Project Schedule

- Analysis (Dec - Jan)
- Alternatives (Feb - Mar)
- Master Plan (Mar - May)
- Implementation Strategy (Oct - Nov)
Master Plan Purpose

Flexible framework, identifying:

1. Scale and character
2. Policy changes and need for incentives
3. Public improvement projects
4. Significant architectural and open space resources
5. Potential for private redevelopment
6. Implementation strategy
Agenda

1. Development Context
2. Vision and Design Guidelines
3. Development Opportunities
4. Implementation Strategy
Development Context
Location + Access

Local amenities + developments
Location + Access

East Coast Greenway as regional connector
Open Space Investment

• 55-mile Valley and Village section connecting Providence and Coventry
• Proposed Pawtuxet River Walk
• Village gazebo park
Building Fabric

- Historic buildings/landmarks
- Adaptive reuse potential
- Infill opportunities
Real Estate Market

- Proximity to Providence metropolitan area
- Steady population growth
- Close to all major retailers
- Market potential:
  - Specialty retail
  - Residential
Specialty Retail Attributes

- Capitalizes on historic village environment
- Draws from a large trade area like a regional shopping center
- Contains establishments such as restaurants, cafes, bookstores, bicycle shops, stationery shops, music stores, jewelry stores, and others.
### Specialty Retail Potential

#### Kent County 2009 Specialty Retail

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>2009 Specialty Sales</td>
<td>$577,733,136</td>
</tr>
<tr>
<td>Specialty SF at $300/sf</td>
<td>1,925,777 sf</td>
</tr>
</tbody>
</table>

#### West Warwick 2009 Capture

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Capture Rate</td>
<td>1% 2%</td>
</tr>
<tr>
<td>Supportable Specialty Sales</td>
<td>$5,777,331 $11,554,663</td>
</tr>
<tr>
<td>Net New SF</td>
<td>19,258 38,516</td>
</tr>
</tbody>
</table>
Residential Potential

Residential:

- Households attracted to study area are likely to be urban-inclined
- Must be at an income threshold to support newly built housing

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Income</th>
<th>#units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhomes</td>
<td>$75,000+</td>
<td>107</td>
</tr>
<tr>
<td>Higher-End Multifamily</td>
<td>$75,000+</td>
<td>122</td>
</tr>
<tr>
<td>Moderate Multifamily</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Development Opportunity
Development Opportunity

- Upper Main
- Lower Main
- Lower Washington
Development Opportunity

Lower Main Street
- Gateway location
- 7 property owners
- Ground floor retail and housing mix along Main Street
- Multi-family residential along Legionway and bike path
- Reuse or redevelopment of St. James church
Development Opportunity

Upper Main Street
- Gateway/riverfront location
- Major owner is Town
- Improve Town Hall
- Ground floor retail and housing mix along Main Street
- Multi-family residential along Legion Way and bike path
Development Opportunity

Lower Washington

- Gateway location
- Retail center potential 175,000 to 200,000 sf or combination of retail + residential
- Grocery store, small box retail and inline shops fronting Washington
- 100+ property owners
## Development Opportunity

## Potential Program

<table>
<thead>
<tr>
<th></th>
<th>Retail</th>
<th>Office</th>
<th>Residential</th>
<th>Public Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Main</td>
<td></td>
<td></td>
<td>14 units</td>
<td>23,000 sf</td>
</tr>
<tr>
<td>Lower Main</td>
<td>14,000 sf</td>
<td>14,000 sf</td>
<td>51 units</td>
<td></td>
</tr>
<tr>
<td>Lower Washington</td>
<td>178,000 sf</td>
<td></td>
<td>85 units</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>192,000</td>
<td>14,000 sf</td>
<td>150 units</td>
<td>23,000 sf</td>
</tr>
</tbody>
</table>

Parking at 1/200 sf for retail, 1/300 sf for mixed commercial, 2/unit residential
Design Guidelines + Town Vision
Development Principles

Build on unique character of the Town center

1. Reinforce the civic realm
2. Connect to the riverfront and bicycle path
3. Focus on main street retail
4. Encourage adaptive reuse
5. Make the downtown a neighborhood
6. Connect to the neighborhoods
Design Guidelines

Main Street/Washington
- Two to six story buildings
- Consistent street wall
- Main entrance on primary streets
- Minimize long façades
- Ground level transparency
- Define street corners
- Minimize surface parking lots on main streets
- Architectural compatible with existing historic buildings
Surrounding Neighborhood

- Three to four story multifamily residential
- Minimum 10 foot setback from street to create landscape character and/or landscaped entry court
- All parking in rear
Town Vision

- Vision
- Guideline
- Framework
- 15-20 year plan
Implementation Strategy
Implementation Strategy: Planning and Development Process

1. Finalize master plan
2. Development Commission and Town Council approval
3. Rezoning/redevelopment plan/historic district
4. Individual private projects subject to review
5. Public improvements/incentive strategies
6. RFP only for land that Town acquires
7. 15 - 20 year build out
Implementation Strategy: Menu of City Incentives

- Policy changes (zoning, streamlined approvals, historic district)
- Real estate data and information
- Facade improvement matching funds
- Capital improvements (streets, parks, utilities, public facilities)
- Tax abatement/tax increment financing
- Strategic land acquisition
Implementation Strategy: Menu of State/Federal Incentives

- MEDZone
- Historic tax credits
- Low income tax credits
- Employment incentives
- Grants: open space, transportation, economic development
Zoning Changes

Existing:

- Village Commercial and R-6

Proposed changes:

- Encourage multi-family dwellings and specialty retail
- Reduce setback requirements to zero lot line
- More consistent height limit of 4 to 6 stories maximum
- Allow for shared parking
Implementation Strategy: Phasing of Capital Projects

<table>
<thead>
<tr>
<th>Short Term</th>
<th>Mid Term</th>
<th>Long Term</th>
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</thead>
<tbody>
<tr>
<td>• Two-way streets</td>
<td>• Riverwalk south</td>
<td>• New side streets</td>
</tr>
<tr>
<td>• Riverwalk North</td>
<td>• Washington Streetscape</td>
<td>• Public facilities</td>
</tr>
<tr>
<td>• Main Street utilities</td>
<td>• Legion Way</td>
<td></td>
</tr>
</tbody>
</table>
**Implementation Strategy: Roles and Responsibilities**

<table>
<thead>
<tr>
<th>Role</th>
<th>Responsibility</th>
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</thead>
<tbody>
<tr>
<td>Town Council</td>
<td>Approval of master plan and incentive packages</td>
</tr>
<tr>
<td>Town Administration</td>
<td>Financial management and department coordination (public works, parks/recreation, planning)</td>
</tr>
<tr>
<td>Development Commission</td>
<td>Council-appointed; economic development; negotiate and lead on development issues on behalf of Council</td>
</tr>
<tr>
<td>Arctic Village Association</td>
<td>Voluntary association; liaison with existing businesses</td>
</tr>
<tr>
<td>Private Sector</td>
<td>Land assembly, real estate development</td>
</tr>
<tr>
<td><strong>Implementation Strategy:</strong> Roles and Responsibilities</td>
<td></td>
</tr>
<tr>
<td>--------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Planning Board:</strong> Approve zoning changes; review individual projects</td>
<td></td>
</tr>
<tr>
<td><strong>Zoning Board:</strong> Approve zoning and parking waivers</td>
<td></td>
</tr>
<tr>
<td><strong>Recreation Commission:</strong> Bicycle path, Town parks and recreation facilities</td>
<td></td>
</tr>
<tr>
<td><strong>Riverwalk Commission:</strong> Short term entity focused on Riverwalk implementation</td>
<td></td>
</tr>
</tbody>
</table>
Town Vision

- Vision
- Guideline
- Framework
- 15-20 year plan
MED Zone Incentive

- 50% sales tax exemption
- Remaining taxes returned to Town for use in Zone
  - Infrastructure
  - Capital improvements
- 10 year-duration from first project
- Non-eligible retail: gambling, motor vehicles, furniture, home furnishings, tobacco, packaged alcoholic beverages
- Gives Town sweeping eminent domain powers
Zoning

Village Commercial

- Two-family and multi-family dwellings allowed under Special Permit
- Department and variety store allowed under Special Permit
- Gas stations not allowed
- 90 feet height maximum
- 5 feet min. front yard setback
Zoning

Residential (R-6) - Minimum 6,000 sf

- Multi-family dwellings allowed under Special Permit
- 20 feet minimum front yard
- 3 story, 35 feet max. height
- 30% maximum building lot coverage
Zoning

Parking Requirements

- Residential  2/du
- Elderly housing  1/du
- Business, retail  1/200 sf
- Restaurant  1/90 sf + employee