

Planning for the Intersection

Route 2-102 Consensus Study

North Kingstown, Rhode Island

October 4, 2012



Tonight's Agenda

7:00 Project Overview

- Process to date
- Issues & Info about the Study Area

7:30 Gather Feedback from Participants

- Initial large group discussion
- 4 stations for detailed feedback

8:45 Wrap up and next steps

9:00 Adjourn

Summary of this Project

- Town Council formed a stakeholder group of 16 members with different interests
 - Town hired consultants to assist in the project
 - SHG to meet 5-6 times
 - Hold workshops and neighborhood focus groups
 - SHG will make a recommendation on the future development to the Town Council
 - Planning Commission and Town Council make final decisions

Why do we need to develop a vision for this study area?

1. *Current Regulatory Issues*

- Conflict between the zoning and the Comprehensive Plan for this intersection
- State denial of the Schartner Comprehensive Plan amendment
- Rolling Greens pending application

Why do we need a vision? (2)

2. Current Community Issues

- People see this intersection as a single place
- Zoning does not allow for the development of a single place

Visioning Process Goal

Have a diverse group of interests recommend a single vision for this intersection.

Stakeholder Group Progress



- 3 meetings of the group
 - Defined the area under consideration
 - Identified issues and concerns
- Next steps
 - 2 Public Workshops
 - 1 Neighborhood focus group meeting
- 2-3 more SHG meetings
 - Refine development options
 - Make recommendations

Stakeholder Group Product

- What will the end report contain?
 - If the group reaches agreement:
 - Amended language for the comprehensive plan
 - An amended water service area map, if needed
 - Visual renderings of the general character for the area
 - A comprehensive plan map of future land use designations
 - If the group doesn't reach agreement:
 - Summary of areas of agreement
 - Description of areas where differences remain

Hopes for the Study Area

- Character: appropriate, effective transition zone, enhanced community feel
- Economics / Taxes: economic viability, + or neutral tax impact, viable
- Water: protect quality, quantity, within local capacity
- Transportation: multiple modes, same or reduced traffic, ease & safety
- Other: makes decision criteria clear, approvable by statewide planning, supports E & NK community goals, good Right of Way use

Background Questions

Stakeholder Group is discussing:

- Water quality
- Water quantity
- Traffic
- Economic questions

Background: Water

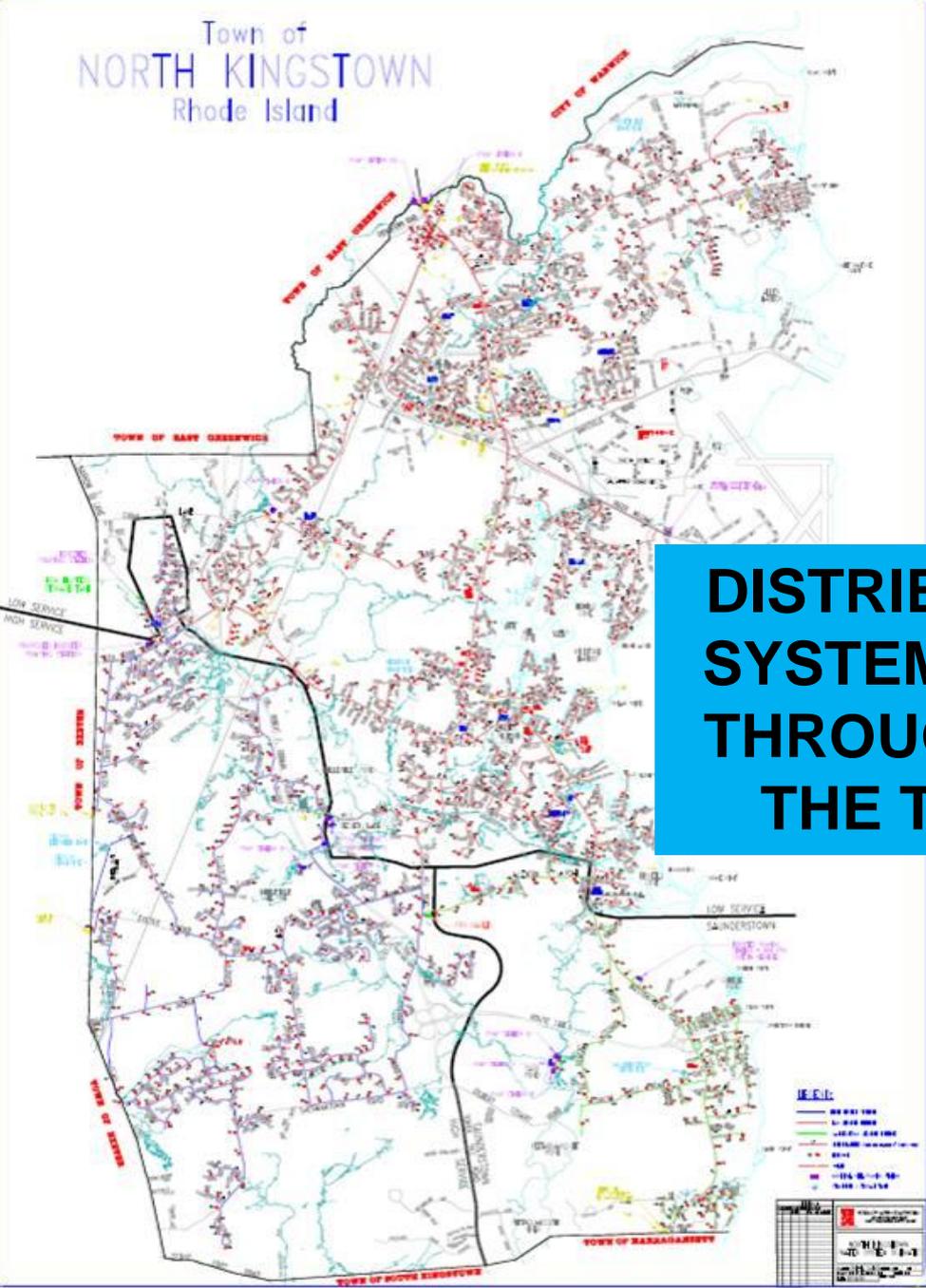
A. Is there enough water? (actual supply)

New development must demonstrate adequate yield and pressure in order to tie into the Water Service system.

State stormwater standards protect recharge

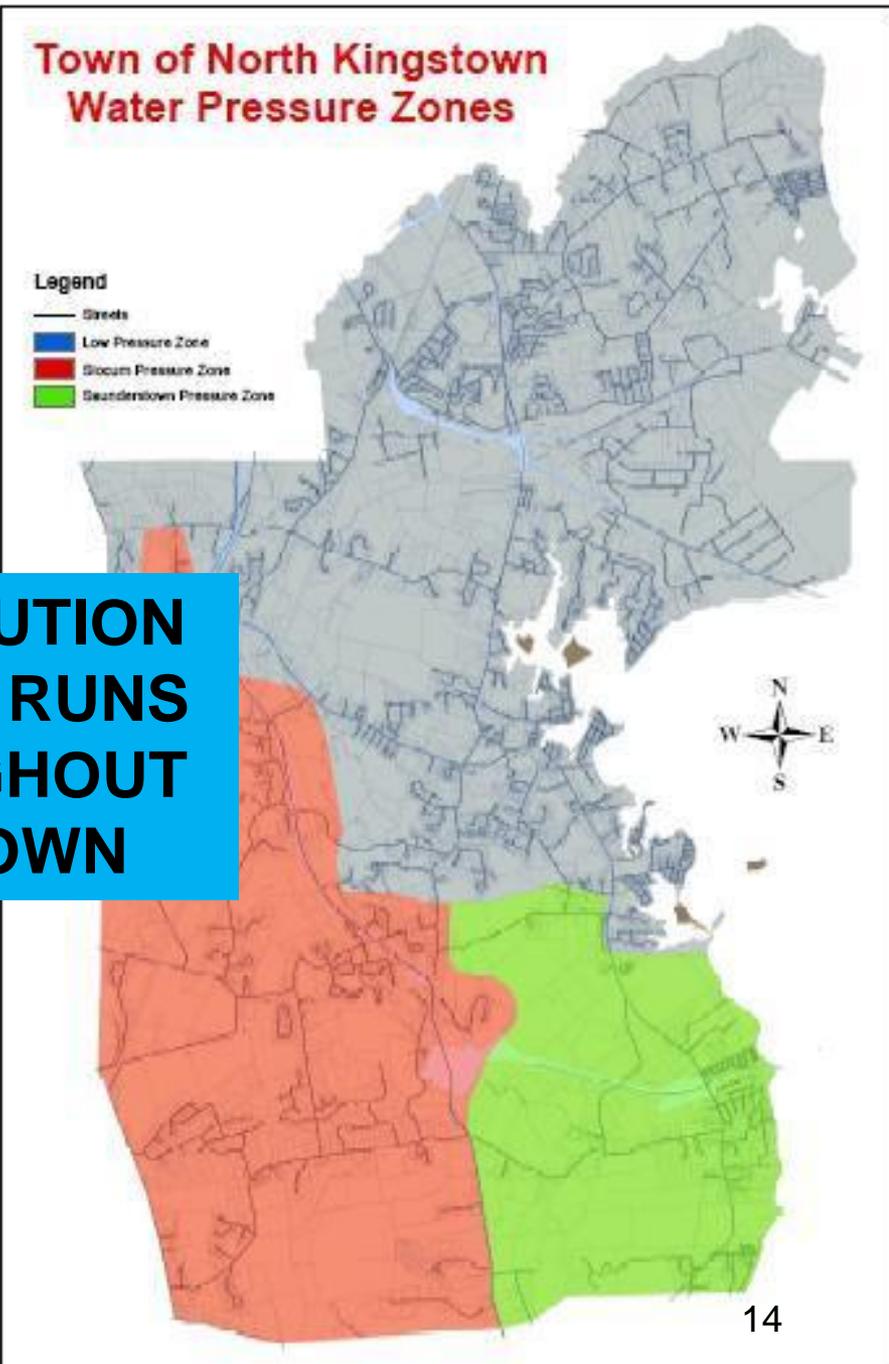
Applies to all scenarios

Town of
NORTH KINGSTOWN
Rhode Island



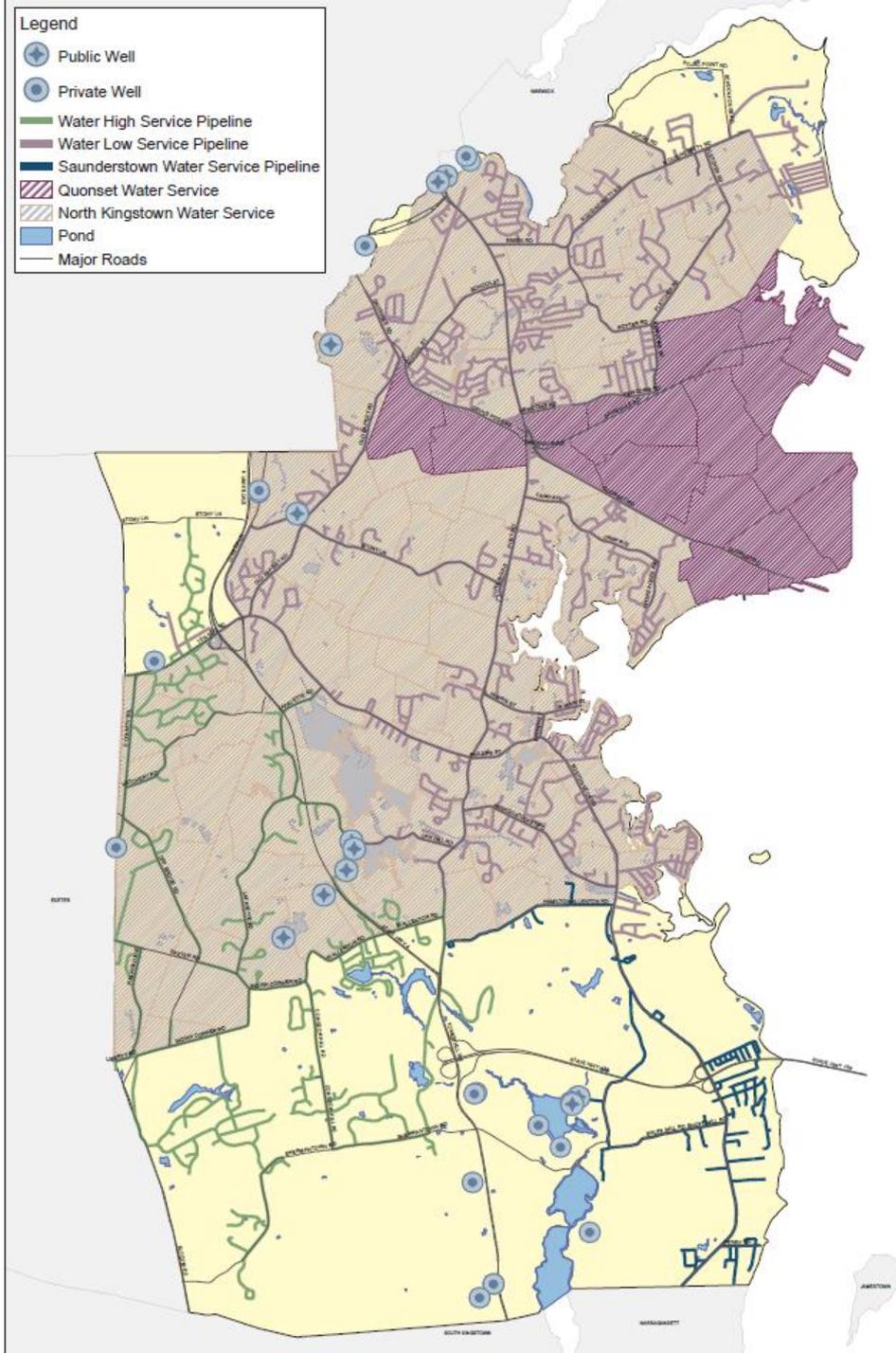
**DISTRIBUTION
SYSTEM RUNS
THROUGHOUT
THE TOWN**

**Town of North Kingstown
Water Pressure Zones**



Water Service Area

- Prescribes which properties may connect to the existing distribution system.
- Any extension of the system requires a hydraulic impact analysis.
- New water main installation requires Town Council approval.
- Significant revision (reductions) being considered



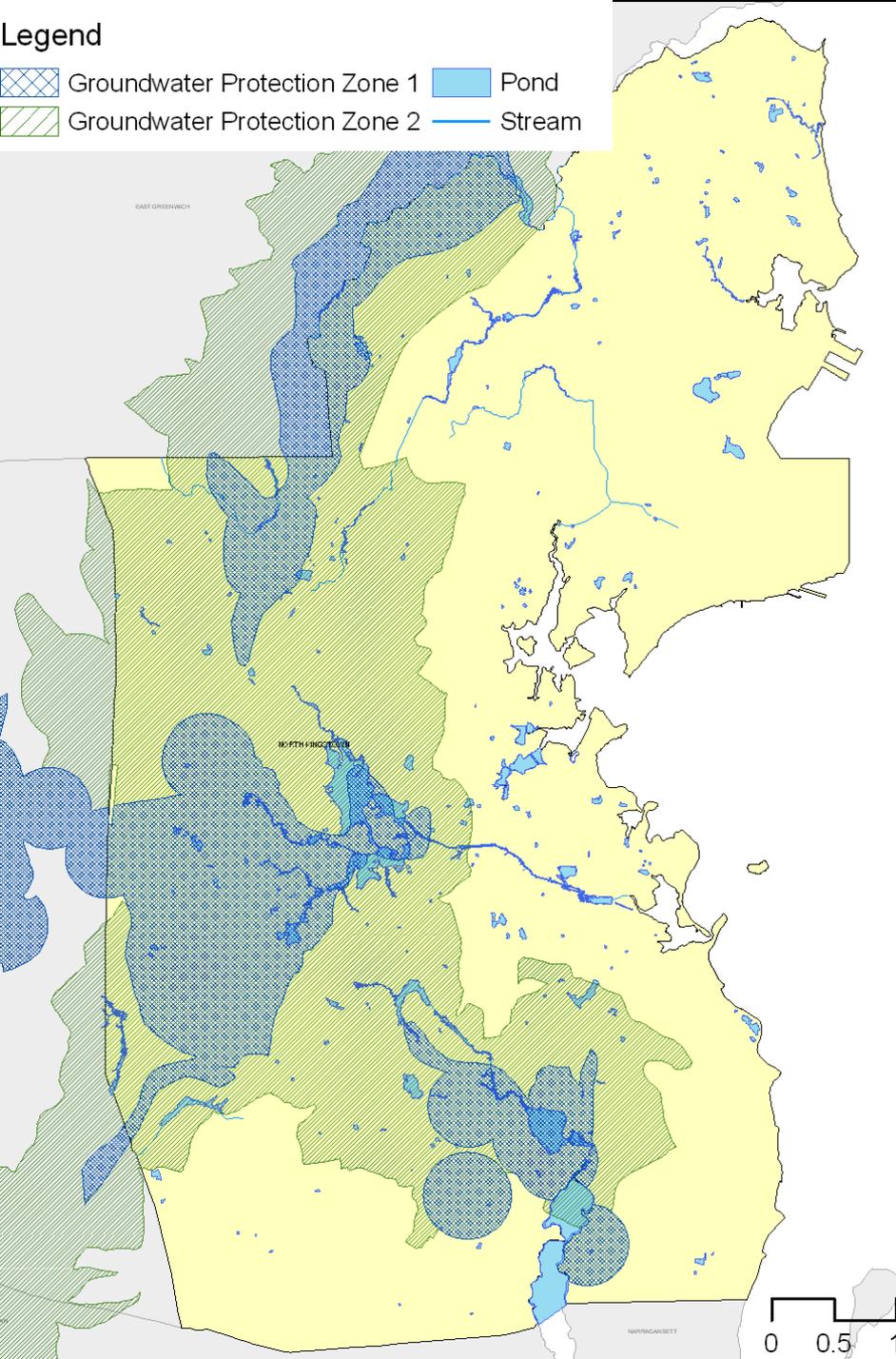
Background: Water

B. Is our groundwater protected? (quality)

Driven by the
Groundwater Protection District.

Legend

- Groundwater Protection Zone 1
- Groundwater Protection Zone 2
- Pond
- Stream



Groundwater Overlay

- Encompass approximately 44% of North Kingstown
- Limits on residential density – 1 du/2 acres
- Nitrate loading for commercial/mixed use
- Uses - limits or prohibition; SUP or dev stds.

Background: Traffic

What might the impact on traffic be, and can this be managed well?

- Primary mitigation is through DOT improvements.
- Roundabout and turning lane construction designed for future conditions.

DOT Roundabout Concept



Background: Economic

Fiscal impacts of development for NK?

- Commercial or mixed use concepts will likely have higher positive impact.
- School has capacity for additional children, so impacts are probably not as high as “typical” estimates.

Financial gain?

- Property owners have money invested and have concerns about any ‘down-zoning.’

Background: Economic

Will commercial development here hurt other growth areas in NK?

- Quantifiable results wd require a comp market study with high uncertainty.
- Market pressure from Wickford Junction will increase opportunities here and at Lafayette.
- Post Road and Hamilton rely primarily on a different traffic stream.
- Post Road will benefit from infrastructure and fewer environmental constraints.

Background:

Community Character

What would we like as design principles for development in the area?

- Some General Agreement
 - Connections between properties / coherence
 - Mobility for all modes of travel
 - Quality streets and buildings

Tonight's Discussion Topics

(a) Community Character: Scale/Density?

- How big do we want buildings here to be?
- How many buildings are appropriate?

(b) Community Character: Use?

- Should this character have a residential focus, a commercial focus, or something different or in between these two?
- What types of use are appropriate?

What happens with your input?

1. We will record your input for a summary of the public workshops, to make public and to share with the SHG
2. We will use it to refine ideas for the 2nd public workshop (Oct 10)
3. SHG members will consider your input as they continue their deliberations later this month

Large Group Discussion

What vision do you think might be best for the broad community and range of stakeholders?

Would you like this area to have a residential focus, a commercial focus, or something different or in between?

Breakout Discussions

1. How it will work – 4 groups, 4 scenarios
2. Overview of the 4 scenarios

Break into Small Groups

We will reconvene before 9pm, then adjourn

Next Steps (Reminder)

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