



TOWN OF
NORTH KINGSTOWN, RHODE ISLAND

80 BOSTON NECK ROAD
NORTH KINGSTOWN, R.I. 02852-5762
PHONE: (401) 294-3331
www.northkingstown.org

Date: March 10, 2011

To: Planning Commission

From: Planning Department

**Subject: Transfer of Development Rights and Identification of Village Centers
Phase 1 Assessment**

The Horsley Witten recently submitted the Phase 1 Assessment for the Transfer of Development Rights and Identification of Village Centers study, a project funded by a \$70,000 Rhode Island Statewide Planning Challenge Grant.

The Town of North Kingstown was awarded the grant to study further expansion of the recently adopted Transfer of Development rights ordinance in addition to village planning in existing and proposed village centers. The recently adopted Post Road Corridor Zoning and Transfer of Development Rights (TDR) Program were the first steps in developing a new village growth center consistent with the State Guide Plan Element Land Use 2025 as a means of encouraging high-density development along Post Road. Currently the Post Road Corridor serves as North Kingstown's only designated receiving zone under the TDR Program.

The Phase 1 Assessment analyses the opportunities and constraints in six existing North Kingstown villages: Allenton, Davisville, Hamilton, Lafayette, Saunderstown, and Wickford Village. Two potential villages were also analyzed – Wickford Junction and the general vicinity of the former Bald Hill Nursery and Rolling Greens Golf Course (intersection of Routes 2 and 102). The analysis includes but is not limited to mobility, utilities, environmental factors, regulatory factors, and accessibility. Horsley Witten has recommended that Allenton, Hamilton, Lafayette, and Wickford Junction be recommended for further TDR study. Davisville, Saunderstown, and Wickford Village do not have the capacity for a TDR program but the consultants did provide recommendations to strengthen and improve the villages. A TDR program at the Routes 2/102 intersection is not recommended at this time; however, the consultants indicate that the town (with residents and officials from NK and Exeter) should determine the appropriate direction for the area through a more extensive public process.

Please read through the report for Tuesday evening's meeting as we will have the consultants there to make a brief presentation and answer questions on the report. Now that this report is complete, we can also discuss the outreach process to gather public input for the recommended areas as well as the process for further refining our TDR program.

Cc: Michael Embury, Town Manager
Nathan Kelly, Horsley Witten Group