

# Vacant Properties Commission

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February 13, 2023

Department of Administration



# Today's Focus: vacant properties owned by State of Rhode Island



## GOALS

1. Gain better understanding of DCAMM portfolio
2. Identify parcels available for potential new uses

# State-Owned Properties Overview

## PROPERTIES BY AGENCY

1. Department of Transportation (DOT)
2. Department of Environmental Management (DEM)
3. RI National Guard (RING)
4. Department of Behavioral Health, Developmental Disabilities, and Hospitals (BHDDH)

## DEPARTMENT OF ADMINISTRATION (DOA)

1. Pastore Campus, Cranston
2. Zambarano Campus, Burrillville
3. Ladd Campus, Exeter
4. Capitol Hill Campus, Providence

# State-Owned Properties Overview

## CONSIDERATIONS

### 1. Land use restrictions

- A. Environmental: regulatory (contamination, wetlands, wildlife)
- B. Federal participation
- C. Use or reversionary- open space, agriculture

### 2. Municipal zoning

use type (residential, commercial, etc.)

### 3. Lot Shape and Size

buildable dimensions vary based on location (lot size and setbacks)

# Properties by Agency: DOT

## LIMITATIONS ON USE

1. FHWA use restrictions
2. Agency needs related to future worksite access and staging areas
3. Majority of land associated with highway right of way (ROW)
4. Most of surplus property is not buildable lots and are purchased by adjacent property owners
5. DOT will be reducing unnecessary ROW along Rt. 116 in Smithfield, Lincoln, Cumberland
6. Former railroad beds need to be maintained intact for future bike paths
7. Unaware of any buildable lots that may be surplus



# Properties by Agency: DOT

## SUCCESS STORIES

1. DOT brought **237** items for sale or lease before the State Properties Committee.
2. DOT has sold **50** properties, resulting in **\$8.7M** to be used on RIDOT projects as part of Federal Match
3. The state raised **\$465,774** in **ANNUAL** income by executing **47** licenses of state Right of Way on properties. Most extend for the RIGL allowable 20-year term, and all contain escalating terms at each renewal.





# Properties by Agency: DOT



## EXAMPLE OF SURPLUS PROPERTY

### India Street, Providence

1. Part of right-of-way
2. Does not meet zoning
3. Limited access
4. Value to sole abutter
5. Existing easements

# Property by Agency: DEM

**Rhode Island is the second most densely populated state in the country**

## **LIMITATIONS ON USE**

1. Open Space Land Program
2. Work with local land trusts
3. Deed restrictions- agricultural, open space, recreation, etc.
4. Federal funding utilized in initial acquisition or in subsequent maintenance & improvements
5. Acquisition through Open Space Bond restrictions

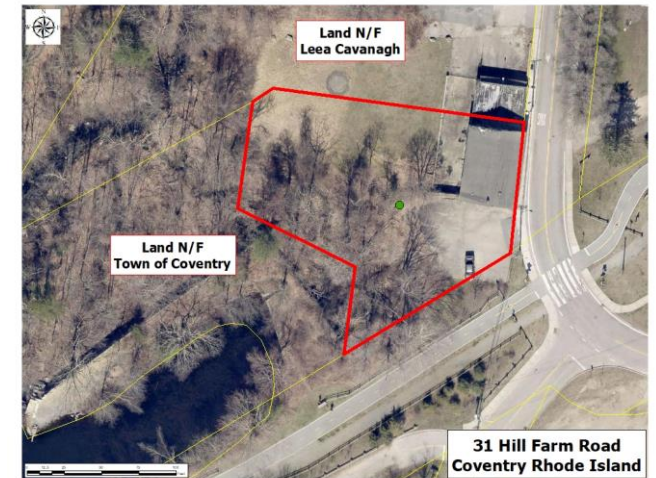




# Properties by Agency: DEM

## PARCELS CONSIDERED FOR SURPLUS

### Trestle Trail — 31 Hill Farm Rd. Coventry



# Properties by Agency: DEM

## PARCELS CONSIDERED FOR SURPLUS

111 Bowlet St., Providence (house lot)





# Properties by Agency: RING

## LIMITATIONS ON USE

Federal property use limited to military & National Guard

1. State property are either 100% or 50% federally supported.
2. Use limited to military or else lose Federal funds.



# Properties by Agency: RING

## PARCELS CONSIDERED FOR SURPLUS

### Market Street, Warren

1. Likely to declare excess by end of 2023.
2. Property will have ELUR due to lead levels
3. Building has lead & asbestos-containing material



# Properties by Agency: RING

## PARCELS CONSIDERED FOR SURPLUS

### Avenue A, Woonsocket

1. Likely to declare excess in 2024
2. Anticipate greater level of environmental issues
3. Anticipate lead & asbestos-containing material in building





# Properties by Agency: BHDDH

**Group Homes enable agency to reach mission of supporting vulnerable populations.**

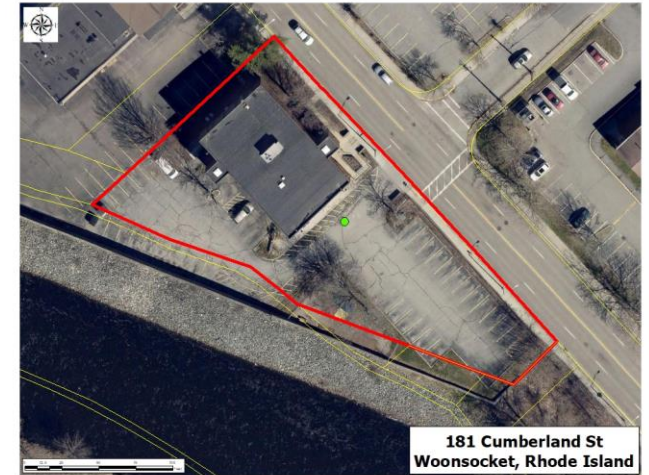
- 172 overall
- Current properties considered for sale
  - 181 Cumberland Street, Woonsocket
- Plans for Vacated Properties
  - 2755 Wallum Lake Rd, Burrillville



# Properties by Agency: BHDDH

## PARCEL CONSIDERED FOR SALE

181 Cumberland St., Woonsocket





# Properties by Agency: BHDDH

## PLANS FOR VACATED PROPERTY

2755 Wallum Lake Rd., Burrillville





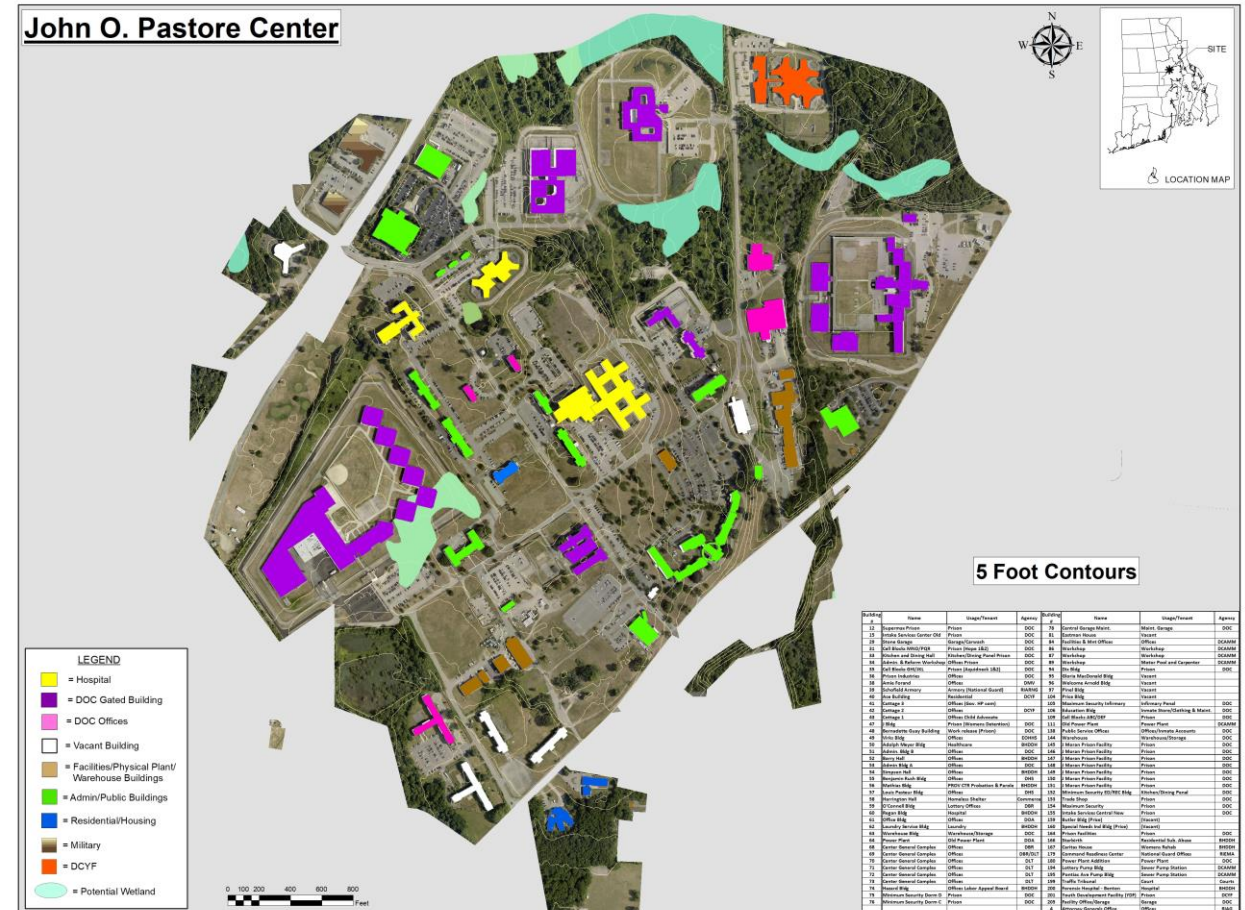
# DOA Campuses

1. Pastore Campus, Cranston
2. Zambarano Campus, Burrillville
3. Ladd Campus, Exeter
4. Capitol Hill Campus, Providence

# DOA Campuses: Pastore

## CHALLENGES

1. Master planning
2. Mixed services and varied uses
3. Utility infrastructure modernization
4. Buffers around correctional facilities
5. Other vulnerable populations
6. Wetlands



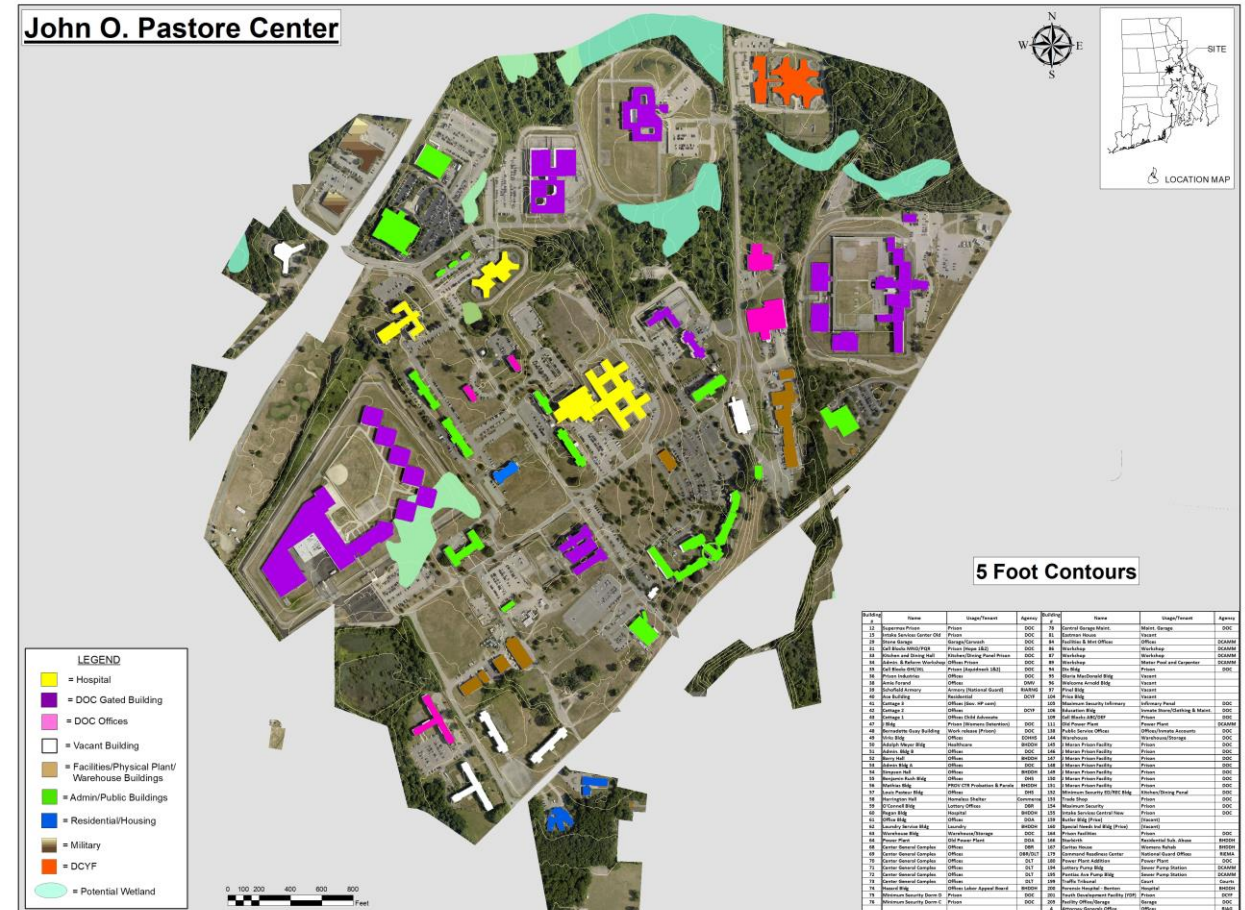


# DOA Campuses: Pastore

## BUILDINGS SLATED FOR DEMOLITION

The Governor's Capital Improvement Program budgets funds for the demolition of these vacant properties.

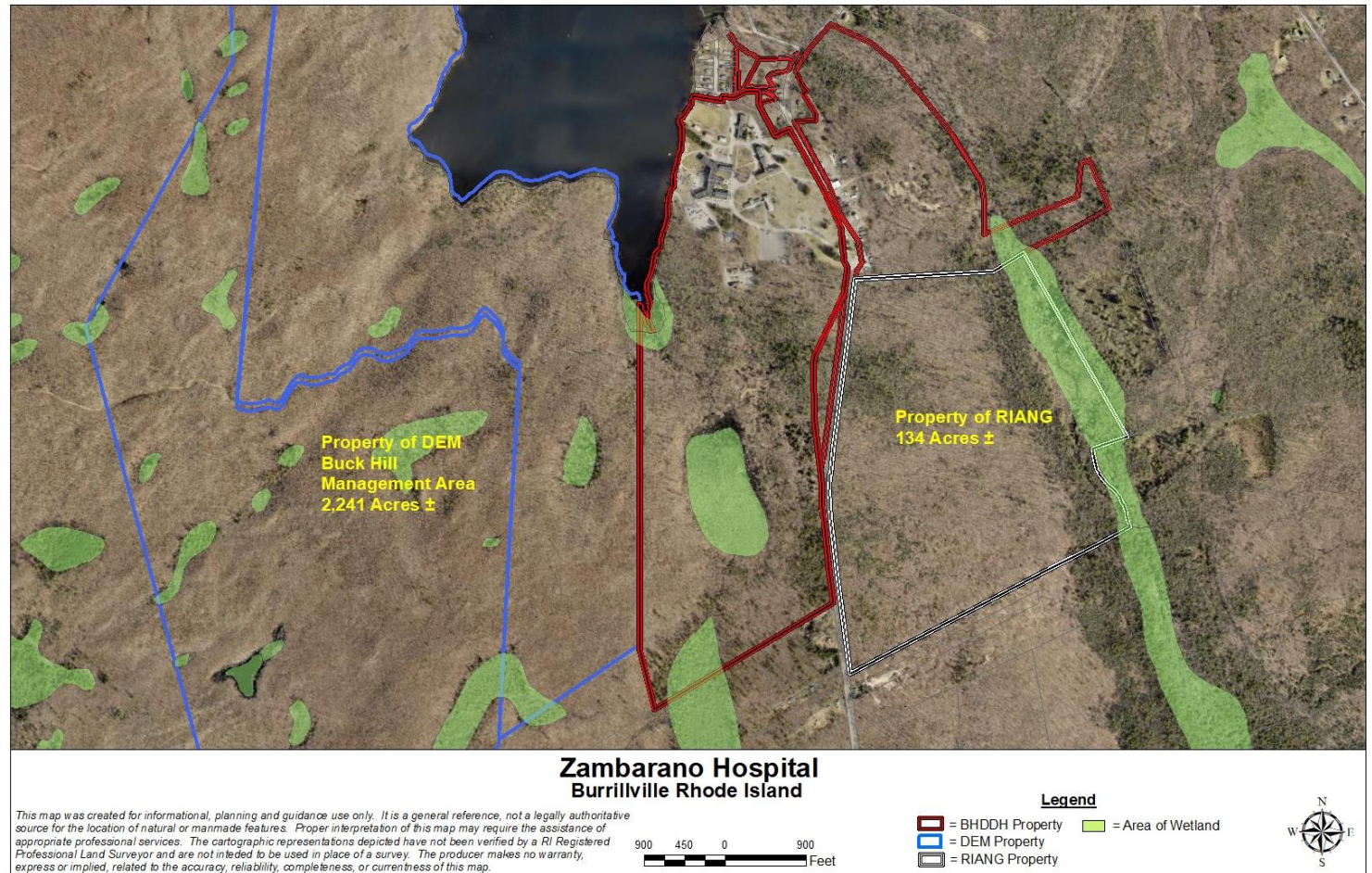
1. Pinel
2. Welcome Arnold
3. Gloria McDonald
4. Eastman House
5. Laundry



# DOA Campuses: Zambarano

## CHALLENGES

1. Master Planning
2. Hospital use
3. Utility infrastructure modernization
4. Abutting residential neighborhood
5. Buildings to be demolished

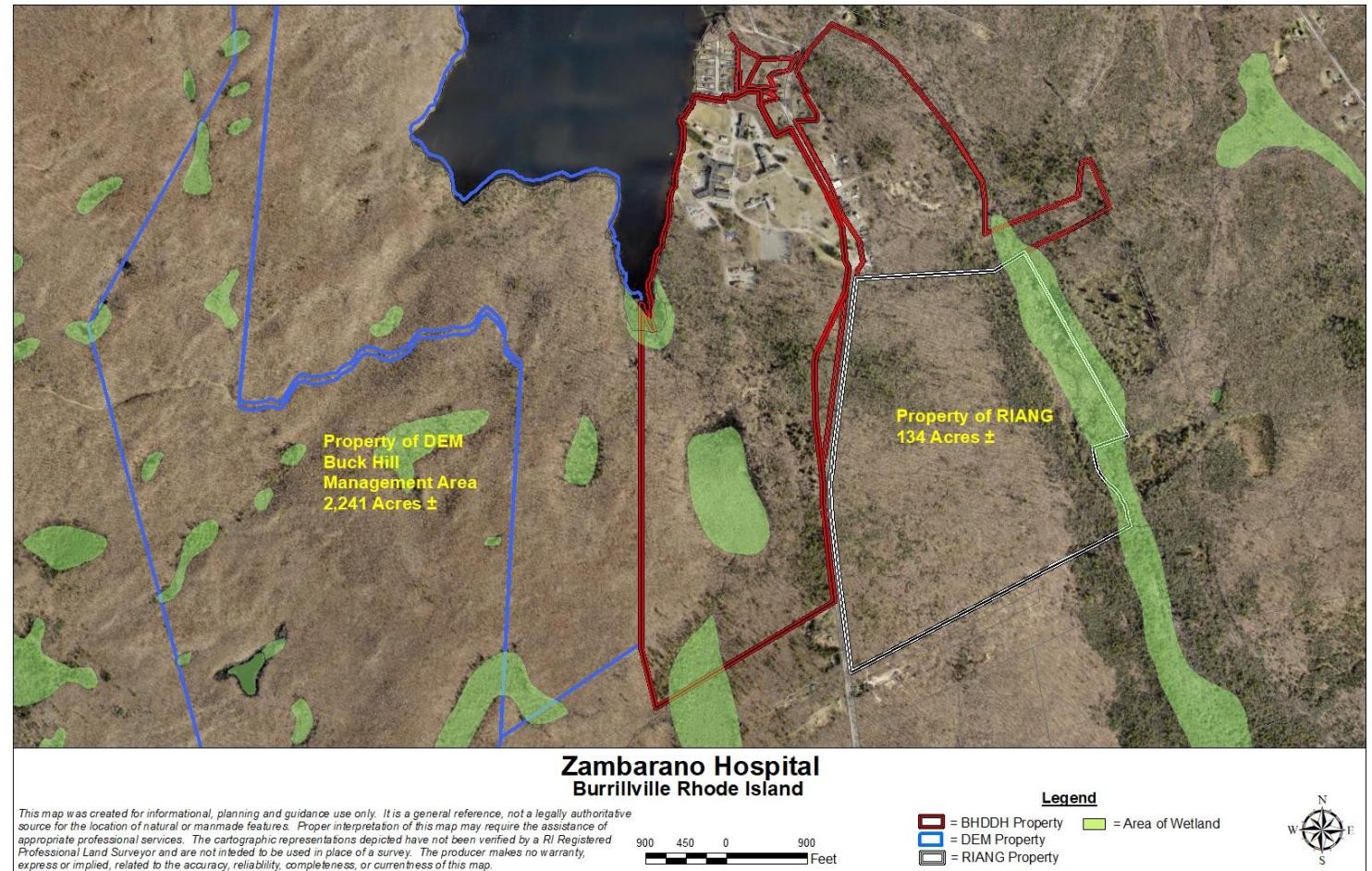




# DOA Campuses: Zambarano

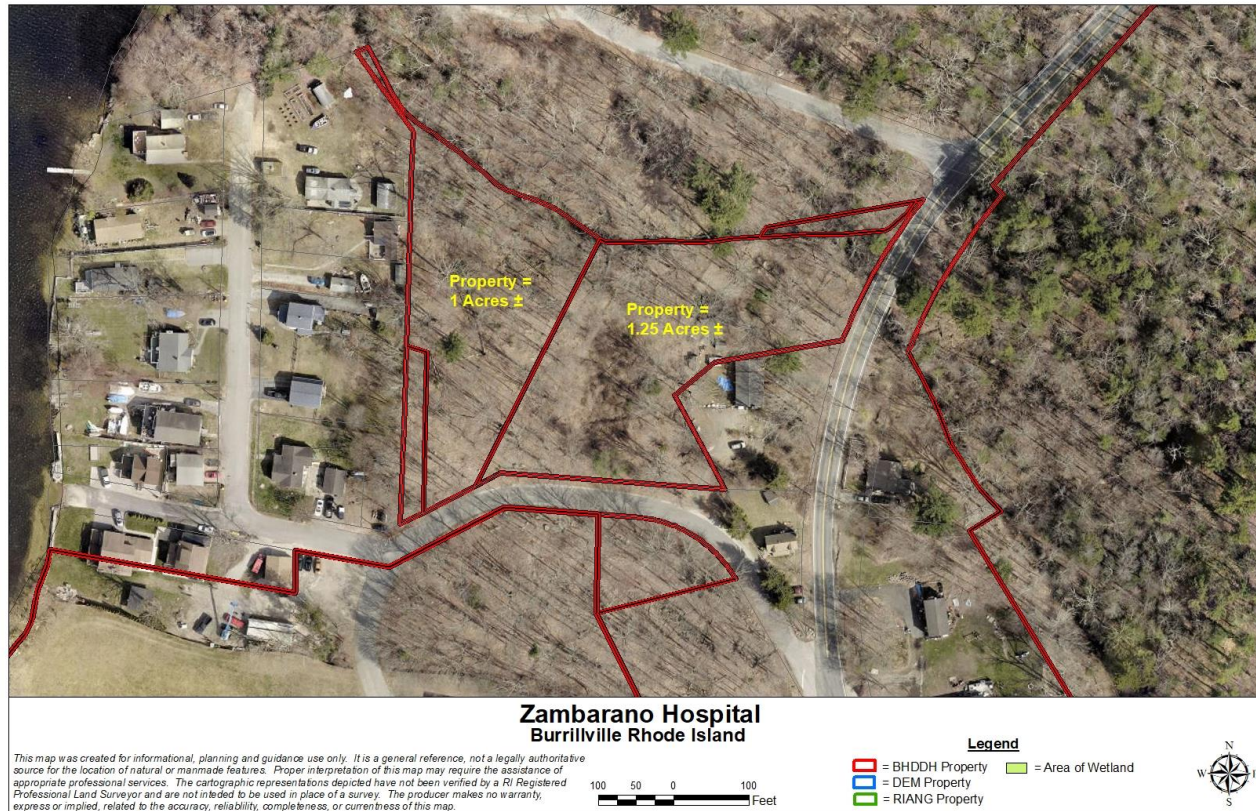
## BUILDINGS SLATED FOR DEMOLITION

1. Three Physicians Cottages
2. Danford & Barnes (connected buildings)
3. Nurse's Quarters (formerly used by Providence Center)
4. Hamlet
5. Children's Infirmary
6. Laundry





# DOA Campuses: Zambarano



## OPPORTUNITIES FOR DEVELOPMENT

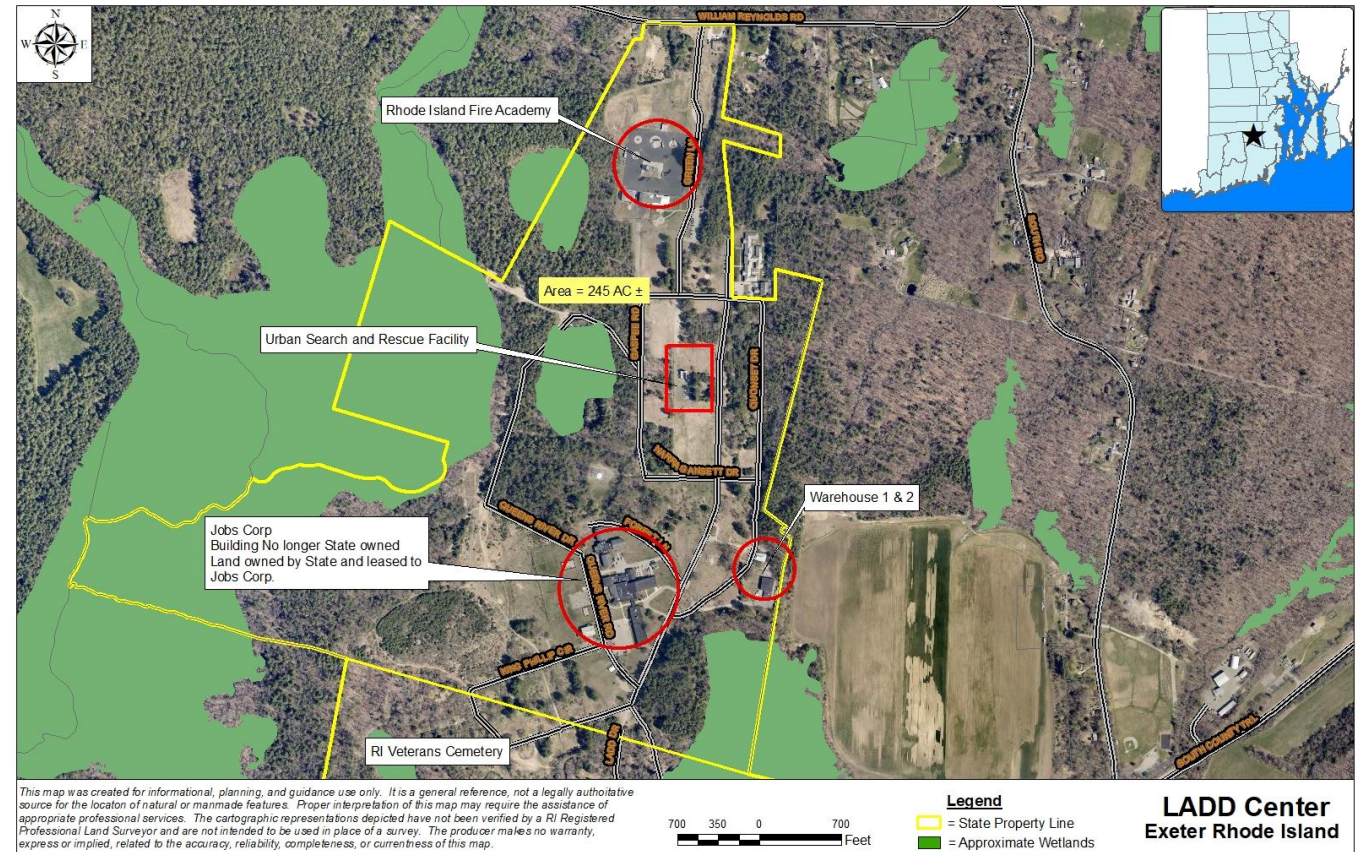
1. Vacant land, including parcels north of fence
2. Cottages near water tower



# DOA Campuses: Ladd

## CHALLENGES

1. Local planning & zoning
2. Mixed use: Fire Training Academy, Job Corps, Phoenix House
3. Identified as potential future home of 16-bed DCYF female youth residential facility
4. Buffers: environmental, wellhead protection
5. Conservation Easement





# DOA Campuses: Capitol Hill

## Successes

1. Cranston Street Armory short term License Agreement with Amos House
2. 666 Hartford Ave License Agreement Transfer to Housing Agency

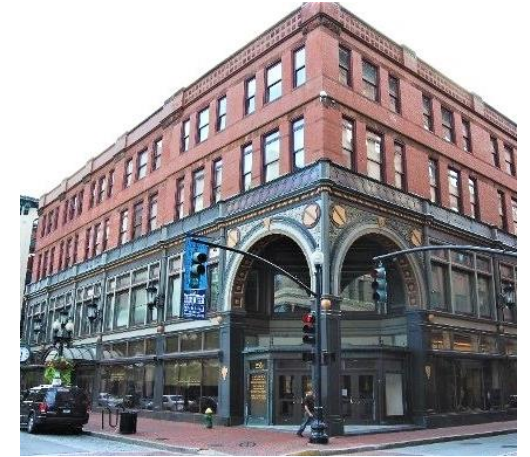
## Opportunities

3. Shepard Building RFI
4. Cranston Street Armory long term repurpose project with Scout developer



# Summary of Opportunities

1. DOA: Shepard Building  
(to be vacated in next 18 months)
2. DOA: Cranston Street Armory  
(under development agreement with Scout)
3. DOA/BHDDH: Zambarano Campus  
(2 vacant parcels, buildings near water tower)
4. DEM: 111 Bowlet Street, Providence (house lot)
5. DEM: Trestle Trail (31 Hill Farm Road)
6. RING: Market St, Warren
7. RING: Avenue A, Woonsocket
8. BHDDH: 2755 Wallum Lake Rd, Burrillville



# Appendix

1. Current Process for Disposal of Surplus State Property
2. DCAMM Properties Sold 2006-2022



# Thank you!

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# Current Process for Disposal of Surplus State Property

This process is authorized by RIGL § 37-7 and overseen by the State Properties Committee.

1. Agency identifies a property under their control is no longer needed for that agencies use
2. All state agencies are notified of the property to be surplus and determine if they have an interest
3. If no state agency requests the property, then it goes to public auction
4. Purchase and sale prepared with high bidder.
5. Local municipality is given first right of refusal.
6. Sale is completed with high bidder or municipality



# DCAMM Properties Sold 2006-2022, p. 1

|    | YEAR | AGENCY   | PROPERTY IDENTIFICATION                | PRIOR USE OF PROPERTY          | SALE PRICE      | STATUS             |  |  |
|----|------|----------|--|--------------------------------|-----------------|--------------------|--|--|
| 1  | 2006 | DLT      | 877 Broadway, East Providence          | Small Office Building          | \$ 360,000.00   | Transaction Closed |  |  |
| 2  | 2008 | DOT      | One Franklin Square, Prov.             | Commercial Building - Retail   | \$ 2,300,000.00 | Transaction Closed |  |  |
| 3  | 2008 | DOT      | Land Adjacent To Wang Building, Prov.  | Parking Lot                    | \$ 780,000.00   | Transaction Closed |  |  |
| 4  | 2008 | DOA      | Land -1615 Pontiac Avenue, Cranston    | Parking Lot                    | \$ 151,000.00   | Transaction Closed |  |  |
| 5  | 2008 | BHDDH    | 90 Plain Street, Providence            | Commercial Office Building     | \$ 3,600,000.00 | Transaction Closed |  |  |
| 6  | 2009 | DOA      | 72 Acres Behind Stedman Center         | Vacant Land                    | \$ 1,180,000.00 | Transaction Closed |  |  |
| 7  | 2010 | DOA      | 1670 Hartford Ave (DOIT Building)      | State Computer Center          | \$ 1,402,000.00 | Transaction Closed |  |  |
| 8  | 2013 | DOA      | Parcel D (RITS), Cranston              | Vacant Land                    | \$ 250,000.00   | Transaction Closed |  |  |
| 9  | 2014 | BHDDH    | 45 Blueberry Lane, North Kingstown     | Group Home                     | \$ 155,000.00   | Transaction Closed |  |  |
| 10 | 2014 | BHDDH    | 125 Columbus Avenue, Pawtucket         | Group Home                     | \$ 66,300.00    | Transaction Closed |  |  |
| 11 | 2014 | BHDDH    | Bishop Hill Road, Johnston             | Vacant Land                    | \$ 66,000.00    | Transaction Closed |  |  |
| 12 | 2014 | BHDDH    | 327 Kenyon Avenue, South Kingstown     | Group Home                     | \$ 100,000.00   | Transaction Closed |  |  |
| 13 | 2015 | DCYF     | 32 Roma Avenue, Johnston               | Group Home                     | \$ 68,000.00    | Transaction Closed |  |  |
| 14 | 2015 | DPS/RISP | 1116 Putnam Pike, Glocester            | RI State Police Barracks       | \$ 170,000.00   | Transaction Closed |  |  |
| 15 | 2015 | BHDDH    | 42 Circle Drive, North Kingstown       | Group Home                     | \$ 255,000.00   | Transaction Closed |  |  |
| 16 | 2015 | DOA      | RI Training School, Cranston           | RI Boys Training School        | \$ 4,500,000.00 | Transaction Closed |  |  |
| 17 | 2016 | BHDDH    | 27 Southwick Drive, Lincoln            | Group Home                     | \$ 180,000.00   | Transaction Closed |  |  |
| 18 | 2016 | BHDDH    | 10 Ethier Way, Cumberland              | Group Home                     | \$ 115,000.00   | Transaction Closed |  |  |
| 19 | 2016 | BHDDH    | 31 Kennedy Road, Foster                | Group Home                     | \$ 116,000.00   | Transaction Closed |  |  |
| 20 | 2016 | BHDDH    | 27 Nichols Lane, Westerly              | Group Home                     | \$ 160,000.00   | Transaction Closed |  |  |
| 21 | 2016 | BHDDH    | 35 Highland Court, Tiverton            | Group Home                     | \$ 152,000.00   | Transaction Closed |  |  |
| 22 | 2016 | BHDDH    | Maier Ct. - 2 Metacom Avenue, Bristol  | Commercial Building/Day Center | \$ 760,000.00   | Transaction Closed |  |  |
| 23 | 2017 | BHDDH    | 651 George Washington Highway, Lincoln | Group Home                     | \$ 170,000.00   | Transaction Closed |  |  |
| 24 | 2018 | BHDDH    | 184 Whiting Avenue, Cranston           | Goup Home                      | \$ 180,000.00   | Transaction Closed |  |  |
| 25 | 2018 | BHDDH    | 35 Lancellotta Avenue, West Warwick    | Group Home                     | \$ 198,000.00   | Transaction Closed |  |  |
| 26 | 2018 | DCYF     | 196 Pine Swamp Road, Cumberland        | Goup Home                      | \$ 167,500.00   | Transaction Closed |  |  |
| 27 | 2019 | BHDDH    | 3 Noka Lane, Charlestown               | Group Home                     | \$ 148,000.00   | Transaction Closed |  |  |
| 28 | 2019 | BHDDH    | 21 Gardner Drive, Westerly             | Group Home                     | \$ 230,000.00   | Transaction Closed |  |  |
| 29 | 2019 | BHDDH    | 6 Mockingbird Lane, Westerly           | Group Home                     | \$ 182,500.00   | Transaction Closed |  |  |
| 30 | 2019 | BHDDH    | 365 Davisville Road, North Kingstown   | Group Home                     | \$ 205,000.00   | Transaction Closed |  |  |
| 31 | 2019 | BHDDH    | 591 West Shore Road, Warwick           | Group Home                     | \$ 158,000.00   | Transaction Closed |  |  |
| 32 | 2019 | BHDDH    | 40 Crestwood Drive, Richmond           | Group Home                     | \$ 164,000.00   | Transaction Closed |  |  |
| 33 | 2020 | BHDDH    | 2 Testa Circle, Scituate               | Group Home                     | \$ 245,000.00   | Transaction Closed |  |  |

# DCAMM Properties Sold 2006-2022. p. 2

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|----|------|-------|--------------------------------------|-------------------------------|----|---------------|--------------------|--|----|
| 34 | 2020 | BHDDH | 151 Cumberland Street, Providence    | Group Home                    | \$ | 194,000.00    | Transaction Closed |  |    |
| 35 | 2020 | BHDDH | 3 Grassy Plain Road, Barrington      | Group Home                    | \$ | 370,000.00    | Transaction Closed |  |    |
| 36 | 2020 | BHDDH | 109 Sherwood Street, Providence      | Group Home                    | \$ | 189,000.00    | Transaction Closed |  |    |
| 37 | 2020 | DOA   | 50 Branch Avenue, Providence         | BOE Building                  | \$ | 1,610,000.00  | Transaction Closed |  |    |
| 38 | 2020 | DOA   | 20 Goddard Drive, Cranston           | Donald Price Prison Facility  | \$ | 6,275,000.00  | Transaction Closed |  |    |
| 39 | 2021 | BHDDH | 9 Wood Street, Richmond              | Group Home                    | \$ | 267,000.00    | Transaction Closed |  |    |
| 40 | 2021 | BHDDH | 87 Carolina Back Road, Charlestown   | Group Home                    | \$ | 303,000.00    | Transaction Closed |  |    |
| 41 | 2021 | BHDDH | 65 Highview Avenue, Hope Valley      | Group Home                    | \$ | 176,000.00    | Transaction Closed |  |    |
| 42 | 2021 | BHDDH | 384 Henry Brown Road, West Greenwich | Group Home                    | \$ | 341,000.00    | Transaction Closed |  |    |
| 43 | 2021 | BHDDH | 305 Owen Avenue, Pawtucket           | Group Home                    | \$ | 211,000.00    | Transaction Closed |  |    |
| 44 | 2021 | BHDDH | 100 Stonehenge Road, Kingston        | Group Home                    | \$ | 370,000.00    | Transaction Closed |  |    |
| 45 | 2021 | BHDDH | 5 America Street, Cumberland         | Group Home                    | \$ | 297,000.00    | Transaction Closed |  |    |
| 46 | 2021 | BHDDH | 125 Norfolk Avenue, Cranston         | Group Home                    | \$ | 300,000.00    | Transaction Closed |  |    |
| 47 | 2021 | BHDDH | 1864 Flat River Road, Coventry       | Group Home                    | \$ | 305,000.00    | Transaction Closed |  |    |
| 48 | 2021 | BHDDH | 160 Beechwood Avenue, Pawtucket      | Medical Office Building       | \$ | 400,000.00    | Transaction Closed |  |    |
|    |      |       |                                      |                               | \$ | 30,542,300.00 |                    |  |    |
|    |      |       |                                      |                               |    |               |                    |  |    |
| 49 | 2023 | BHDDH | 181 Cumberland Street, Woonsocket    | Commercial Bulding/Day Center |    | TBD           | TBD                |  |    |
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