

Post Road Revival Harnessing Quonset



North Kingstown Economic Development Advisory Board
July 18, 2016

Quonset can stimulate Post Road development *(NK Market Study, 2014)*

- Post Road has outlived its prior purpose
- Attracting more Quonset employees to live on Post Road would drive business revival
- Mixed use development including high-density housing is the key
- Post Road can again become a living community
- This would benefit North Kingstown as a whole

Post Road has outlived its prior purpose

- After the Navy base left Quonset, Post Road remained but the population left
- The demand that supported Post Road activity largely disappeared
- *“Post Road...features more retail businesses than can...be supported by the existing household and worker base”* (Market Study 2014)

Efforts to repurpose Post Road as a commercial center have had limited success

- Continued decline of Post Road corridor has been a major town concern for several decades
- Post Road Corridor Plan of 2005 has not resulted in positive changes along Post Road
- Businesses have come and gone

Quonset can drive Post Road revival...

- **About 11,000 people now work at QBP**
- **Anticipated build-out to 15,000 by 2020**
- **Good-paying jobs are back at QBP**
- **5,000 - 6,000 QBP employees currently do manufacturing work with yearly earnings averaging \$58,000**

...but only if we can attract more Quonset employees as residents

- Only about 1,200 QBP employees live in North Kingstown
- \$0.5 billion spending power flows away from North Kingstown annually on RI 403
- *“Providing more... housing for Quonset employees will, once again, support Post Road businesses”* (Market Study, 2014)

The solution is to develop high-density housing along Post Road

- Shortage of housing that meets the needs and price ranges of Quonset employees
- Success of recent high-density developments confirms pent-up demand
- North Kingstown has few options for starter homes, transitional rentals, seniors downsizing
- Projected Quonset employment growth will create additional demand

A healthy Post Road will benefit North Kingstown as a whole

- **Post Road can become again a balanced and productive part of the community**
- **A major source of new tax revenue from new homes and increased business activity**
- **Attracting millennials will slow down population stagnation and aging**
- **Mixed use and housing variety on Post Road will restore it's sense of place and contribute to our civic and cultural lives**

North Kingstown has capacity to service increased population

- **Robust local government structure**
- **Sewers will eliminate a major constraint on housing density**
- **Build-out assessment based on water quantity planning was completed in 2013**
- **No new streets to maintain**
- **School capacity can be more efficiently utilized**

EDAB next steps

- **Assess demand for a variety of housing – learn from developers and QBP employees**
- **Examine municipal capacity – schools, water, sewers, traffic, administration**
- **Build further on recommendations of Market Study (2014) and other sources**
- **Commission study of economic and fiscal benefits and costs of population growth on Post Road – peer reviewed**
- **Report back to the Town Council with findings and suggested strategies**

What do we seek from the Town Council at this point?

- **Comments and suggestions**
- **Related questions that the Council would like to see answered**
- **Support town application for a grant for an impact study**
- **Advance sewer implementation efforts on north Post Road**