



A Knowledge Corporation®

Relevant Experience

CARNEGIE ON NARRAGANSETT BAY PORTSMOUTH, RHODE ISLAND



The Carnegie on Narragansett Bay project comprises restoration, remediation and redevelopment activities at the site of the former Kaiser Aluminum Plant in the Town of Portsmouth, RI. The development covers approximately 61 acres and overlooks Narragansett Bay to the west. It includes plans for a 14-story tower which will house 59 living units, a mixture of high quality condominiums and hotel suites. 22 waterfront residences are being built along the coastline and the plan also calls for a residential village complex surrounding a newly built private pond. The project will include a 79-slip **Northeast Engineers & Consultants, Inc. (NE&C)** designed marina and has an estimated overall cost of more than \$100 Million.

NE&C has provided a vast array of engineering services to avail the development of the site including concept planning, zoning analysis, environmental investigation and remediation, site/civil design, utilities design and ISDS/sewerage design. Permits were obtained through RIDEM, CRMC and the Town of Portsmouth.

The pre-development site was dominated by the Kaiser Aluminum facilities and included a main building whose footprint of 12-acres was surrounded by a large area of impervious pavement. The west side of the site contained a sizable area of rock and soil borrows that formed an artificial mound approximately 10-15 feet high between the plant building and the coast. Broken rock and debris was scattered along a large section of the beach to the south side of the site.

Environmental site investigations uncovered some low level arsenic contamination in the soil, a common occurrence in Portsmouth. Because nearly the entire property, including the coastline, had been impacted by the previous industrial activity on the site, NE&C produced a Remedial Action Work Plan specifying the methods for environmental recovery.

A phased approach has been adopted for the permitting and construction of the project to ensure a sound financial base for the continued development of the site. Phase I of the development includes the 22 coastal residences with associated road access and utilities infrastructure. This phase received approval from CRMC in December, 2002. Construction of the main infrastructure including roads, utilities and stormwater Best Management Practices is complete and work has begun on the landscaping elements of the design.

During discussions with the permitting authorities, the possibility was raised of replacing the lower-value freshwater wetland with a tidal salt marsh. The salt marsh environment is considered to be of great economic value because of the enhanced wildlife habitat it can provide. NE&C, along with biologists from Natural Resource Services, designed a salt marsh at the site of the former freshwater wetland which now includes a breachway to the bay.

NE&C has produced final design plans for the remaining portions of the development, which is expected to become one of the premier residential resort properties in the entire United States.