



Johnson's Pond Redevelopment Plan First Community Workshop

September 25, 2025
Coventry High School

AGENDA



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1. Presentation

- Team Introductions
- RDA and GZA Roles
- Overview of Process
- How the Study Area Was Drafted
- Next Steps
- Public Engagement Opportunities
- Overview of Breakout Session



2. Interactive Feedback

PROJECT TEAM WITH US TODAY



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TOWN OF COVENTRY REDEVELOPMENT AGENCY & RDA SOLICITOR

MEMBER

Vincent J. Pilla, Jr.

MEMBER

Robert Brennan

MEMBER

George Poli

VICE CHAIR

Christopher Schuler

RDA SOLICITOR

Stephen J. Angell, Esq.

PRINCIPAL IN CHARGE

Kevin Williams, AICP, PP

PROJECT MANAGER

Sarah Sklar, AICP, LEED GA, ENV SP

CONSULTANT REVIEWER

Jim Heineman, AICP, PP

ASSISTANT PROJECT MANAGER

Rosemarie Fusco, PhD, AICP

PROJECT PLANNER

Megan Ellwell





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ROLE OF COVENTRY REDEVELOPMENT AGENCY

- **Does**

- Improve conditions at Johnson's Pond to support its long-term stability and public enjoyment through coordinated redevelopment within targeted areas to carry out the purposes of Title 45, Chapters 31 through 33 of Rhode Island General Law (R.I.G.L.)
- Assist in revitalizing neighborhood and commercial areas
- Work with the public to identify redevelopment projects that benefit the community
- Acquire and sell property and redevelop those areas to carry out the elements of the R.I.G.L.
- Prepare Redevelopment Plans in accordance with §45-32-8 of the R.I.G.L.

- **Does not**

- Approve development plans or construction
- Acquire property outside designated redevelopment areas
- Act without a Redevelopment Plan
- Engage in activities not considered public uses

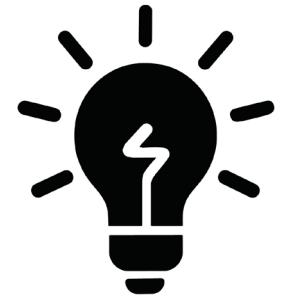




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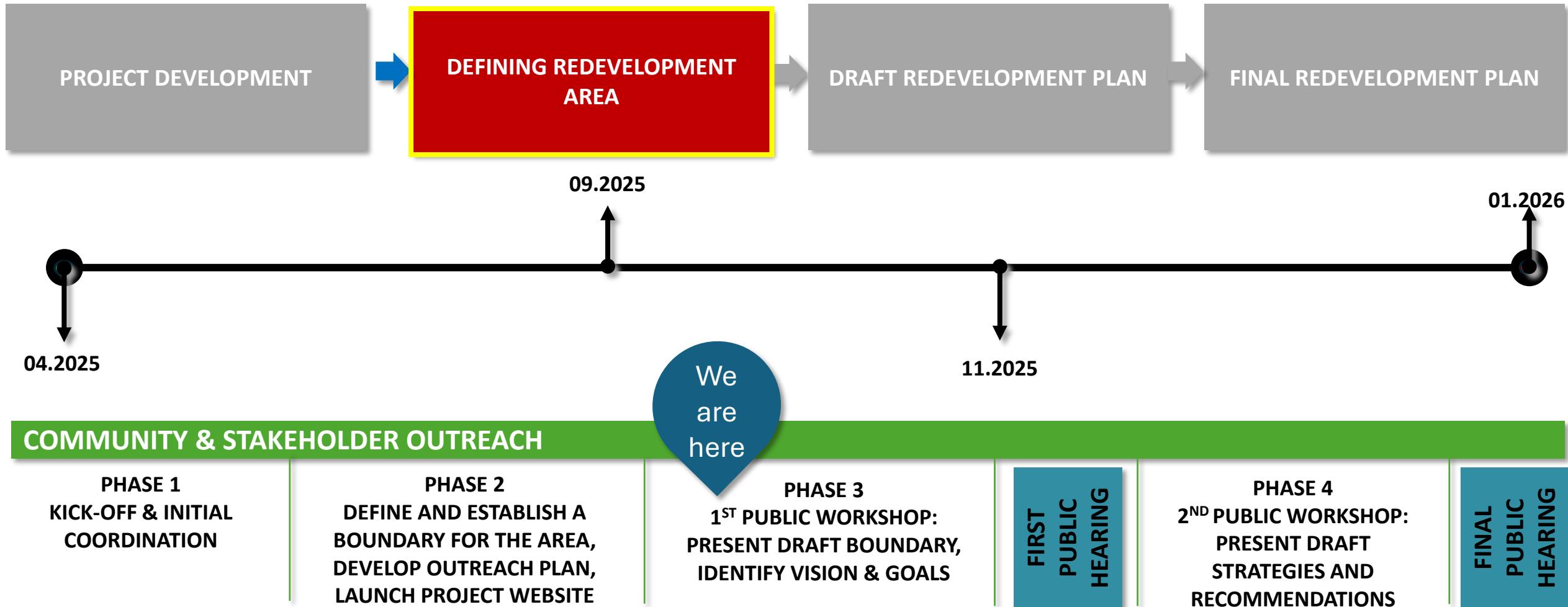
ROLE OF CONSULTANT TEAM (GZA)

- **We are here to:**
 - Listen
 - Encourage public participation and consensus building
 - Facilitate public workshops and public hearings
 - Convey your comments, concerns and ideas to the Redevelopment Agency
 - Prepare a Redevelopment Plan that reflects the community's vision of Johnson's Pond
- **We do not have an opinion or agenda**





WHERE WE ARE IN THE PROCESS



HOW DID WE GET HERE



When privately owned, the Pond's water levels were lowered in advance of rainfall events



Resulted in impacts to residential properties, the environment and ecology, and the recreational use and enjoyment of the Pond



RIDEM, Town and Consultants performed several inspections/evaluations of the Dam and Pond



In 2024, the Town moved to condemn and take ownership of the Dam and Pond to preserve public safety and community use



Town undertook spillway repairs to the Dam in accordance with plans approved by RIDEM



WHAT IS A REDEVELOPMENT PLAN



A Redevelopment Plan is a comprehensive strategy for improving areas within a community through coordinated actions per the Rhode Island General Law.

- A guiding document, and a legal process for the productive development of an area, providing a roadmap of improvement plans and projects, acquisition of land(s), change in land use regulations, project identification processes, costs for improvements and potential uses and sources of funds needed for implementation.

Generally, the goals of Redevelopment Plans are:

- Help residents improve their quality of life and the environment
- Promote orderly growth and development consistent with community need
- Consider the natural characteristics of the land and the need to protect public health and the environment

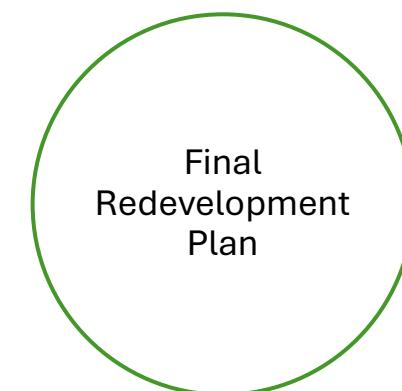
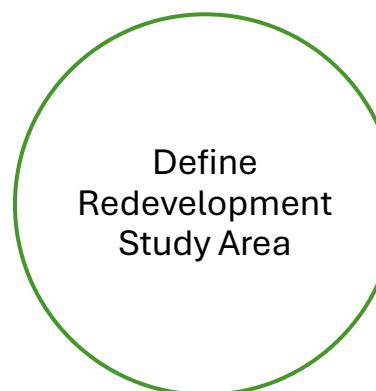


WHAT IS THE REDEVELOPMENT PROCESS



Two-Stage Redevelopment Plan Process

1. Define a Redevelopment Study Area that considers those lands influenced and affected by the conditions at Johnson's Pond Dam, as well as local and regional access points to potential recreational opportunities around the Pond.
2. Once the Study Area is determined, develop a Plan that supports the state of good repair of the Dam and its long-term maintenance, provides quality recreational access to the water, supports long term maintenance of the entire reservoir, and ensures a high-quality waterfront environment for residential homes abutting the reservoir.



WHAT IS THE GOAL OF THIS PROCESS



- Enhance access and amenities;
- Provide for long-term maintenance and improvements of infrastructure to support public recreational use of the Pond;
- Foster the ecological stability of the reservoir environment;
- Promote economic development in appropriate areas; and
- Ensure stable reservoir conditions that support a high-quality waterfront environment for residential homes abutting the reservoir.

The Redevelopment Plan must create a public benefit for Town residents by identifying potential redevelopment projects and strategies for public recreation and use of the Pond.

DEFINING THE REDEVELOPMENT AREA



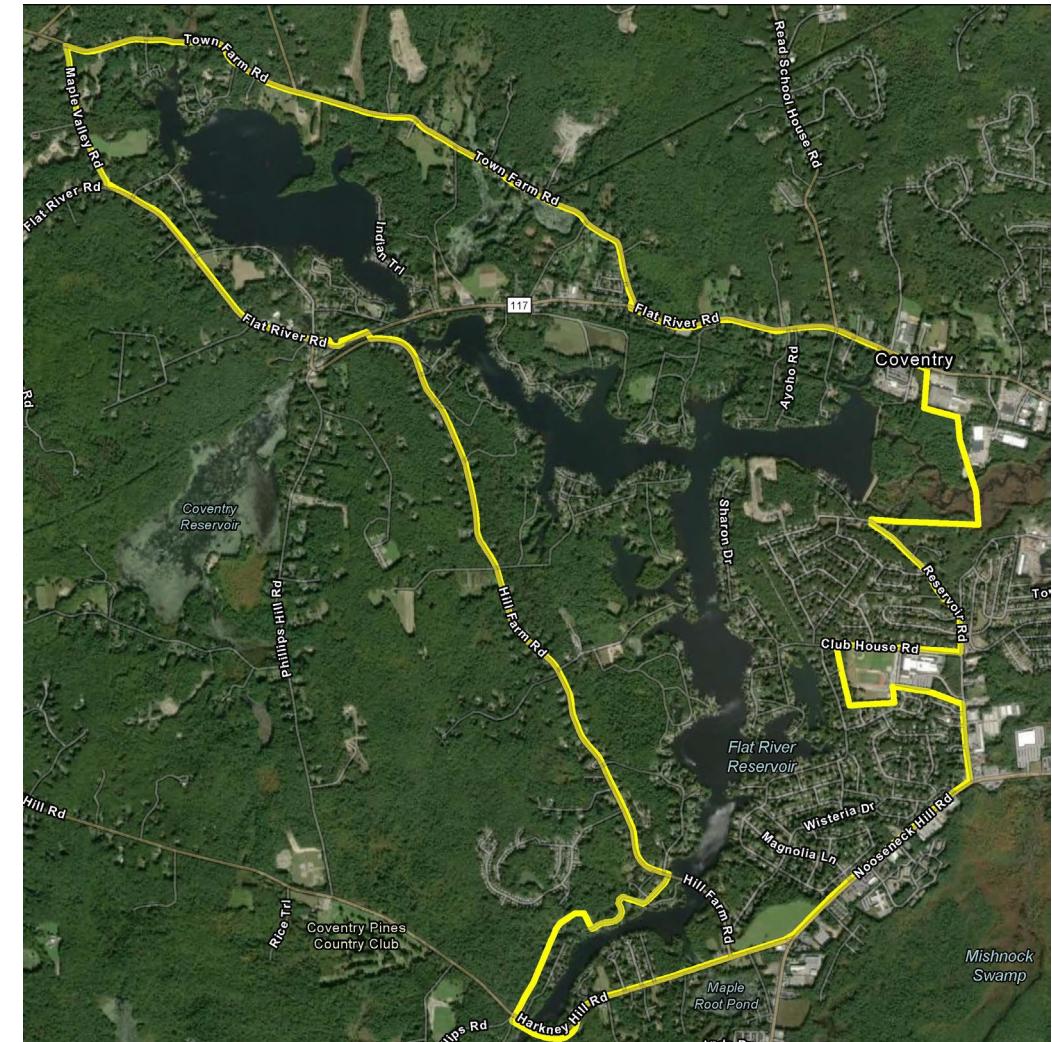
Establish Rational for Redevelopment Study Area Boundary

Prepare Preliminary Redevelopment Study Area Boundary

Present Preliminary Redevelopment Study Area Boundary to the Public

Revise Redevelopment Study Area Boundary Based on Public Input

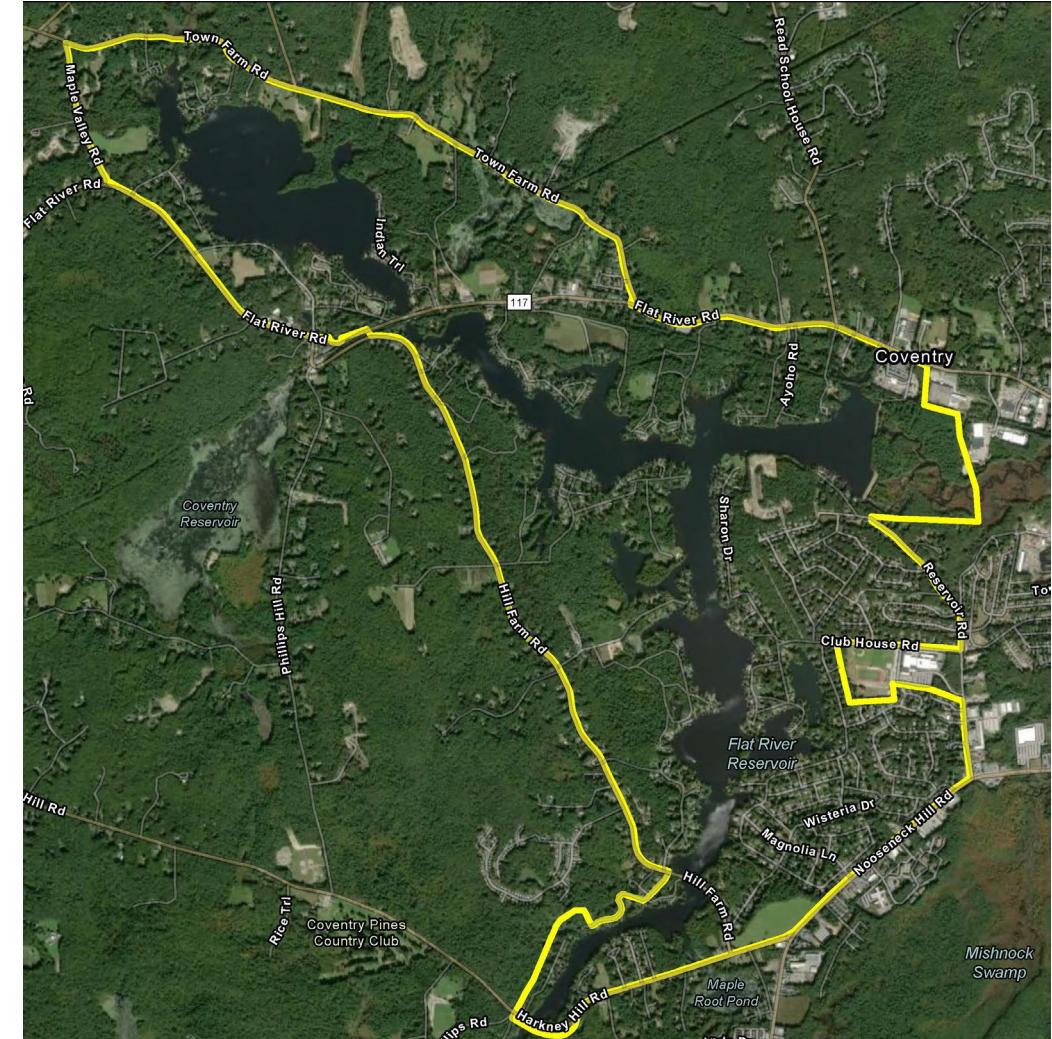
Conduct Public Hearing



RATIONALE FOR THE REDEVELOPMENT AREA



- Direct Pond abutters
- Encompass all established neighborhoods/HOA communities
- Follow the arterial roadways along the Pond's boundary
- Include local roadways that provide direct and indirect access to the Pond
- Include all paper streets and rights-of-way that provide access to the Pond
- Encompass Town-owned and State-owned properties for future public improvements



DEFINING THE REDEVELOPMENT AREA



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Develop Public Outreach Plan and Launch Project Website



Meetings with CRDA to Coordinate Boundary and Outreach



First Community Workshop to Present Draft Boundary and Identify Vision and Goals



Conduct Small Group Outreach with Key Stakeholders



Goal: Set First Public Hearing Date, TBD



NEXT STEP: First Public Hearing to Establish Redevelopment Area



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NEXT STEPS AFTER STUDY AREA APPROVAL



Prepare Draft Improvement Strategies for Redevelopment Area Based on Vision and Goals from First Workshop, Meetings with Key Stakeholders and Public Input from Project Website



Conduct Second Community Workshop to Present Draft Strategies and Recommendations to Achieve Goals & Vision



Revise Draft Strategies and Recommendations Based on Public Input and Prepare Draft Final Plan for CRDA Review and Approval



Final Public Hearing for Plan Adoption



Submit to Rhode Island Department of Administration

OTHER PUBLIC ENGAGEMENT OPPORTUNITIES



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Ongoing Small
Group Outreach



First Public
Hearing
(Redevelopment
Area Boundary)



Second
Community
Workshop



Submit
Comments on
Project Website



Final Public
Hearing (Plan
Adoption)



3 Breakout Rooms with Facilitators (GZA and RDA)

Discuss Etiquette and Instructions

Review Draft Redevelopment Area Boundary and Supporting Maps

Visioning Exercise

Reconvene in Main Room to Discuss Outcomes

Closing Remarks



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BREAKOUT SESSION ETIQUETTE

Only one discussion at a time led by a facilitator

Listen actively and ask questions if you don't understand

Be open-minded and creative

Be as brief as possible to allow time for others to speak

Think for yourself

Be respectful of the opinions and input of others

Contribute as much or as little as you'd like



Thank You