years ago. The streets and sidewalks around a square greatly affect its accessibility and use, as do the buildings that surround it. Imagine a square fronted on each side by 15-foot blank walls — that is the worst-case scenario for the outer square. Then imagine that same square situated next to a public library: the library doors open right onto the square; people sit outside and read on the steps; maybe the children's reading room has an outdoor space right on the square, or even a bookstore and cafe. An active, welcoming outer square is essential to the well-being of the inner square.



REACHING OUT LIKE AN OCTOPUS

Just as important as the edge of a square is the way that streets, sidewalks and ground floors of adjacent buildings lead into it. Like the tentacles of an octopus extending into the surrounding neighborhood, the influence of a good square (such as Union Square in New York) starts at least a block away. Vehicles slow down, walking becomes more enjoyable, and pedestrian traffic increases. Elements within the square are visible from a distance, and the ground floor activity of buildings entices pedestrians to move toward the square.

THE CENTRAL ROLE OF MANAGEMENT

- Management presence through:
- Security
- Maintenance
- Knowledgeable & accessible staff
- Ongoing visible improvement efforts

The best places are ones that people return to time and time again. The only way to achieve this is through a management plan that understands and promotes ways of keeping the square safe and lively. For example, a good manager understands existing and potential users and gears events to both types of people. Good managers become so familiar with the patterns of how people use the park that waste receptacles get emptied at just the right time and refreshment stands are open when people most want them. Good managers create a feeling of comfort and safety in a square, fixing and maintaining it so that people feel assured that someone is in charge.



DIVERSE FUNDING SOURCES

- Public support
- Private sponsorship
- Broad partnerships

A well-managed square is generally beyond the scope of the average city parks or public works department, which is why partnerships have been established to operate most of the best squares in the United States. These partnerships seek to supplement what the city can provide with funding from diverse sources, including—but not limited to—rent from cafés, markets or other small commercial uses on the site; taxes on adjacent properties; film shoots; and benefit fundraisers.





PARK PROGRAM



Police Cove Park

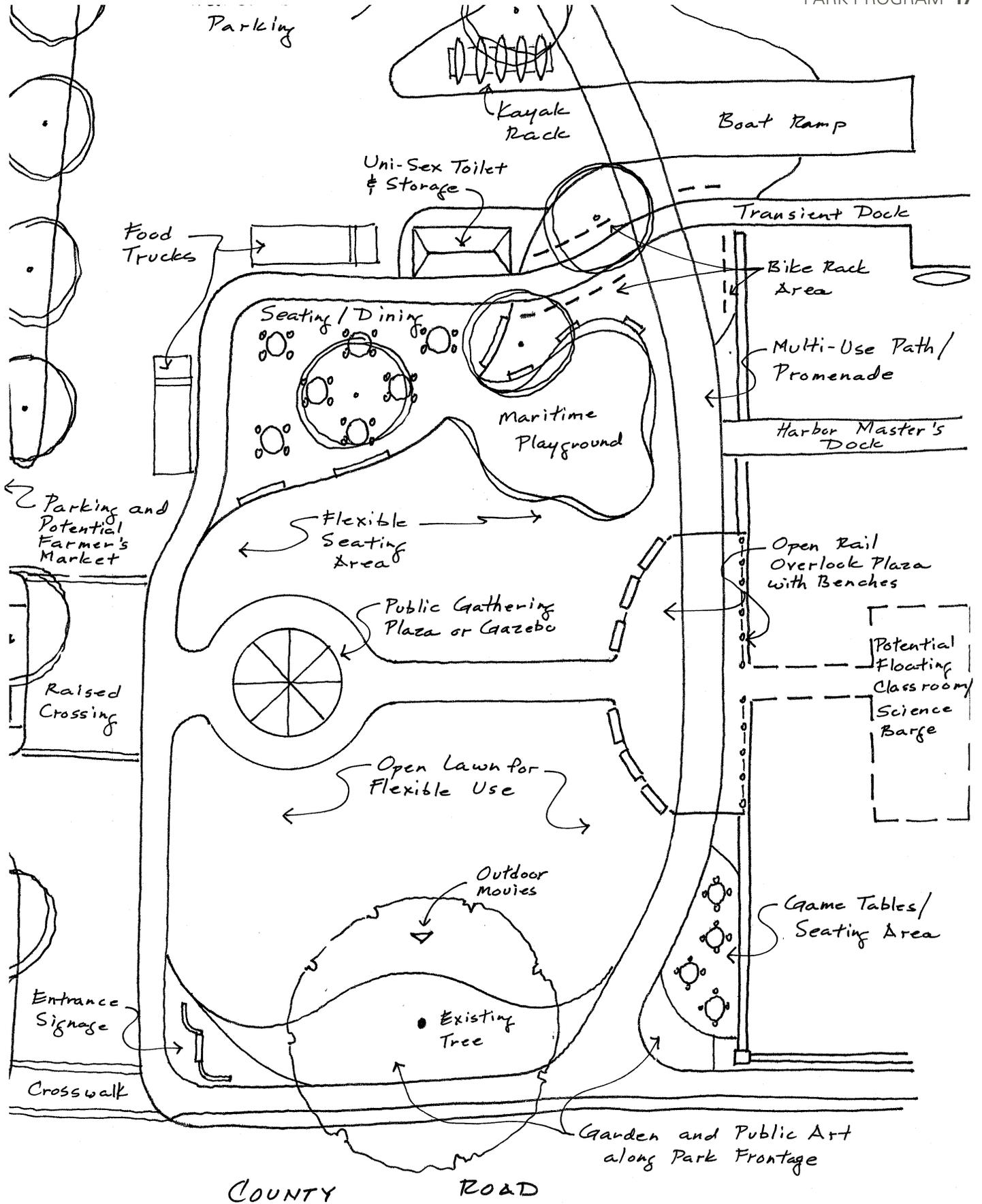
Site Concept B

Prepared For:
Town of Barrington, Rhode Island

Prepared By:

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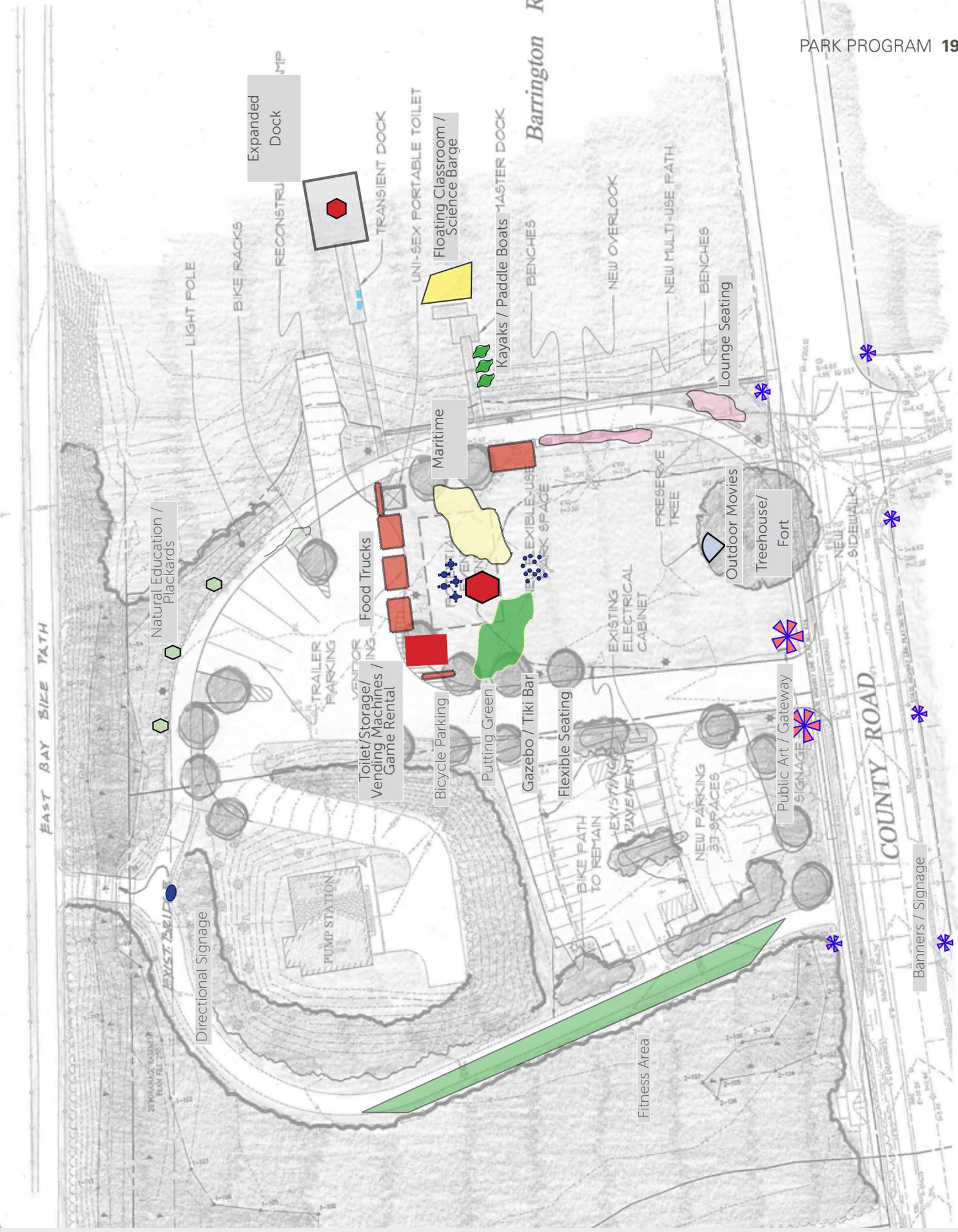




Barrington River

EAST BAY BIKE PATH

COUNTY ROAD



Banners / Signage

Directional Signage

Public Art / Gateway

Outdoor Movies

Treehouse / Fort

Lounge Seating

Fitness Area

Flexible Seating

Gazebo / Tiki Bar

Putting Green

Bicycle Parking

Toilet/Storage/
Vending Machines /
Game Rental

Food Trucks

Maritime

Floating Classroom /
Science Barge

UNI-SEX PORTABLE TOILET

TRANSIENT DOCK

Expanded
Dock

BIKE RACKS

LIGHT POLE

Natural Education /
Placards

TRAILER PARKING

PUMP STATION

EXISTING ELECTRICAL CABINET

EXHIBIT-USE PARK SPACE

NEW OVERLOOK

NEW MULTI-USE PATH

BENCHES

BENCHES

PRESERVE TREE

NEW SIDEWALK

EXISTING PAVEMENT

NEW PARKING 37 SPACES

NEW SIDEWALK

Amenities & Activities



- Public transportation access (bus shelter at front of site)
- Bicycle access (East Bay Bike Path plus planned on-site bike racks)
- Pedestrian access (public sidewalks)
- Public access from recreational boats (boat ramp and the planned transient dock as well as kayak racks)
- Public toilet facility & drinking fountain
- Electrical outlets (seasonal lighting, concerts, etc.)
- Seating areas
- Game tables (checkers, chess, etc.)
- Outdoor picnic/dining facilities
- Accommodations for vendor food trucks
- Children's play area(s)
- Flexible furnishings and games (to be stored in planned shed)
- Shaded areas (existing tree, planned additional shade trees, planned gazebo, possible fabric shade structures)
- Open flexible use area for art shows, food fairs, farmer's market, informal play, etc.
- Opportunities for engagement with water (platform or shelter at the transient dock)
- Education facilities (interpretive signage, area for outdoor classrooms, native plantings with identifying signage in garden areas, etc.)
- Storage sheds/out-buildings
- Stage
- Volleyball
- Beach area with chaise lounges
- Outdoor showers
- Water feature (incorporated into playground)
- Access to running water (for events, etc.)

Amenities & Activities



- BBQs
- Fitness equipment
- Public Art/ sculptures
- Gazebo
- Education (nature tours, school groups, experiential learning)
- Outdoors movies
- Plays/ Community Theatre
- Festivals
- Community-wide events (Proximity to a major residential area immediately south of the site across County Road)
- Food Trucks
- View sheds?
- Performances
- Rentable space for weddings corporate events, and parties
- Farmers markets
- Flea markets



Uses & Activities



Uses & Activities



Uses & Activities



Sociability



Comfort & Image



Access & Linkages

