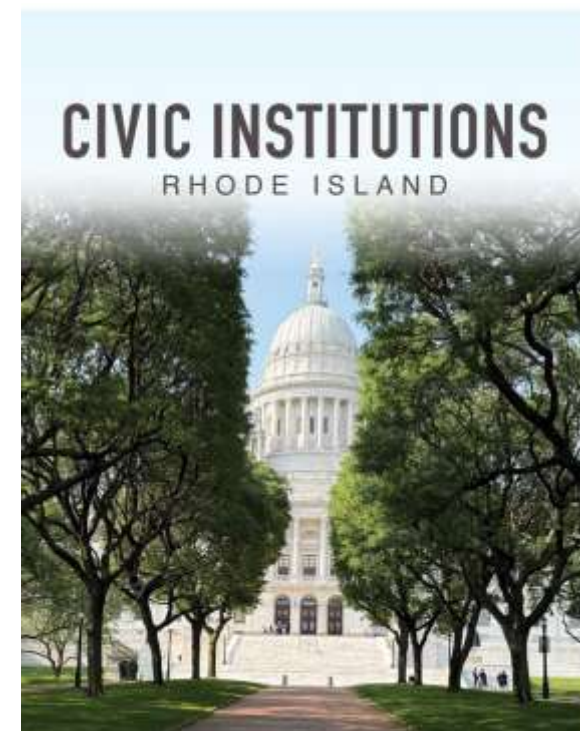
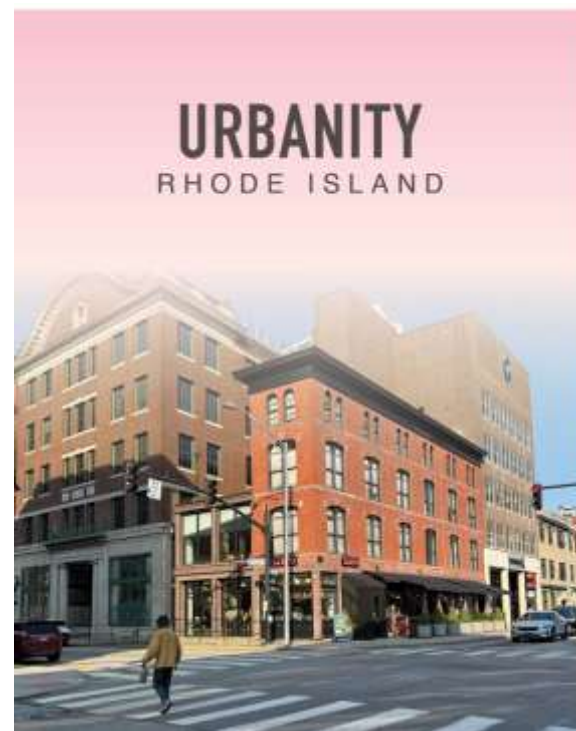
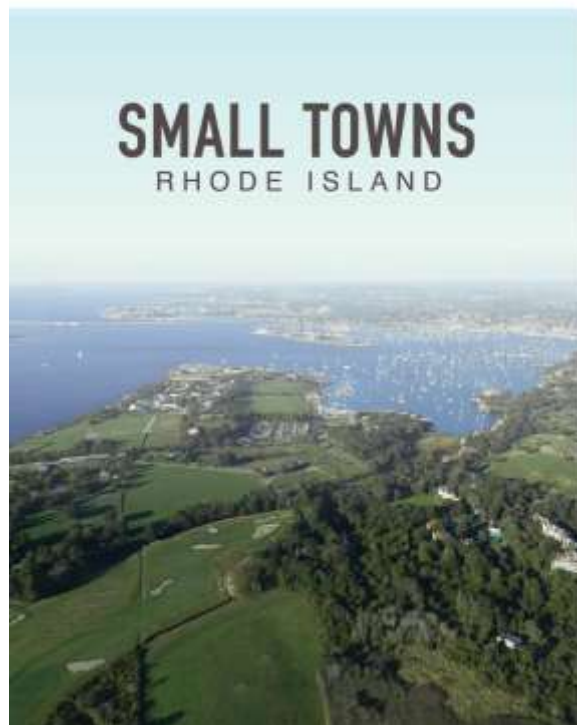
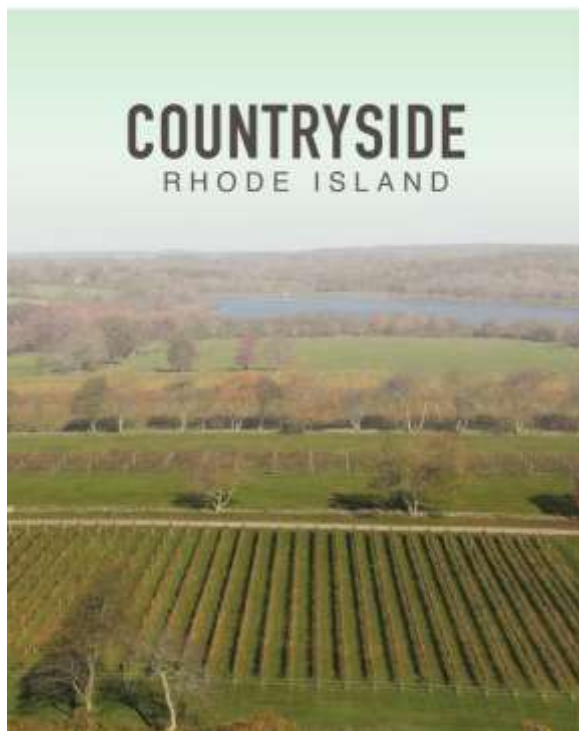


FIX THE PLACES. KEEP THE PEOPLE

2026 Power of Place Summit

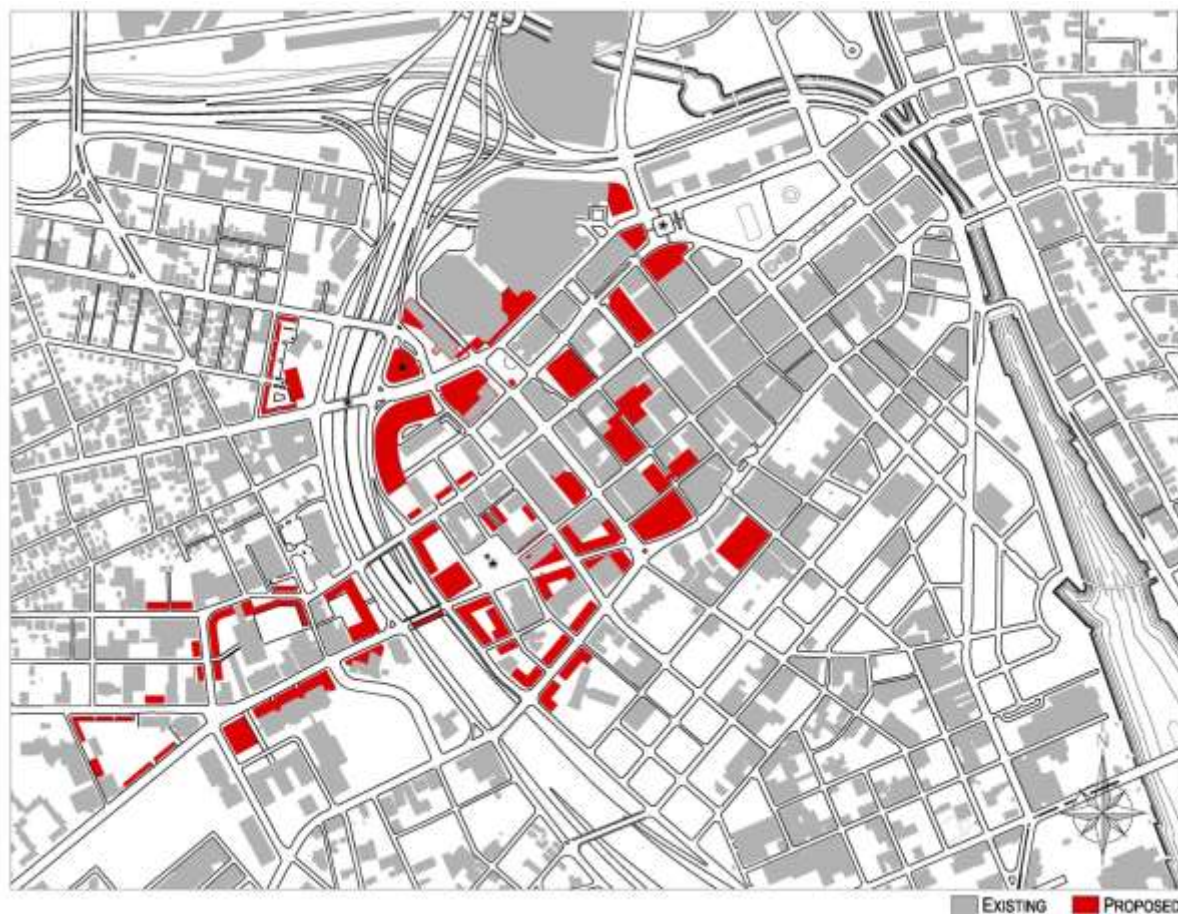
Grow Smart Rhode Island

Galina Tachieva
galina@dpz.com
DPZ CoDesign

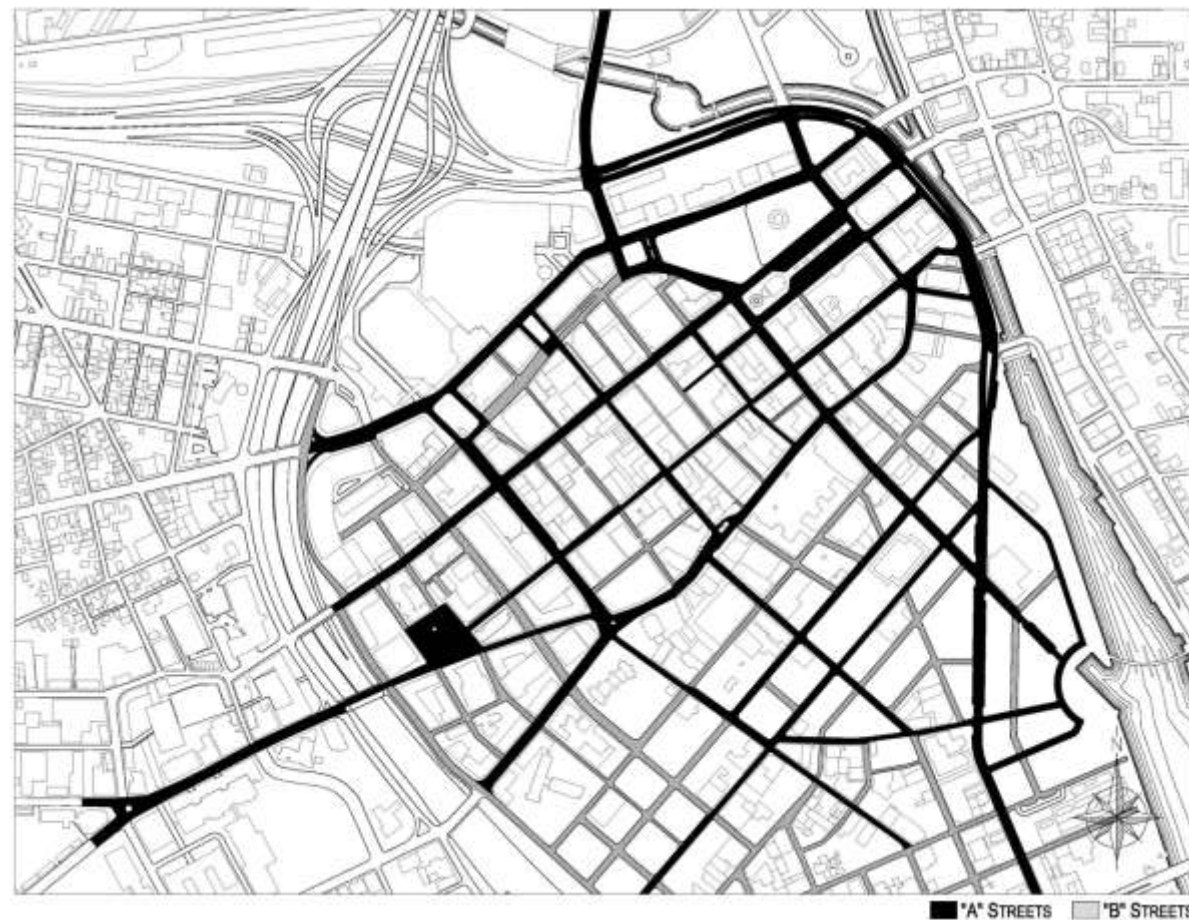


RHODE ISLAND STATE ASSETS





Existing and Proposed Buildings



Thoroughfare Network and Hierarchy

DOWNCITY PROVIDENCE DPZ CHARRETTES – 1992, 2004







NEWPORT, RI



By Kenneth C. Zirkel - Own work, CC BY-SA 4.0,
<https://commons.wikimedia.org/w/index.php?curid=105068475>

THAMES STREET – NEWPORT, RI

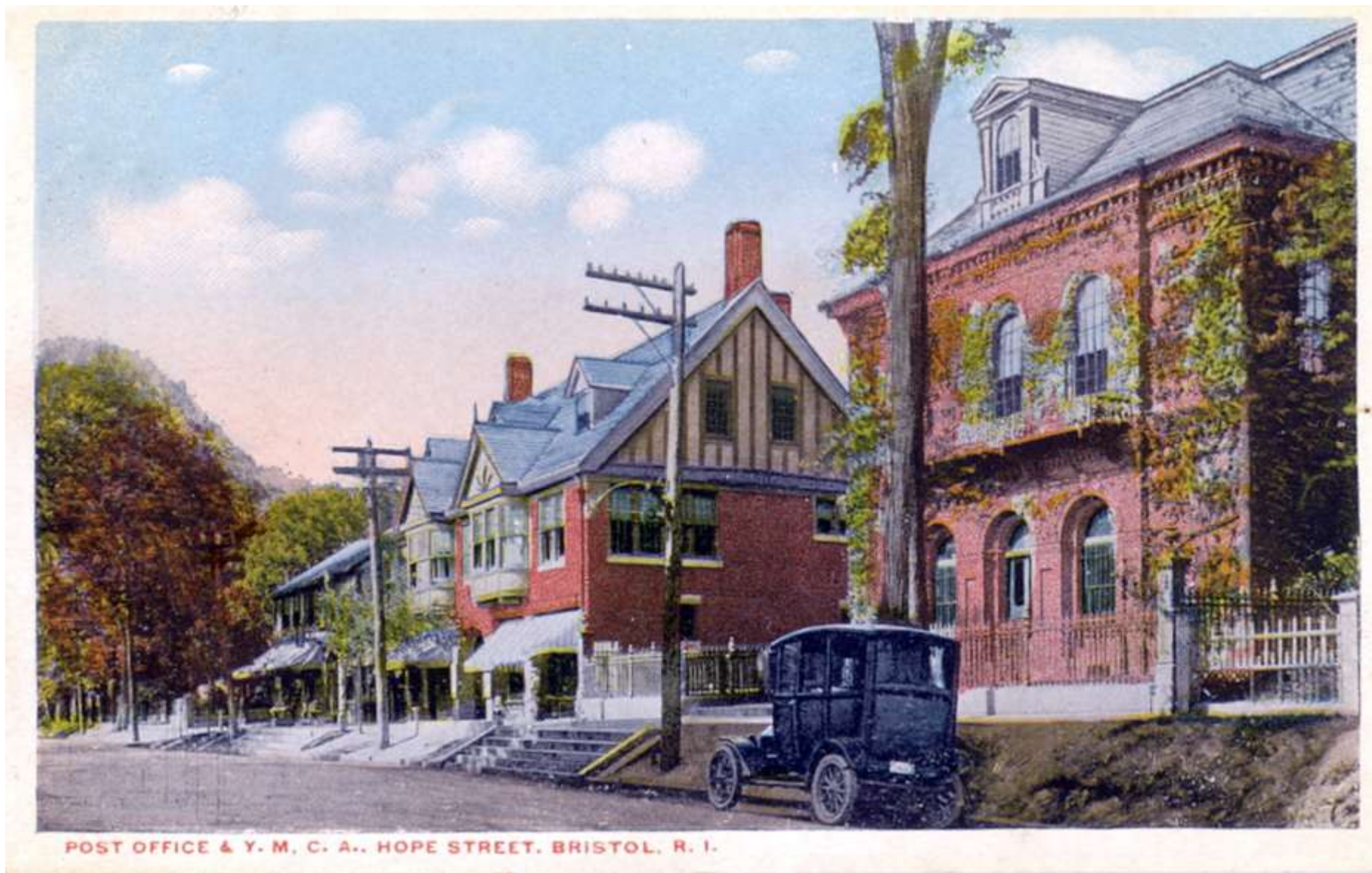


By Dietmar Rabich, CC BY-SA 4.0,
<https://commons.wikimedia.org/w/index.php?curid=30352849>

THAMES STREET – NEWPORT, RI



HOPE STREET – BRISTOL, RI



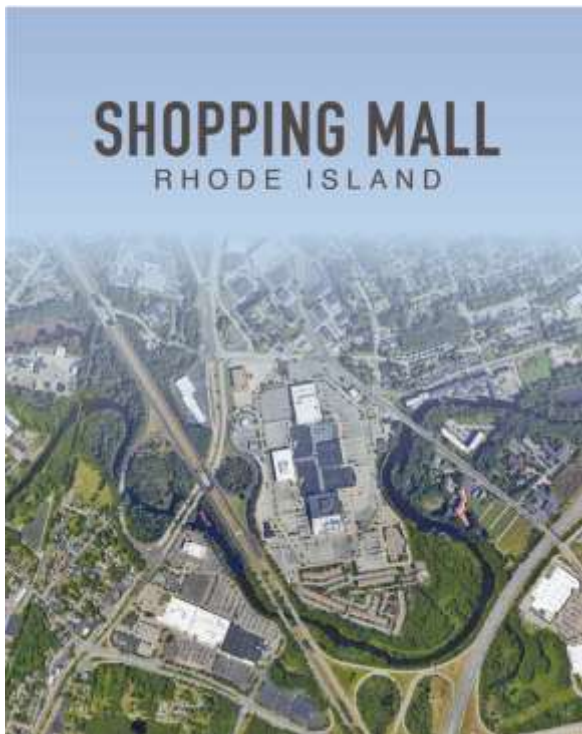
HISTORIC HOPE STREET – BRISTOL, RI



HISTORIC HOPE STREET – BRISTOL, RI

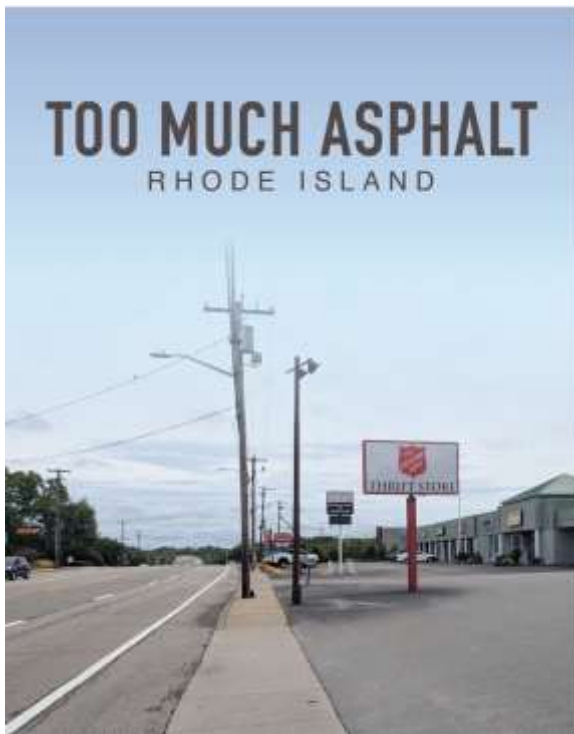
SHOPPING MALL

RHODE ISLAND



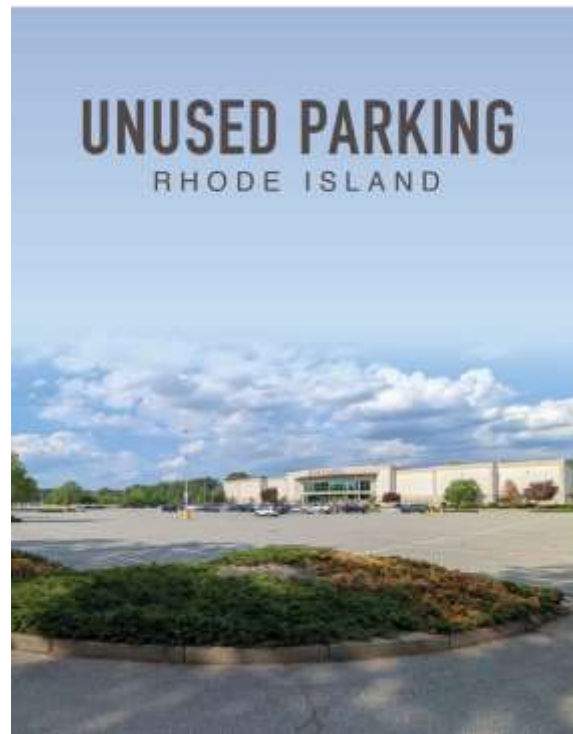
TOO MUCH ASPHALT

RHODE ISLAND



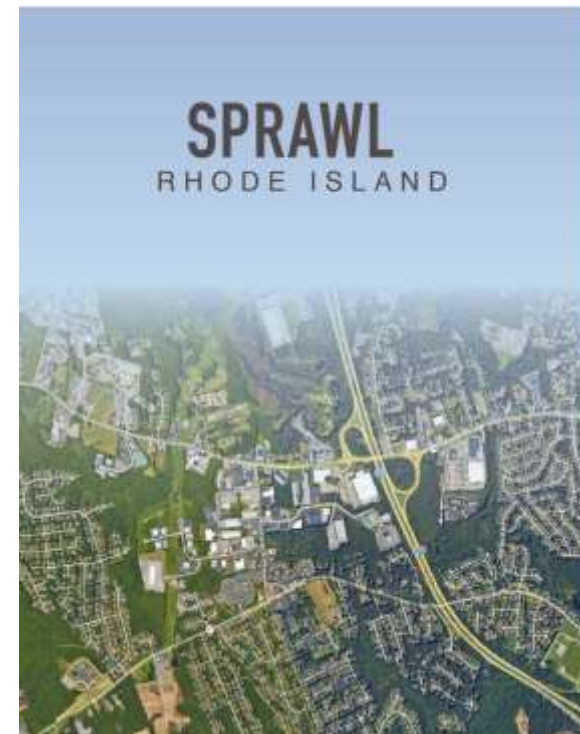
UNUSED PARKING

RHODE ISLAND



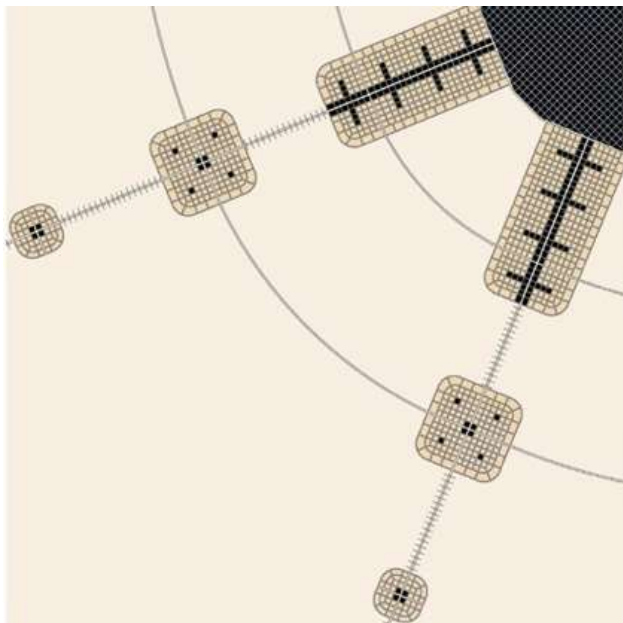
SPRAWL

RHODE ISLAND



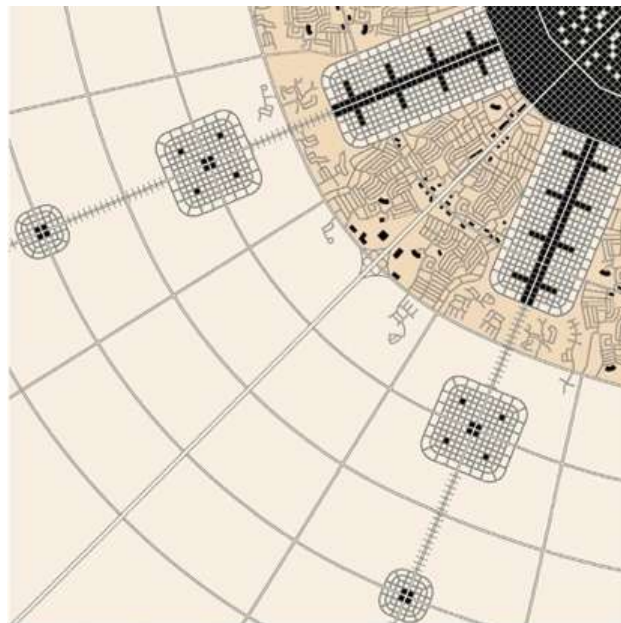
RHODE ISLAND STATE CHALLENGES

Up to early 1940's



-  Traditional urban core
-  First-generation suburbs
-  Railroad or streetcar lines
-  Undeveloped land

1940's - 1970's



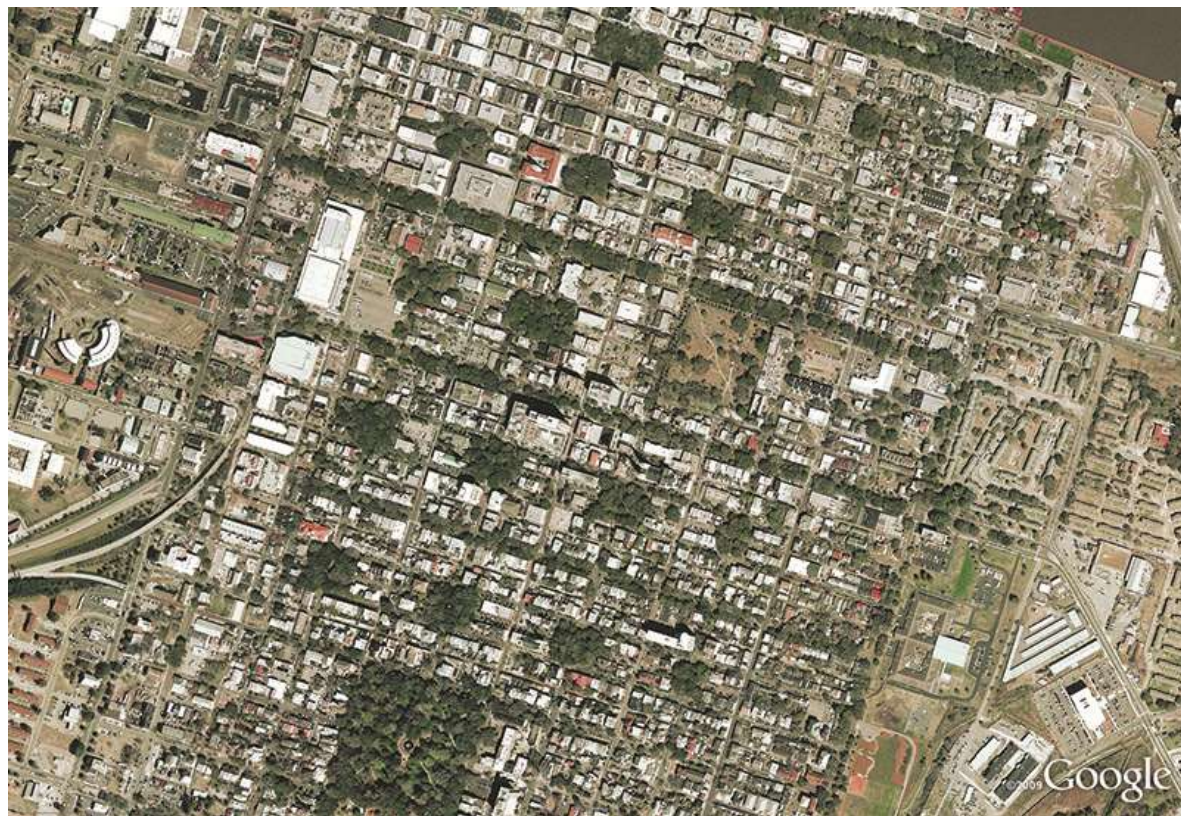
-  Decline in urban core
-  Second-generation suburbs
-  Highways and interchanges
-  Undeveloped land

1980's - 2000's



-  Decline in urban core
-  Third-generation suburbs
-  Highways and interchanges
-  Undeveloped land

THREE GENERATIONS OF SUBURBS



Complete Community:
Walkable Urbanism
(up to 1940's)



Fragmented Development:
Drivable Sprawl
(since 1940's)

TWO PATTERNS OF DEVELOPMENT



Google Earth Professional



Google Earth Professional



1,320 FEET RADIUS / 5 MINUTE WALK
BRISTOL, RI



1,320 FEET RADIUS / 5 MINUTE WALK
LINCOLN COMMONS, LINCOLN, RI



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

SHOPPING CENTER - EXISTING



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

SHOPPING CENTER REPAIR



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

SHOPPING MALL - EXISTING



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

SHOPPING MALL REPAIR



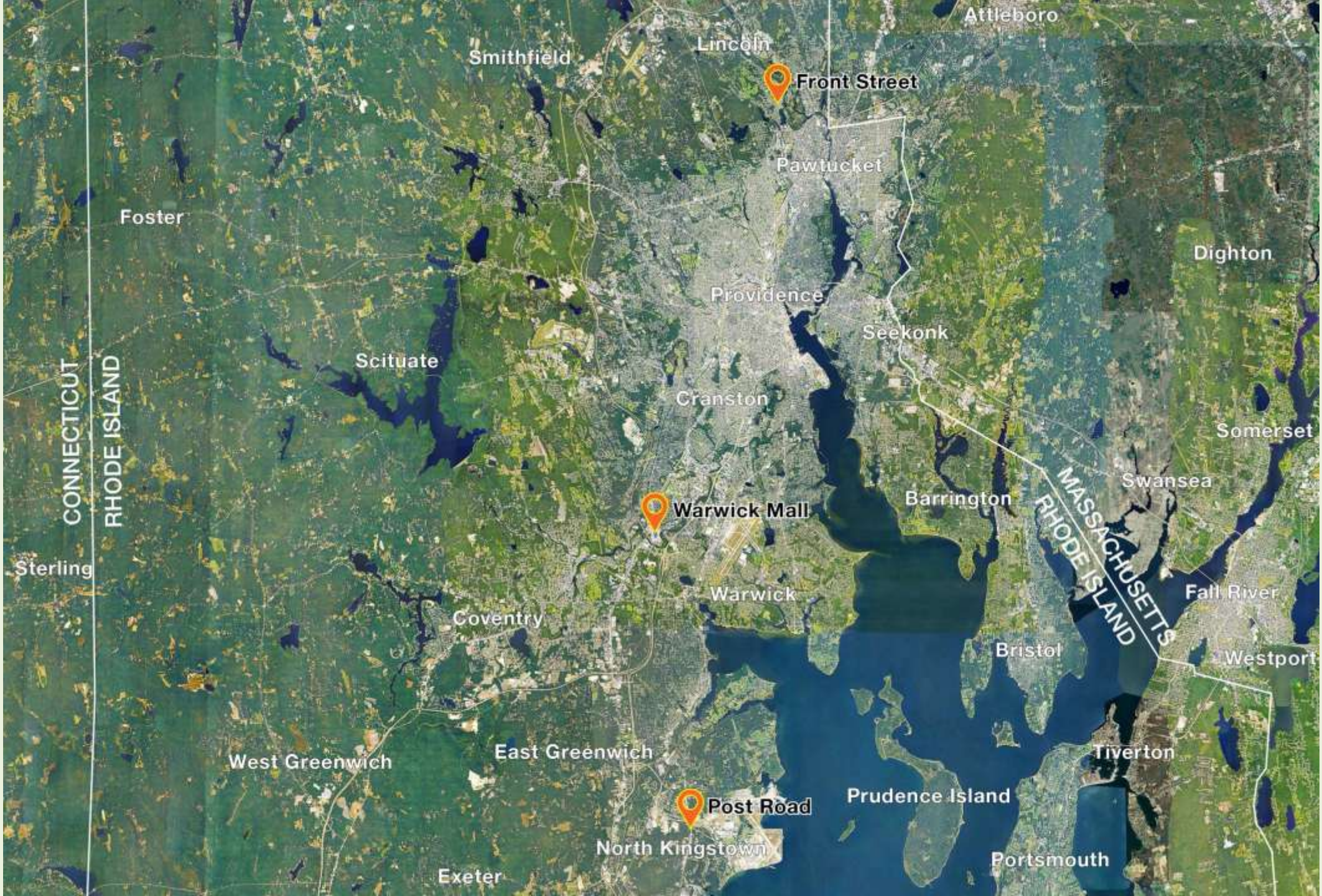
MASHPEE COMMONS, CAPE COD, MA



MASHPEE COMMONS, CAPE COD, MA



MASHPEE COMMONS, CAPE COD, MA



Smithfield

Lincoln

Attleboro

Front Street

Pawtucket

Foster

Dighton

Providence

Seekonk

Scituate

Cranston

Somerset

Swansea

Warwick Mall

Barrington

MASSACHUSETTS
RHODE ISLAND

Fall River

Westport

Coventry

Warwick

Bristol

West Greenwich

East Greenwich

Tiverton

Post Road

Prudence Island

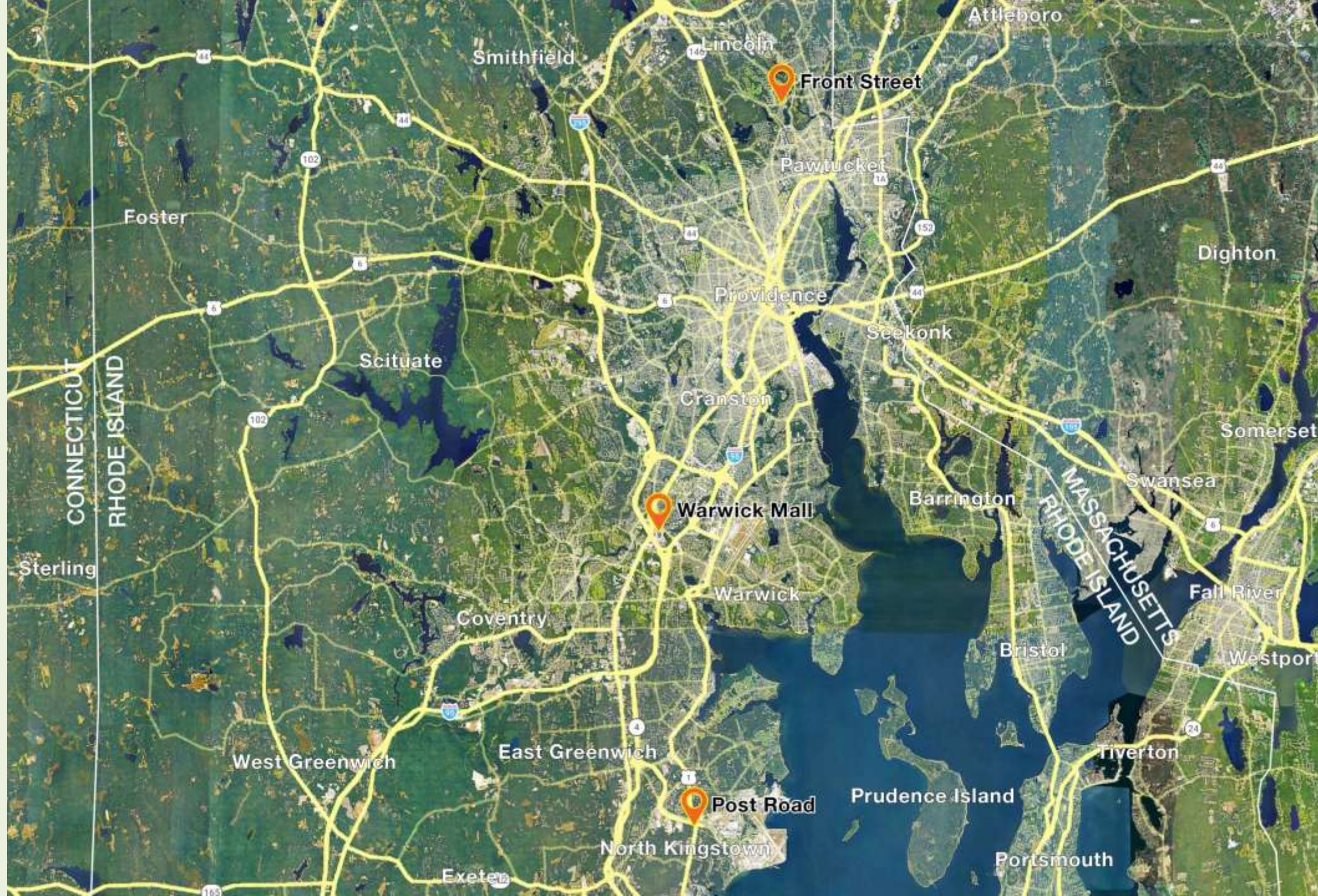
Portsmouth

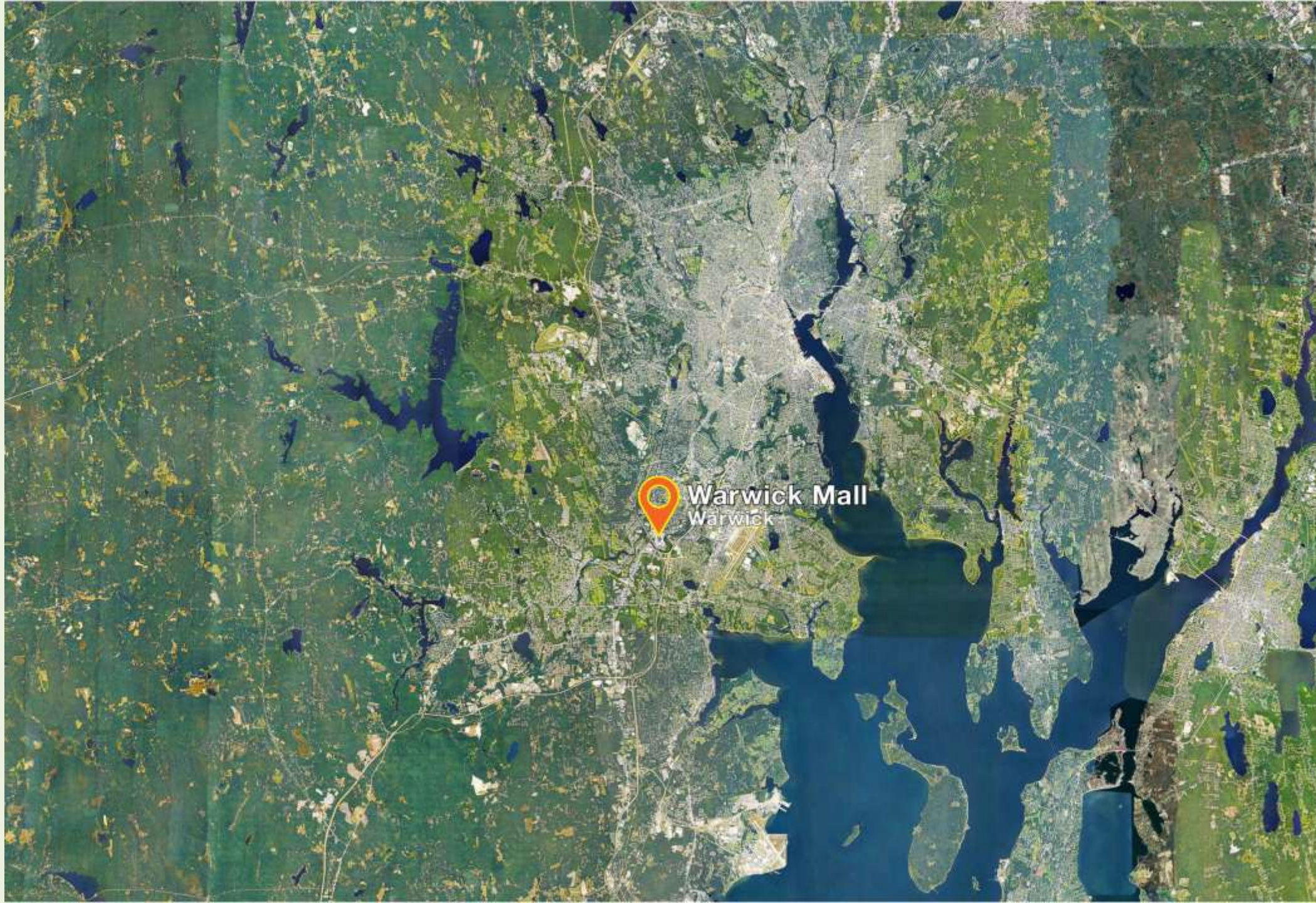
North Kingstown

Exeter

Sterling

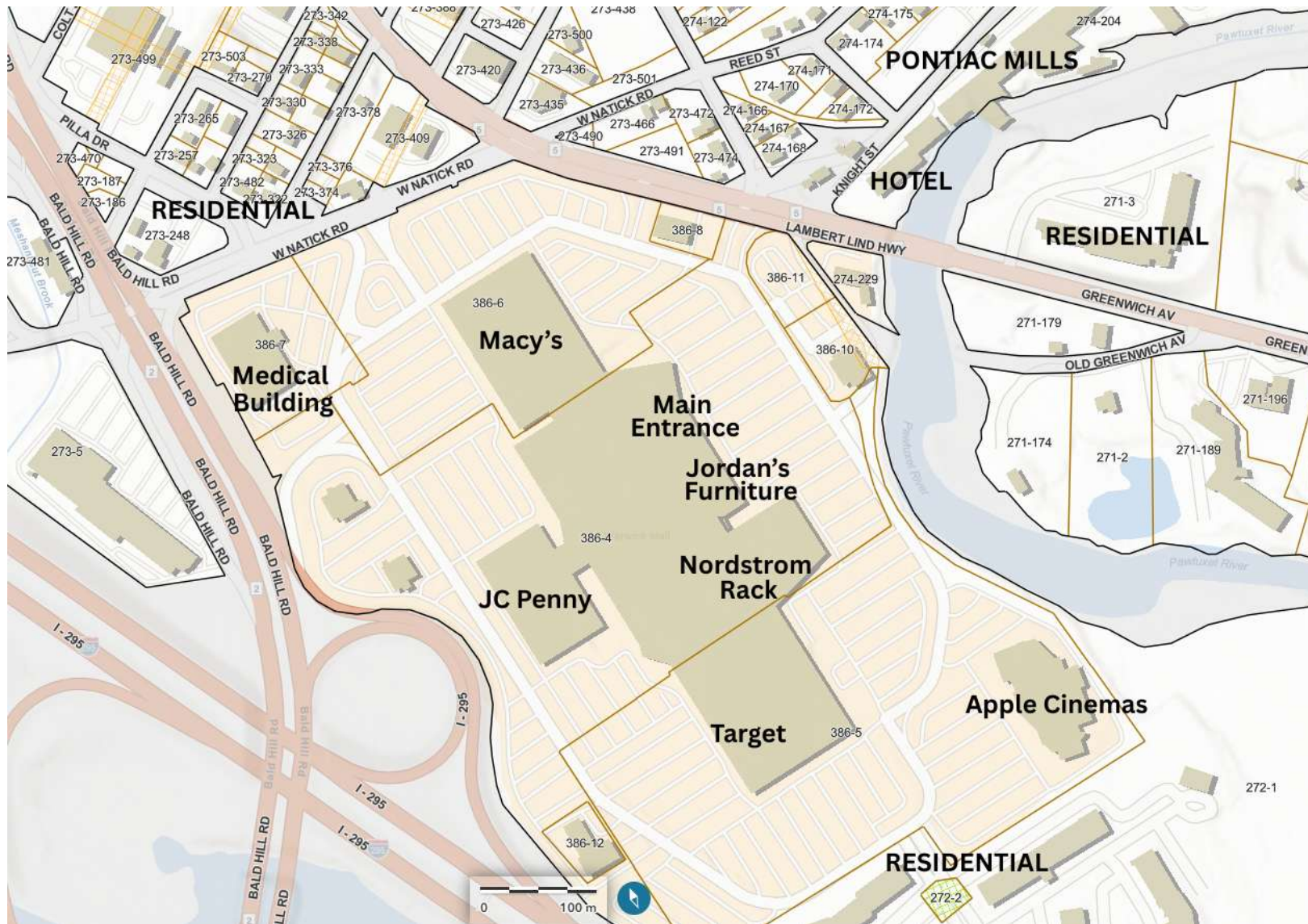
CONNECTICUT
RHODE ISLAND







WARWICK MALL



WARWICK MALL



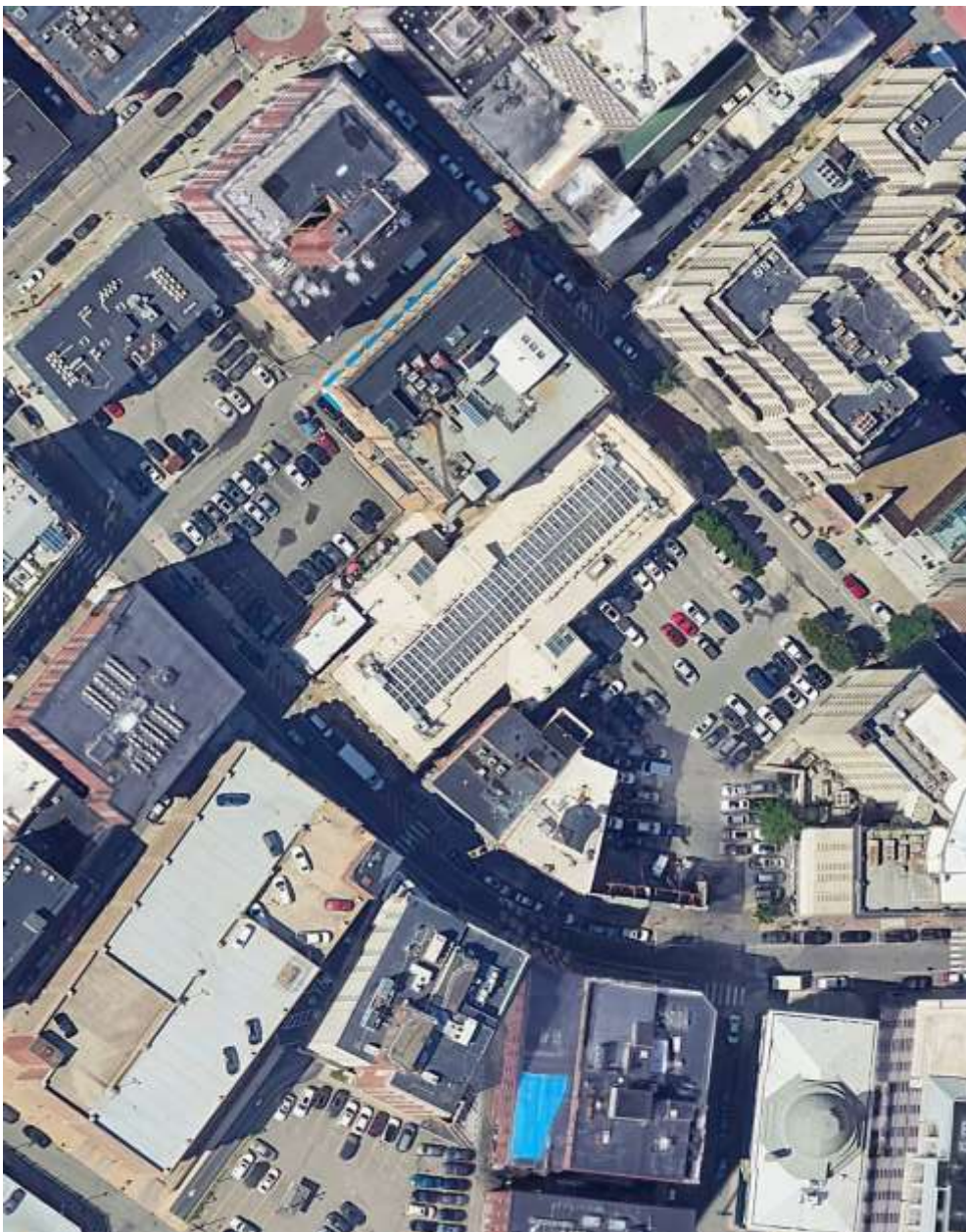
WARWICK MALL



WARWICK MALL



THE ARCADE – PROVIDENCE, RI



THE ARCADE – PROVIDENCE, RI



THE ARCADE & WARWICK MALL SCALE COMPARISON



DOWNCITY PROVIDENCE & WARWICK MALL



WARWICK MALL



WARWICK MALL BEFORE



WARWICK MALL – OPTION 1



WARWICK MALL – OPTION 2



WARWICK MALL BEFORE



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

WARWICK MALL – OPTION 1



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

WARWICK MALL – OPTION 2



Several cities, including Austin, Texas; San Francisco; Raleigh, N.C.; Trenton, N.J.; and Richmond, Va., have fully eliminated parking mandates.

(Adobe Stock)

START WITH THE MOST OBVIOUS – **PARKING LOTS!!**

Nearly 4,000 people died in parking lot and other 'non-traffic' crashes in 2021

Crashes that occur in parking lots, driveways, and other non-roadway locations kill a significant number of Americans — including dozens of children — each year.

1 Minute Read

June 7, 2026, 6:00 AM PDT

By [Diana Ionescu](#) X [@aworkoffiction](#)



America Has As Many As 2 Billion Parking Spaces, And They're Ruining Our Cities

Thankfully, some cities are starting to get rid of extra parking spaces in favor of housing or other, better uses.

BY [COLLIN WOODARD](#) | APRIL 3, 2023 2:00 PM EST



Tim Boyle / Staff/Getty Images



WARWICK MALL - PARKING LOT ACTIVATION

A flexible hospitality module designed for early activation and evolving community use

KEY

- A – Park Model Housing
- B – The Moveable Feast (Food Truck Restaurant)
- C – Gym
- D – Cafe/Bar
- E – Stage
- F – Quad or Volleyball Courts

AREA CALCULATIONS

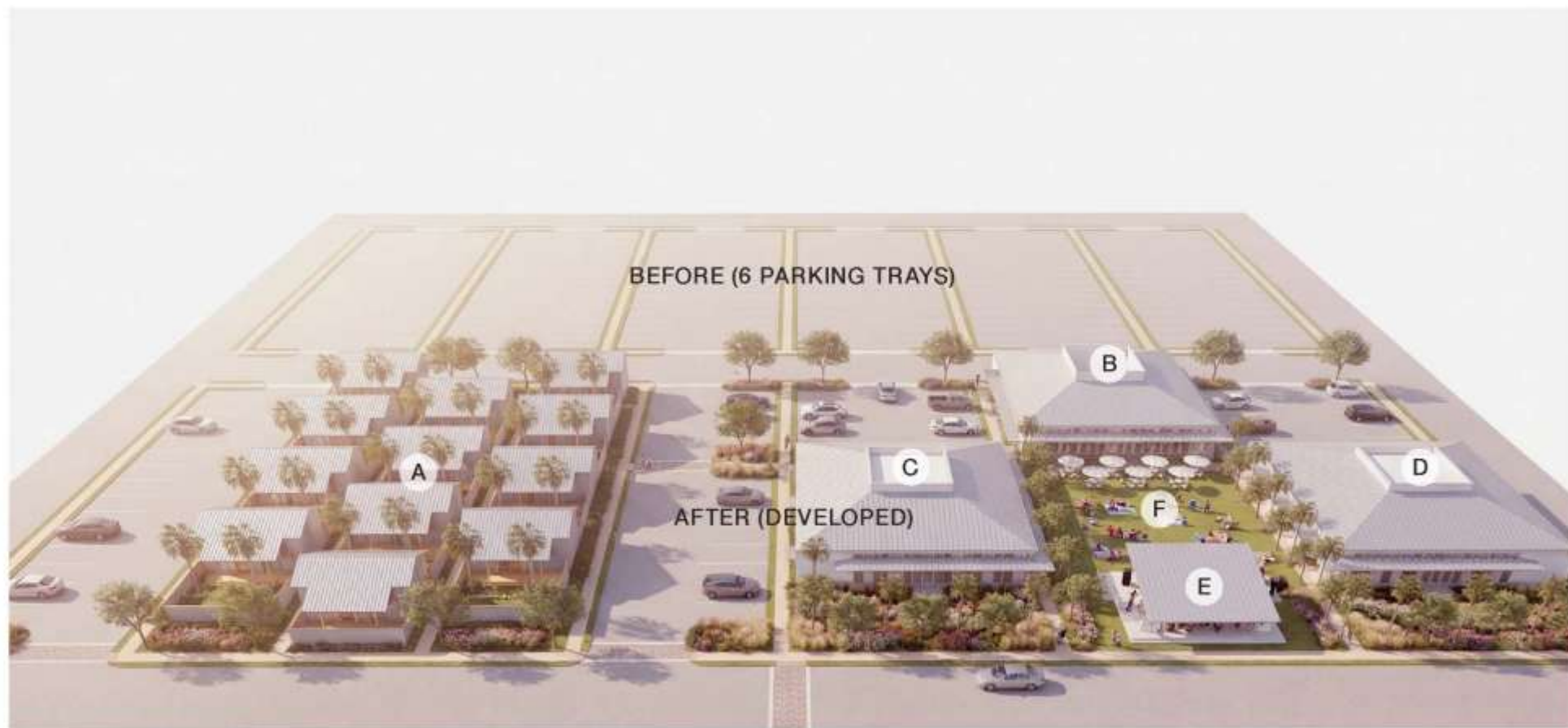
BEFORE (6 PARKING TRAYS)

- AREA: 1.8 AC
- PARKING: 192 SPACES UNDERUTILIZED

AFTER (DEVELOPED)

- AREA: 1.8 AC
- PARKING: 50 SPACES
- HOUSING: 12 UNITS / 24 BEDROOMS
- DENSITY: 6.7 UNITS PER ACRE
- HOUSING: 7,300 SF
- RESTAURANT, GYM, BAR/CAFE: 12,700 SF
- STAGE: 1,500 SF

BUILT AREA: 21,500 SF



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

THE MOVEABLE FEAST



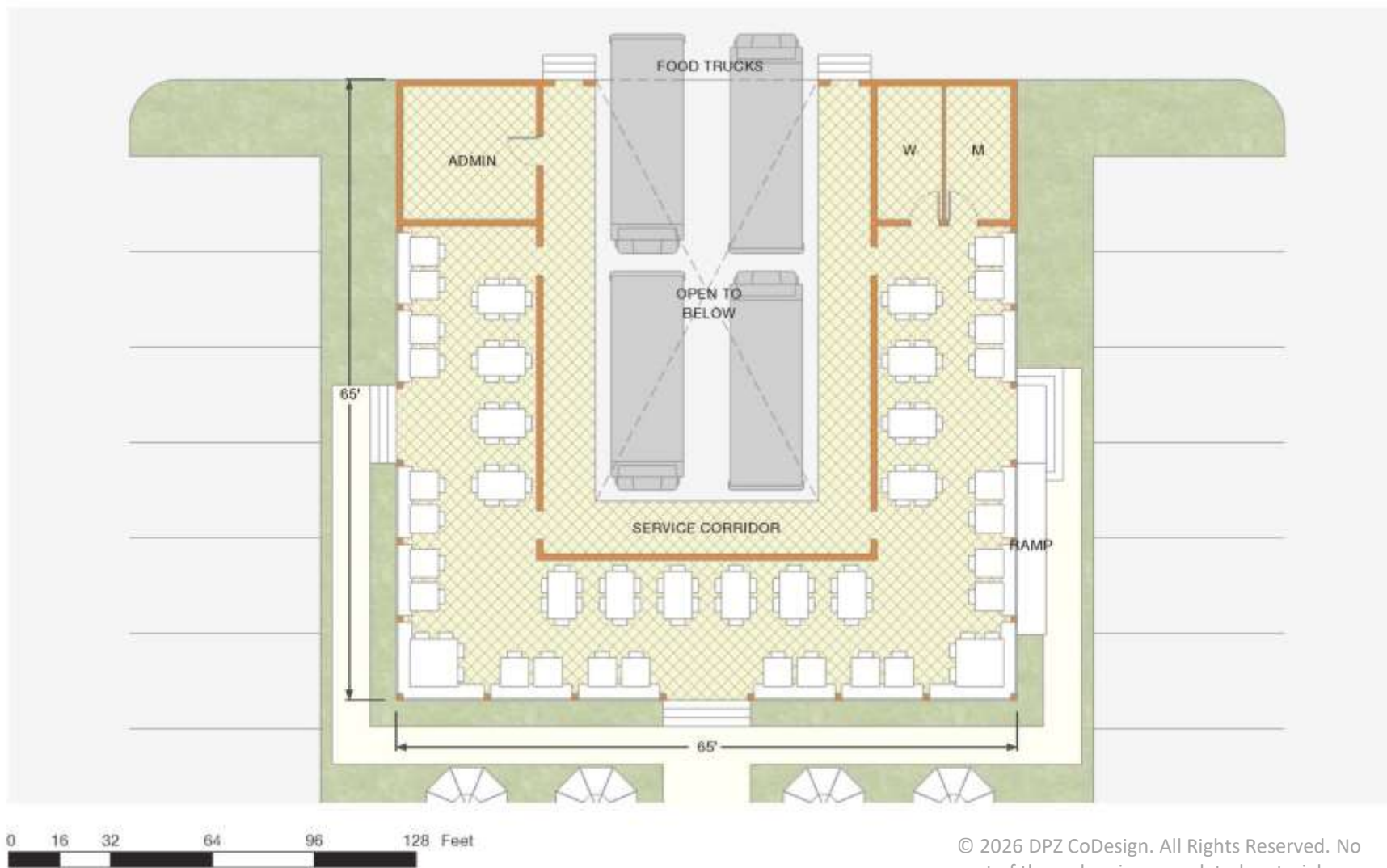
© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

THE MOVEABLE FEAST



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

THE MOVEABLE FEAST



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

THE MOVEABLE FEAST



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

THE MOVEABLE FEAST



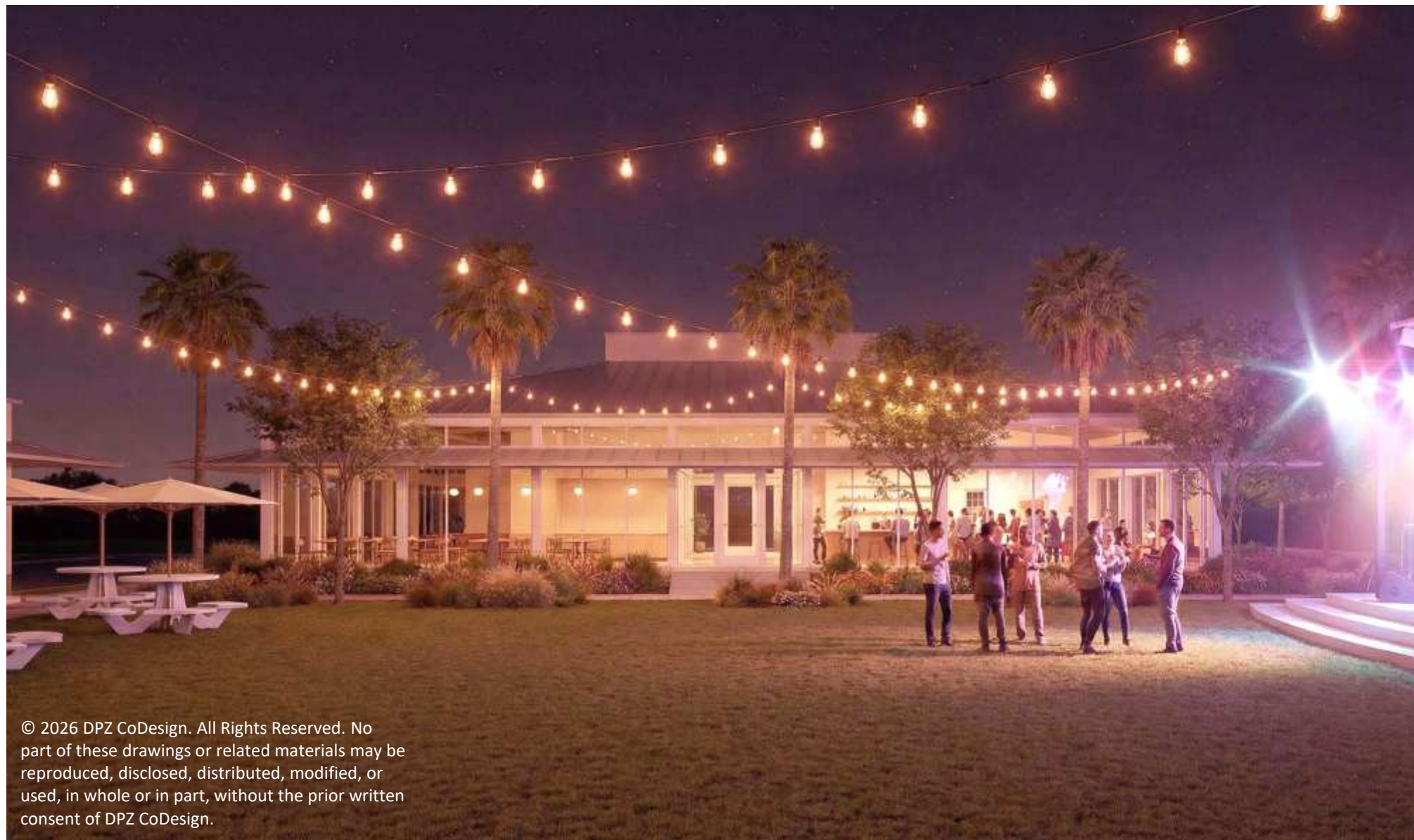
© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

THE MOVEABLE FEAST



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

CONCERT VENUE



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

VIEW FROM QUAD WITH CAFÉ-BAR



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

VIEW FROM QUAD WITH GYM



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

VIEW FROM QUAD WITH GYM & VOLLEYBALL COURTS



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

THE PARK MODEL



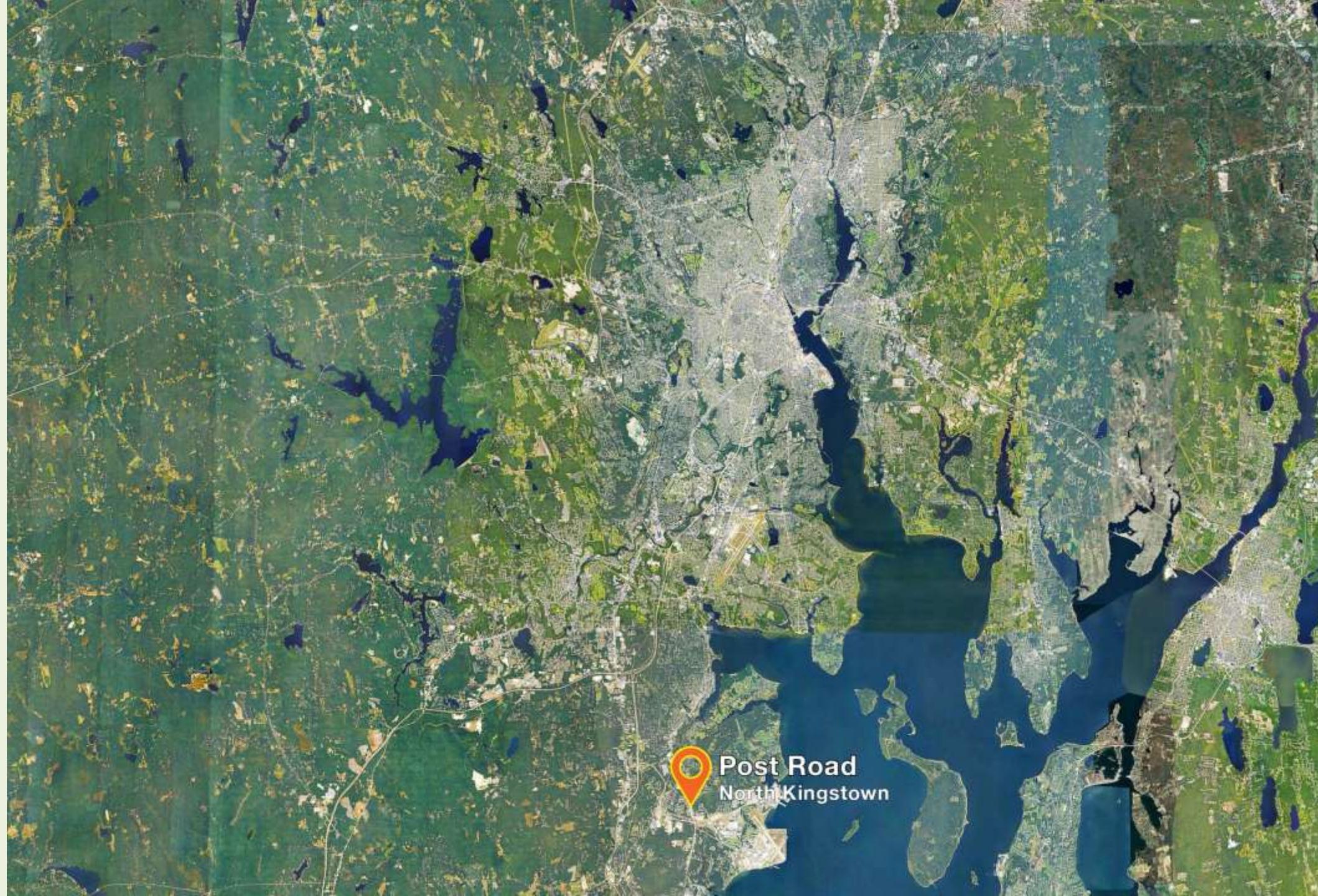
© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

THE PARK MODEL



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

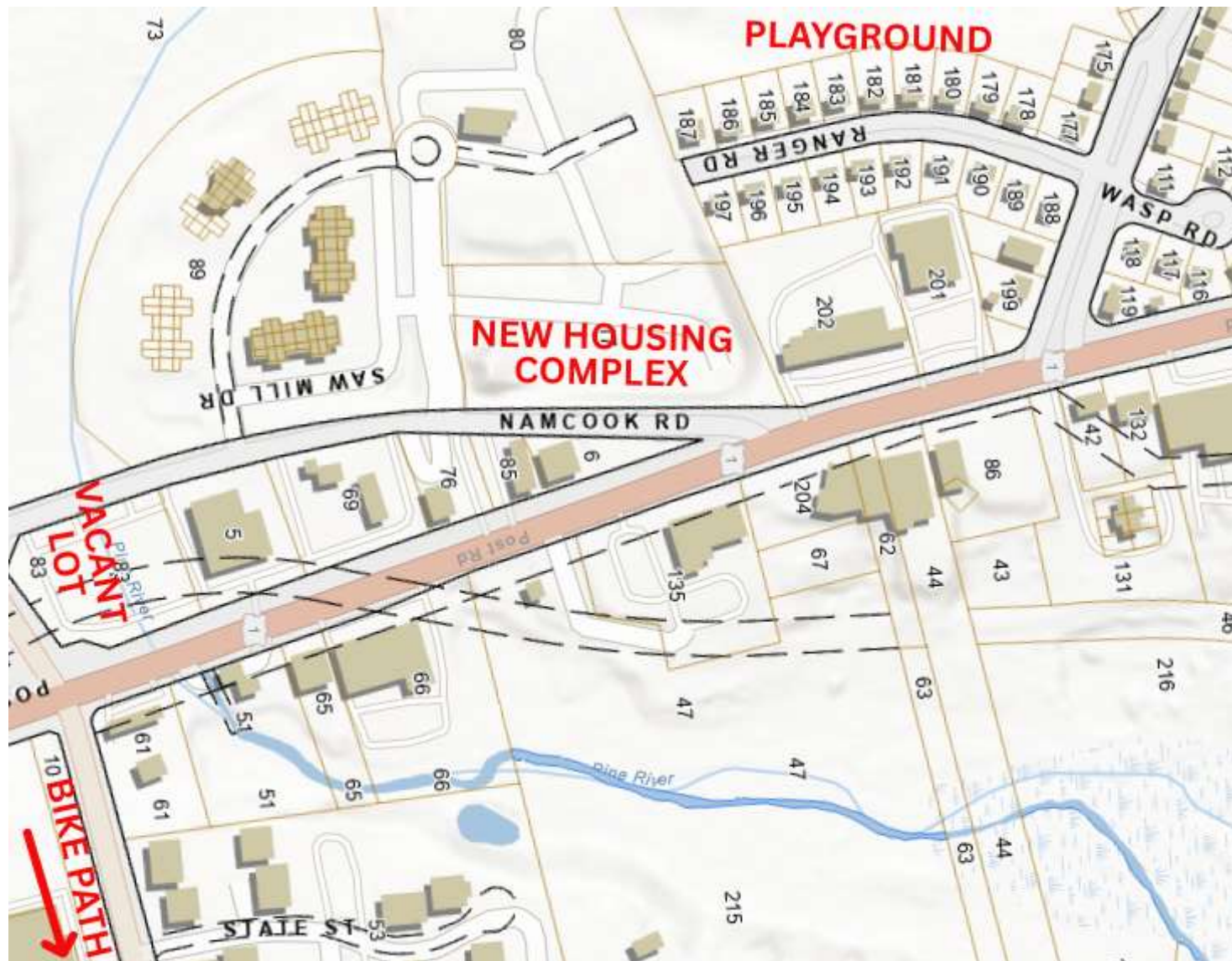
THE PARK MODEL



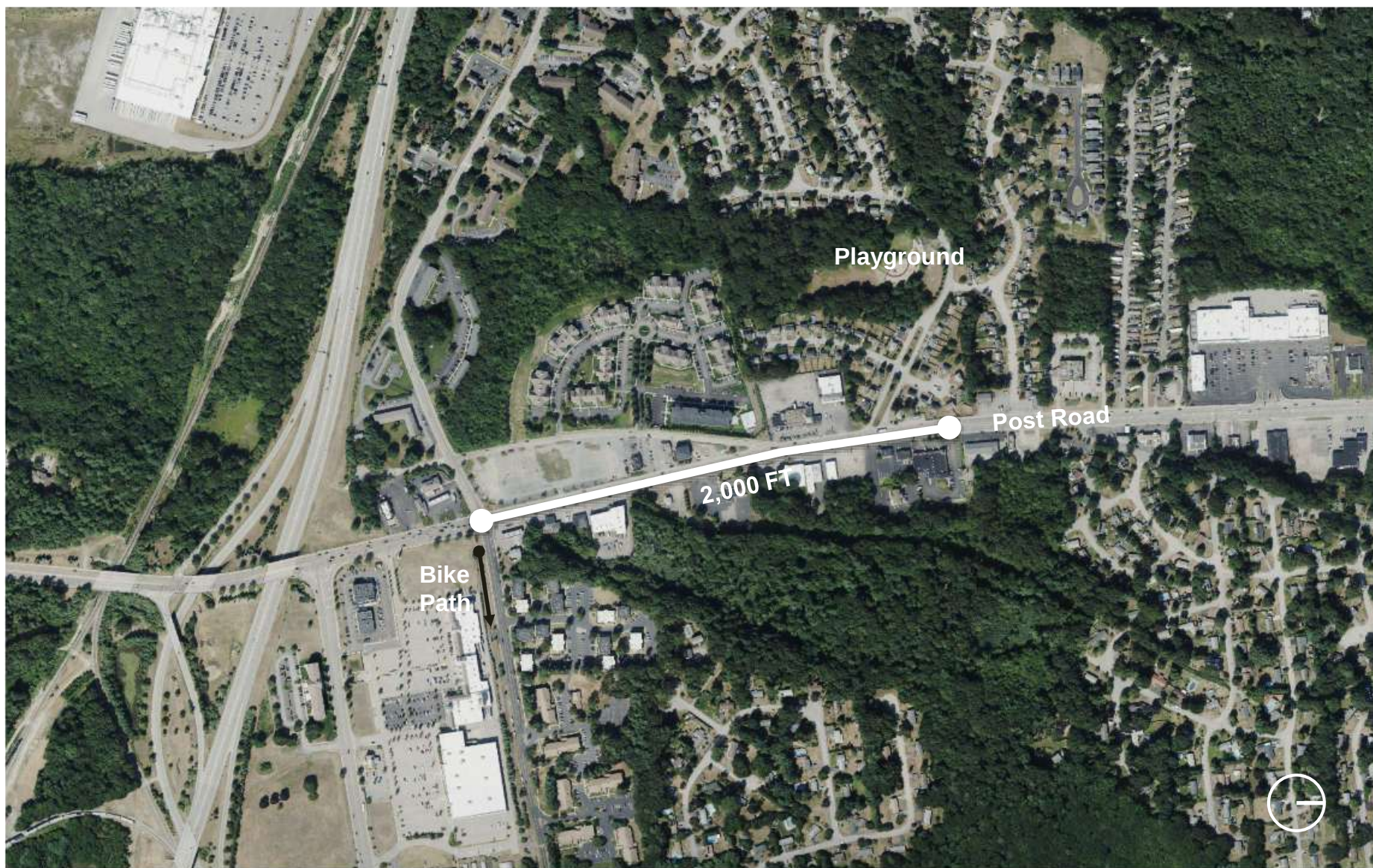
Post Road
North Kingstown



6800-7000 POST ROAD, NORTH KINGSTOWN RI



6800-7000 POST ROAD, NORTH KINGSTOWN RI



6800-7000 POST ROAD, NORTH KINGSTOWN RI



6800-7000 POST ROAD, NORTH KINGSTOWN RI



6800-7000 POST ROAD, NORTH KINGSTOWN RI

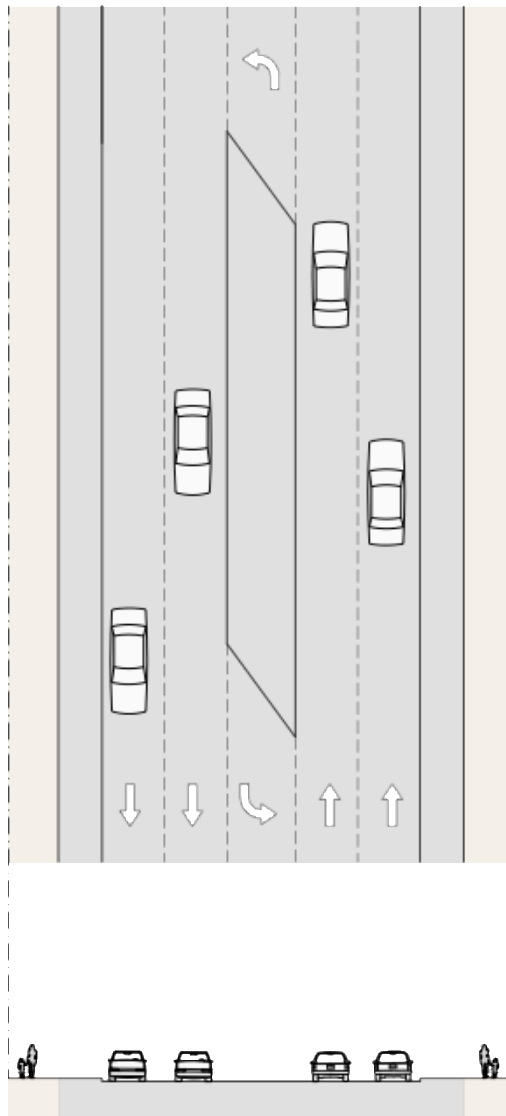


© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

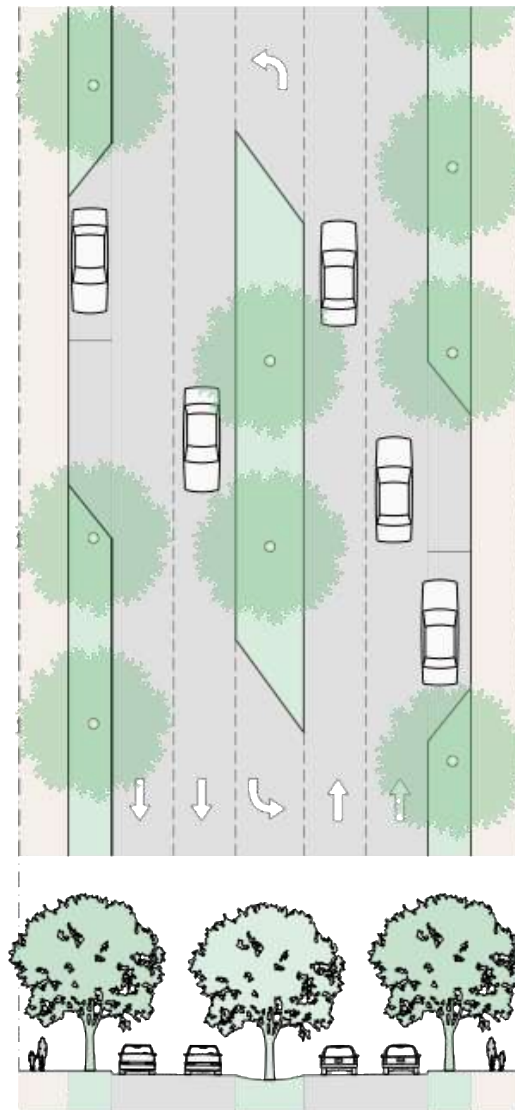
6800-7000 POST ROAD TRANSFORMATION



Existing Condition



Proposal



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

6800-7000 POST ROAD, NORTH KINGSTOWN RI



POST ROAD, NORTH KINGSTOWN - BEFORE



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

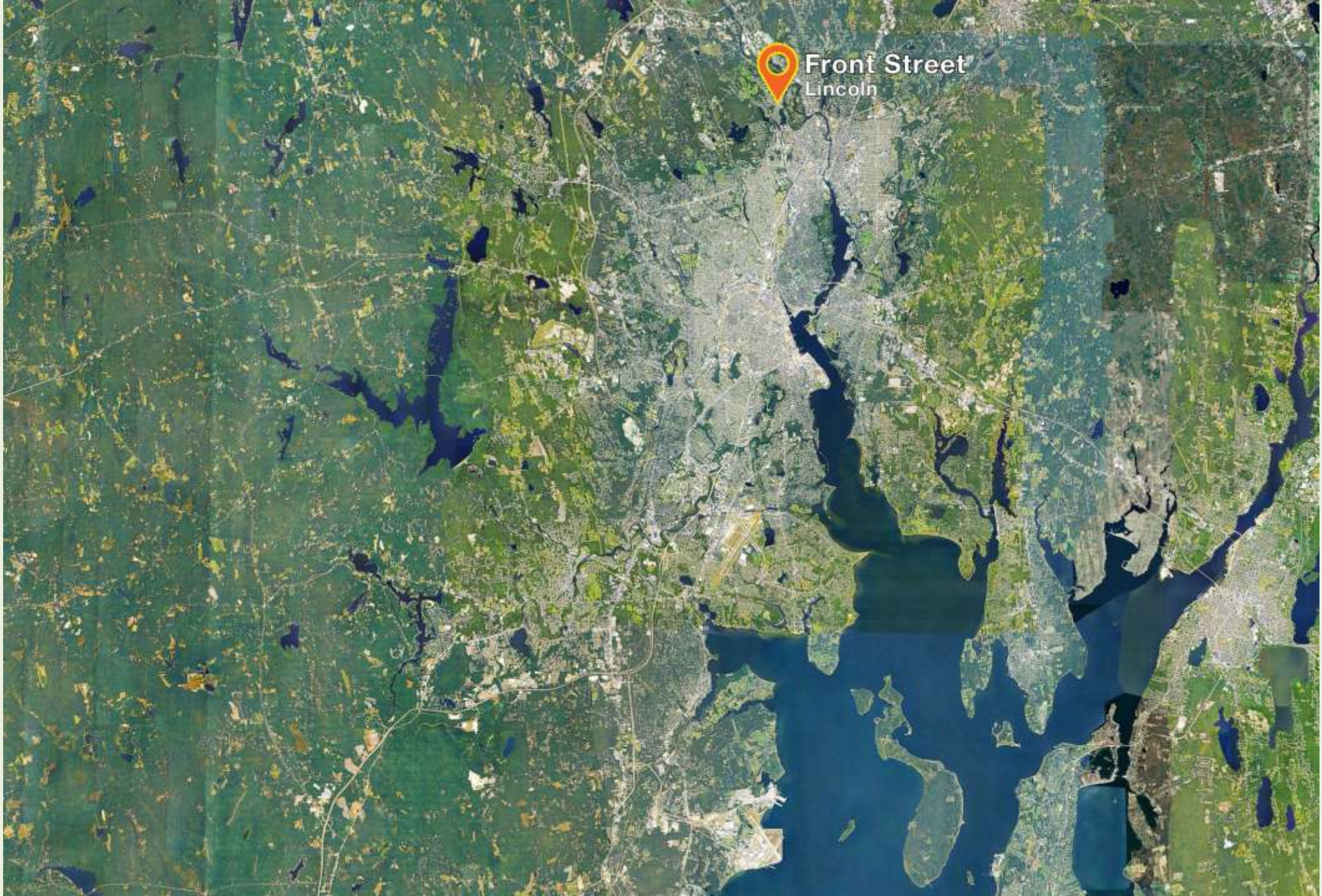
POST ROAD, NORTH KINGSTOWN - AFTER

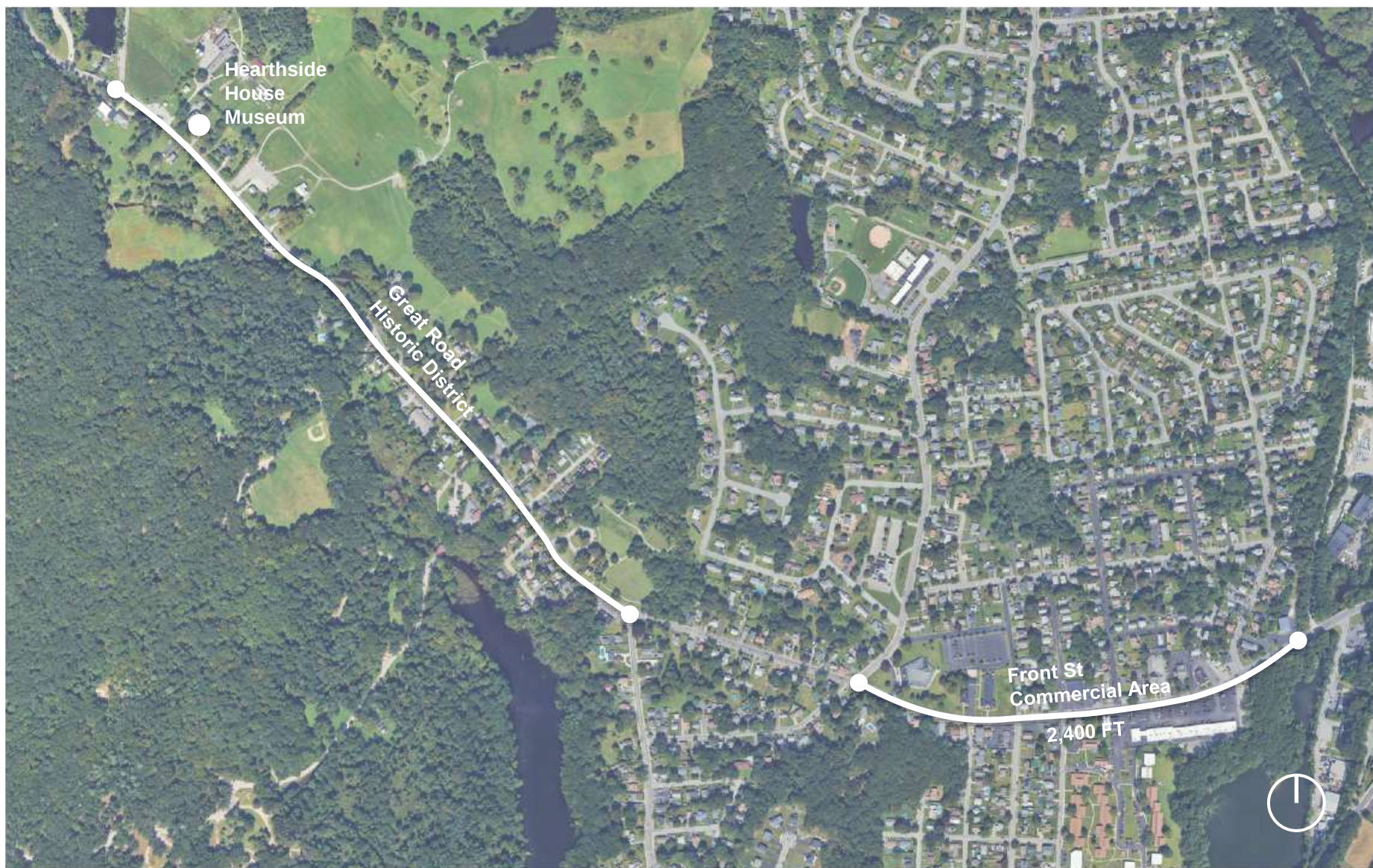


HISTORIC MAIN STREET – EAST GREENWICH, RI

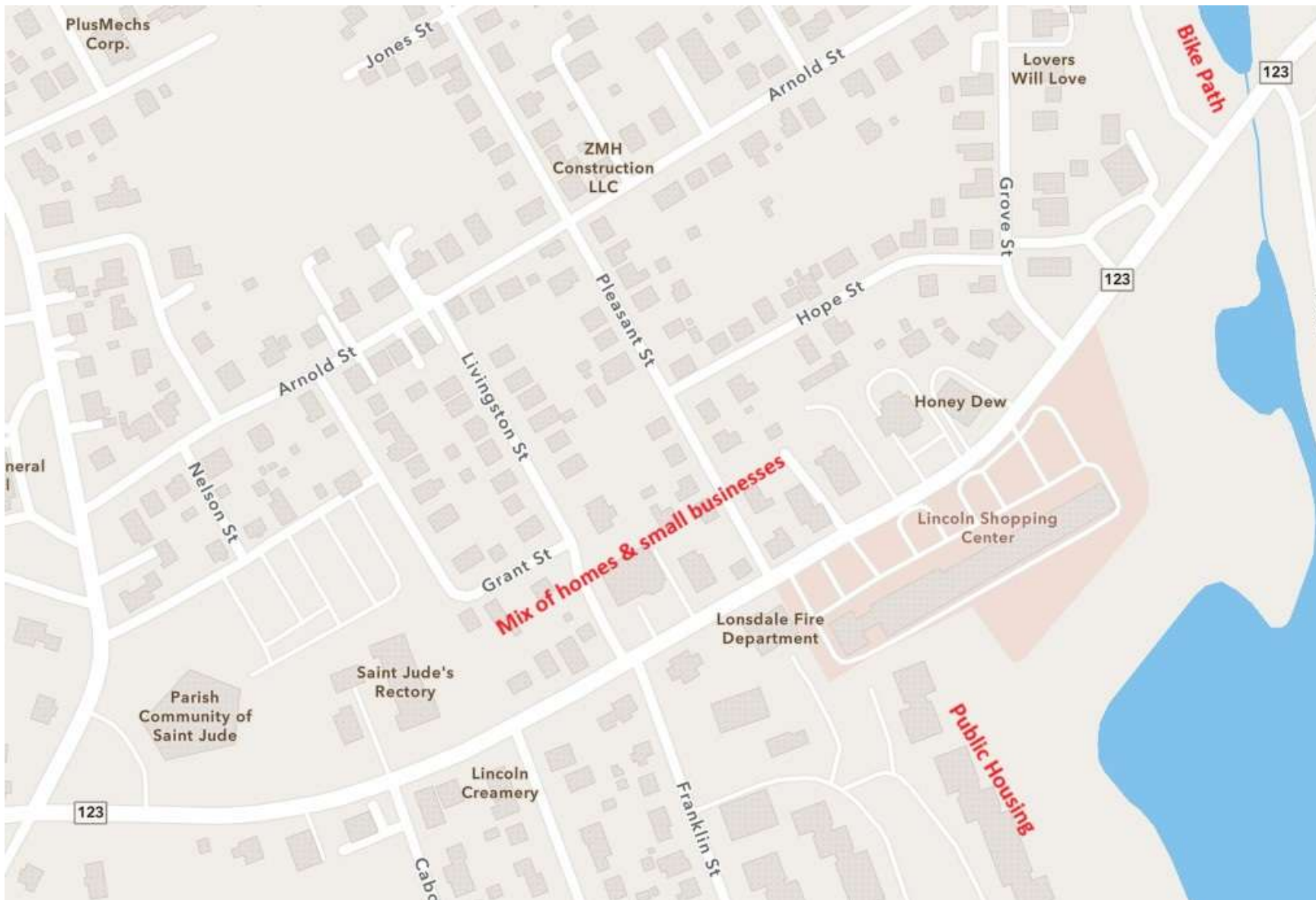


US-1 MAIN STREET – EAST GREENWICH, RI

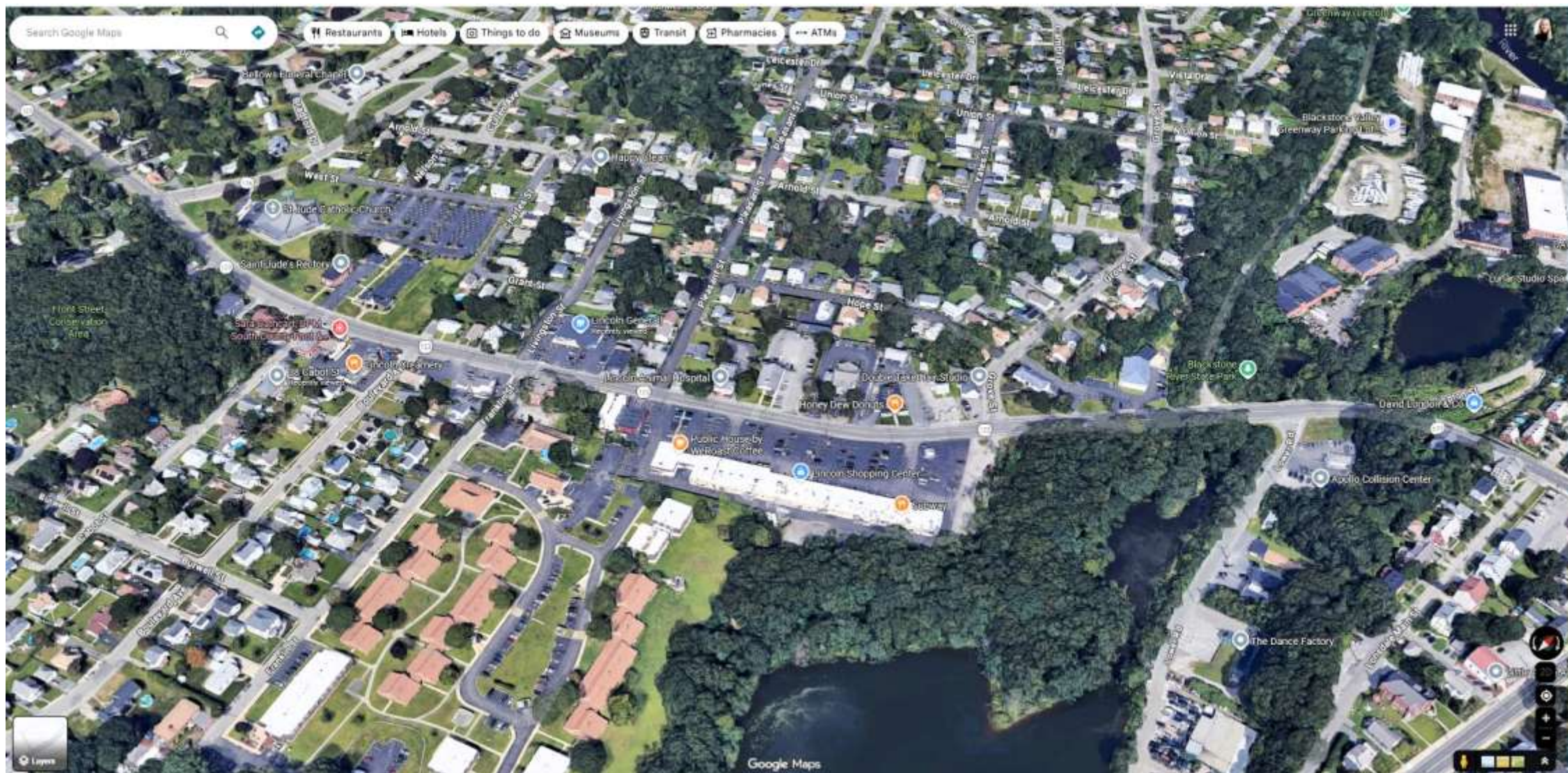




FRONT STREET, LINCOLN



FRONT ST, LINCOLN



FRONT STREET, LINCOLN



FRONT STREET, LINCOLN



FRONT ST, LINCOLN



FRONT STREET, LINCOLN



FRONT STREET, LINCOLN



FRONT ST, LINCOLN



FRONT ST, LINCOLN



FRONT ST, LINCOLN



FRONT ST, LINCOLN



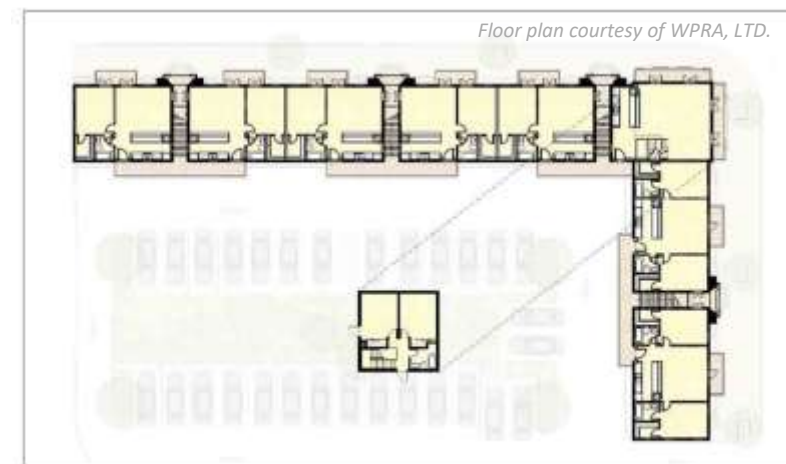
FRONT ST, LINCOLN – EXISTING CONDITIONS



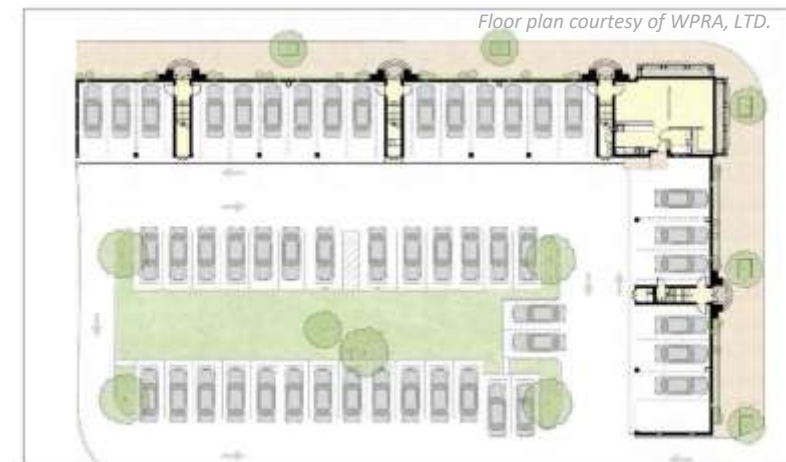
FRONT ST, LINCOLN – PHASE 1



FRONT ST, LINCOLN – PHASE 2



▲ Typical Residential Liner Building: Second & Third Floor



▲ Typical Residential Liner Building: Ground Floor

LINER BUILDING WINTER PARK, FL



FRONT ST, LINCOLN – PHASE 3



FRONT ST, LINCOLN – PHASE 4



FRONT STREET, LINCOLN – BEFORE

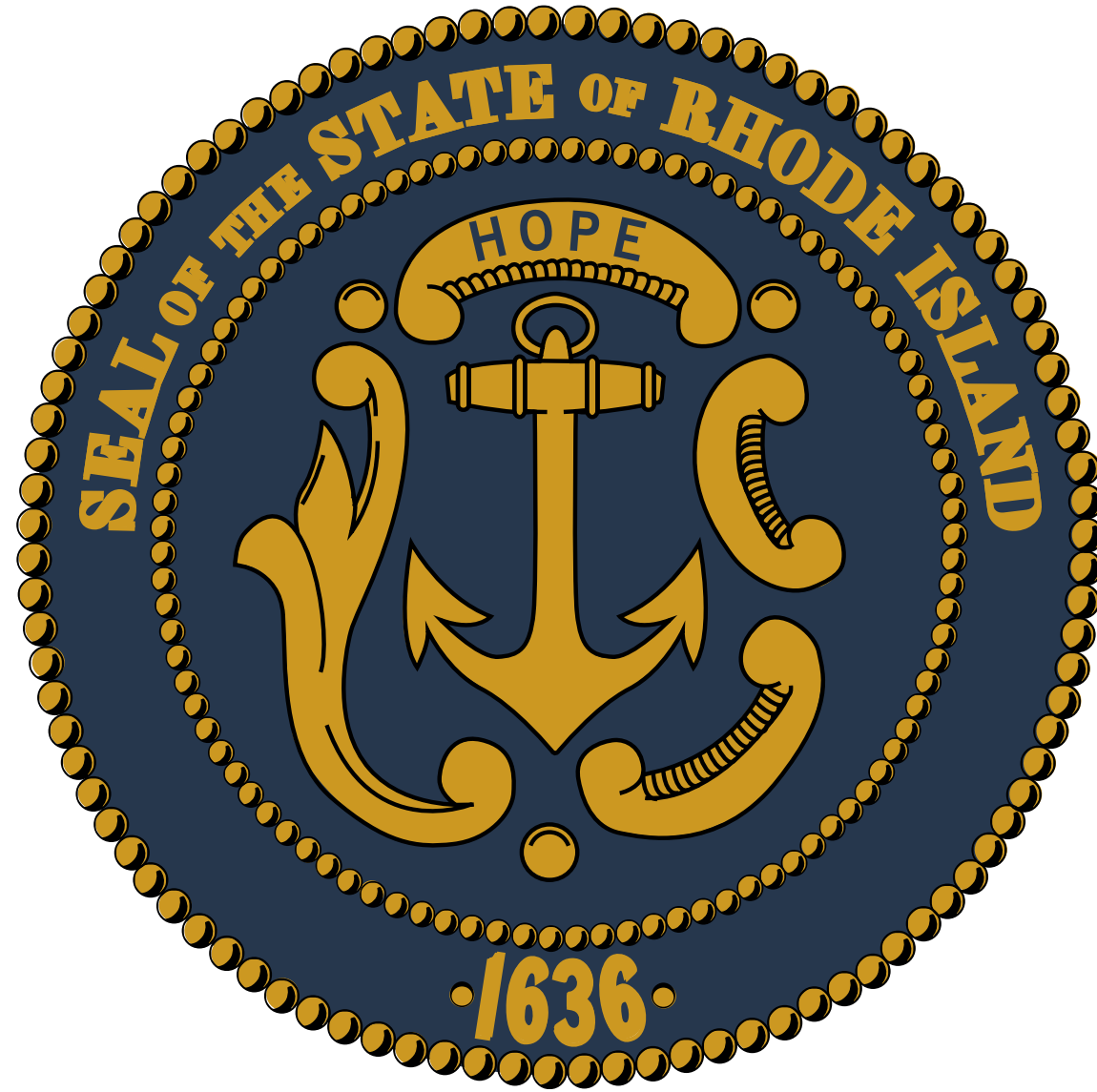


FRONT STREET, LINCOLN – PHASE ONE



© 2026 DPZ CoDesign. All Rights Reserved. No part of these drawings or related materials may be reproduced, disclosed, distributed, modified, or used, in whole or in part, without the prior written consent of DPZ CoDesign.

MAIN STREET, LINCOLN – PHASE FOUR



By Simtropolitanderivative work: Svgalbertian - This file was derived from: Seal of Rhode Island (pre 2022).svg, Public Domain, <https://commons.wikimedia.org/w/index.php?curid=134554917>