

# Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

## Quonset sports an unusual feature for a business park



Steven King

The Quonset Development Corp. (QDC) has the unique opportunity to meld public leisure and recreational activities into the development of a first class business. Our location on Narragansett Bay provides spectacular waterfront access and since the Navy closed down its two bases at Quonset and Davisville, some of the sites on the 3,000 acres that were formerly off-limits are now accessible to hikers, cyclists, birdwatchers, beachcombers, and other members of the public.

### Calf Pasture Point

At 4,500 feet, Calf Pasture Point is the largest of the beaches. Owned by the town it has beach frontage on Narragansett Bay and additional frontage on Allen Harbor. The 189-acre peninsula has a broad sandy beach one-mile long backed up by wet meadow and grasslands. The unobstructed vista of Narragansett Bay from the site's east shore is exceptional.

Over the past year, QDC has invested in a paved parking lot, bike rack, chain link fencing, timber guard rail, trash receptacle and plantings of Inkberry, Nova Zembla Rhododendron, White Pine, and Roseum Elegans Rhododendron at the Calf Pasture Point Beach.

The area is largely untouched, since for most of the 17th, 18th and 19th centuries it was farm land. A 2004 study prepared for the town of North Kingstown notes that, "Calf Pasture Point provides habitat for a wide spectrum of flora and fauna."

### Compass Rose Beach

The Compass Rose Beach, a small sandy strip with 800 linear feet of shoreline is

already the site of organized events, such as Hobie Cat Sailing Regattas. The parcel looks down the West Passage of Narragansett Bay. Owned by the Rhode Island Airport Corp., it is managed by QDC. With its rocky jetty, it provides opportunities for walking, viewing, fishing and boating and we've set up picnic tables, trash receptacles and a paved parking to further accommodate visitors. The plantings are in and include Northern Bayberry, Beach Plum, Beach Rose and Easter Red Cedar. We've hydro seeded with the expectation that it will grow out just in time for summer visitors.

### Blue Beach

When the Navy was at Quonset, the officers reserved what they identified as the best waterfront area for their own beach and cabana. It's aptly named Blue Beach. Today, owned by QDC, the 700 feet of shoreline includes a small beach with sand dunes in the south and a densely wooded fringe in the north and east. We've installed a walking path and wooden bridge over the drainage crossing so the public has easy access to enjoy the scenic views of the Jamestown and Newport bridges from the beach. A paved parking lot, bike rack, guard rail and plantings of Northern Bayberry, Beach Plum, and Beach Rose make the site even more welcoming.

### Spink's Neck Beach

Finally, Spink's Neck Beach with 1,500 linear feet of shoreline is a narrow, sandy strip not far from the North Kingstown Marina and an active working waterfront with several marine related businesses. The beach area has Narragansett Bay views from Patience Island to Jamestown. QDC has added a sidewalk and paved parking lot. Spink's Beach like all of the others, is fully handicapped accessible.

While it may be unusual for a Business Park to also be in the business of providing access to public beaches, these assets provide a tremendous recreational resource to the town, state and Quonset Business Park tenants. Already with the warmer weather, many of the 8,200 people who work at the Quonset Business Park are strolling along the waterfront, walking trails and bike path, integrating into their day the recreational opportunities provided by our location.

Steven King, P.E., COO Quonset Development Corp., North Kingstown.