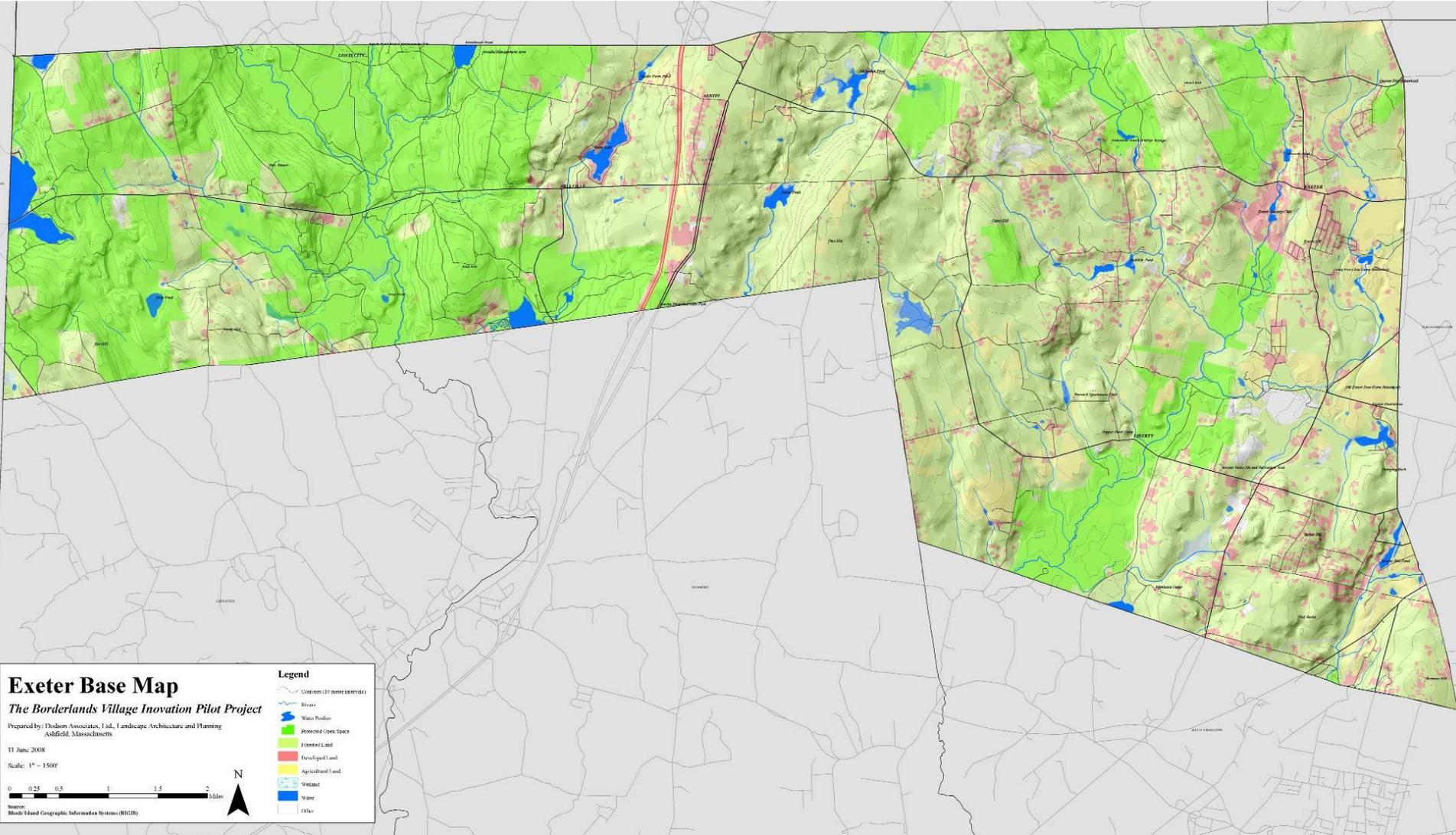


Exeter, RI Technical Assistance Panel (TAP)



Mission

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is a research and education institution with over 35,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

ULI at the local level

- Boston District Council covers nearly all of New England
- 1,100 Members—developers, architects, planners, public officials, financiers, students, etc.

Emphasis on sharing best practices and providing outreach to community

- Over 2,000 attendees last year
- Urban Marketplace
- UrbanPlan High School Program
- Technical Assistance Panels
- Trends in Real Estate Conference

The Town of Exeter Rhode Island

ULI Boston is committed to supporting the communities of New England in making sound land use decisions and creating better places. A Technical Assistance Panel (TAP) brings together a group of ULI members with a range of professional expertise to provide focused, collaborative consultation to a local government or qualifying non-profit organization.

This TAP

- Sponsored by the Town of Exeter
- This panel looked at the full range of options from an unbiased perspective.
- Panelists include experts in the fields of master planning, development, construction, engineering, transportation, market feasibility and landscape architecture
- Panelists have donated their time
- Final Deliverable – Written report (within 6 weeks) will be available at <http://boston.uli.org>

TAP Panelists

TAP Co-Chairs

Aaron Ford – LA Fuess Partners

Richard Lampman – Tocci Building Corporation

TAP Panelists

Arthur Eddy - Gates, Leighton & Associates

Christopher McMahan– Christopher McMahan Architect, Inc

William Lawrence – TR Advisors

Jane Howard – Howard/Stein – Hudson Associates

Victor Karen – Development Consultant

Caitlin Bowler – ICON architecture, TAP Writer

Michelle Landers – ULI Boston Manager

The Village Center Concept

Concept of the Village Center is part of Town's strategy to:

- Encourage economic development
- Protect farmland and open space that gives town its character

The Panel's Assignment

Define appropriate village development for the Town of Exeter

- Show what an actual mixed use village can look like
- Recommend mix of uses

Site Visits:

- Corner of Main Street & Route 2 (Preferred location of town village)
- Oak Harbor

Panel interviewed stakeholders today including:

- Public Safety Officials
- Planning Consultants
- Town Officials
- Town Staff
- Town Residents

Long Term Regional Context

1. North Kingstown Viable Town Center – 160 acres
2. New Commuter Stop – Wickford (1,100 spaces)
3. Access to Route 1 off Quonset Point Feeder (403 Connector)
/ Rezoning on Route 1
4. Wickford Village
5. Warwick Mall / Route 2 Commercial
6. URI – Narragansett Connections
7. Existing Regional Center, Route 4/102



REGIONAL
CONTEXT

95

E.G.

QUONSET

SCENIC
HWY.

102

NE
TOWN

HOME
DEPOT

WILKESBORO
JUNCTION

WILKESBORO

DARK
HARBOUR
COMM

NACE

SOCIETY
COMM

WILKESBORO

V.P.

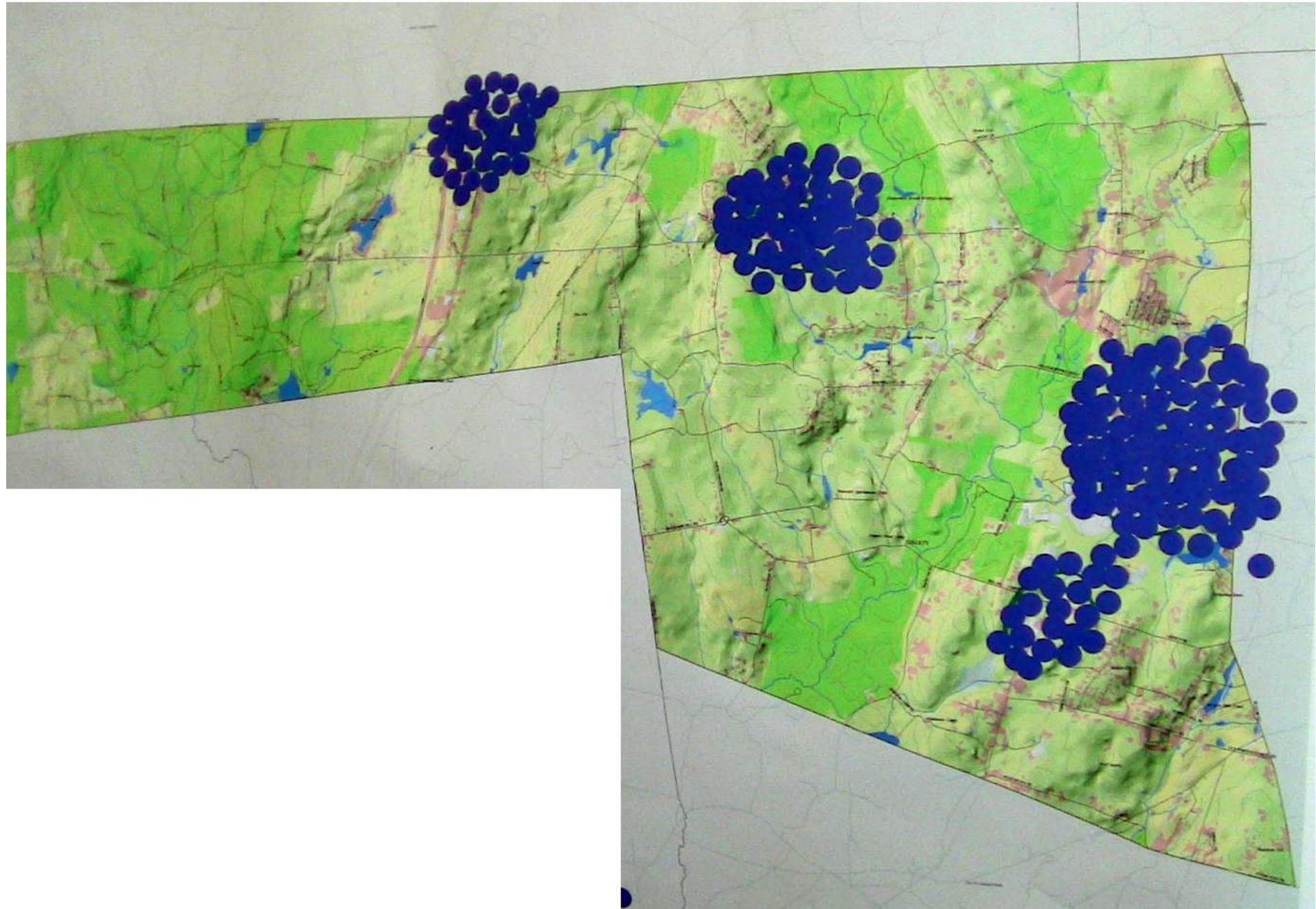
FAIRHAVEN

NEWPORT

Exeter's Draws

Exeter's Draws

1. URI Campus – 15,000 students
2. Yawgoo Ski & Waterpark
3. RI Veterans Cemetery
4. Local-serving Neighborhood Retail
5. Rural Environment
6. Route 2 Commuters

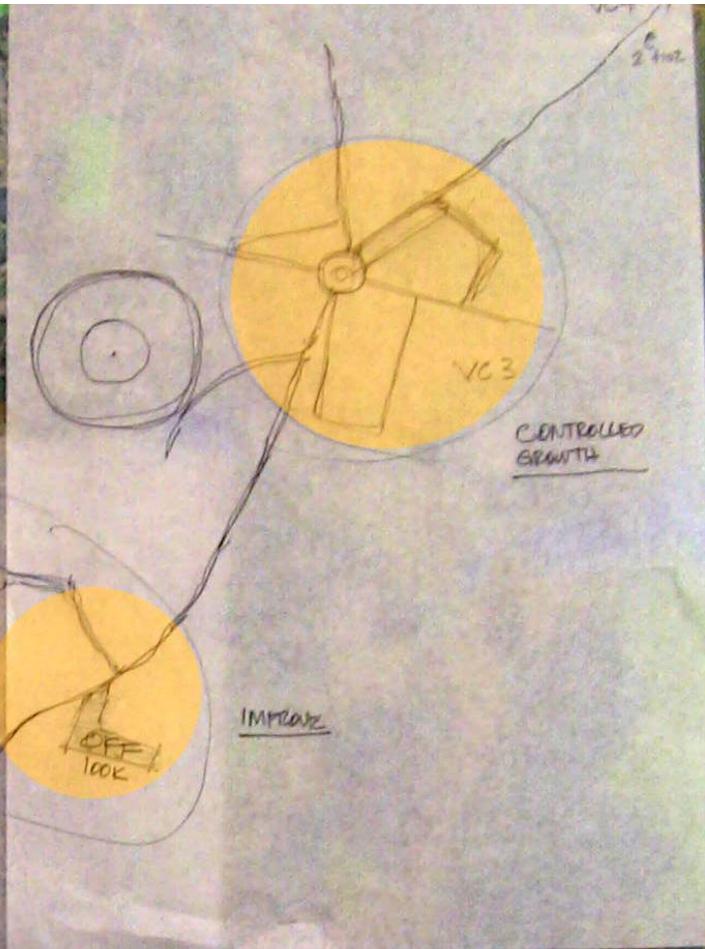


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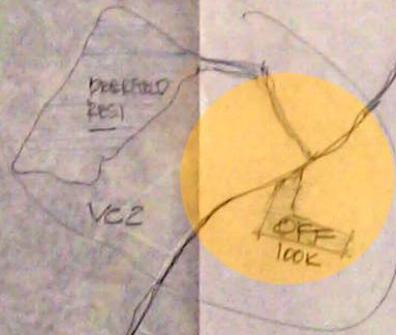
1. Regional Competition
2. Low Town Density Constrains Demographics
3. Lack of Infrastructure & Services
4. Existing Zoning Constrains Future Demand

Viability of the Town Center Concept

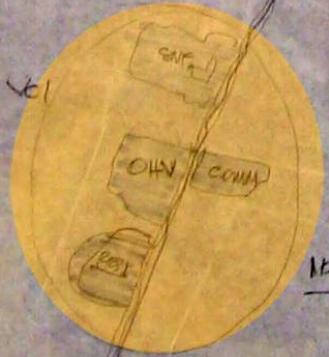
- Planned/Existing Projects
 1. Oak Harbor Village – 55K SF Retail, 40-60 DU, 63 bed Alzheimer Facility, 27K SF Small Market
 2. Deer Brook Residential – 130 DU
 3. Liberty Hill Office Park – 100K SF Permitted (15K SF Built)
 4. Sports Park / Land Bank – Office Approved 30 – 40K SF



TOWN CTR ?
VILLAGE CLUSTERS



U4
RE2



IDENTITY





Recommendations

1. Enhance existing commercial and retail clusters
2. Review and Revise Zoning Code
 - Looking Town-wide
 - Scenic Highway
 - Protecting Open Space/Farmland
 - Clustering development around the Village Center
3. Develop infrastructure to/at site
4. Closely track other regional scale projects



**Urban Land
Institute**

Boston
Serving the Six New England States

Questions?

Questions?