



WELCOME!

**KICK-OFF & HANDS-ON
DESIGN SESSION**

Old Tower Hill Road

Neighborhood Plan



South Kingstown

Rhode Island

DOVER, KOHL & PARTNERS

town planning

STUDY AREA

Old Mountain Lanes

KINGSTOWN ROAD

Shaw's

McDonald's

OLD TOWER HILL ROAD

Chophouse Grille RI

Belmont Market



WHAT IS A NEIGHBORHOOD PLAN?

THE GUIDING DOCUMENT TO...

- EVALUATE DEVELOPMENT PROJECTS,
- DIRECT CAPITAL IMPROVEMENTS,
- GUIDE PUBLIC POLICY AND ...

ENSURE THAT **THIS PLACE** IN SOUTH KINGSTOWN CONTINUES TO BE THE PLACE RESIDENTS WANT IT TO BE

Old Tower Hill Road

Neighborhood Plan

ABOUT

EVENTS

ENGAGE

UPCOMING EVENTS



Public Kick-Off & Hands-On Design Session

6:00 PM – 8:00 PM ·
Wakefield Elementary School



Open Design Studio

9:00 AM – 6:00 PM ·
Wakefield Elementary School



Open Design Studio

9:00 AM – 6:00 PM ·
Wakefield Elementary School



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Old Tower Hill Road

Neighborhood Plan

ABOUT

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Open Design Studio

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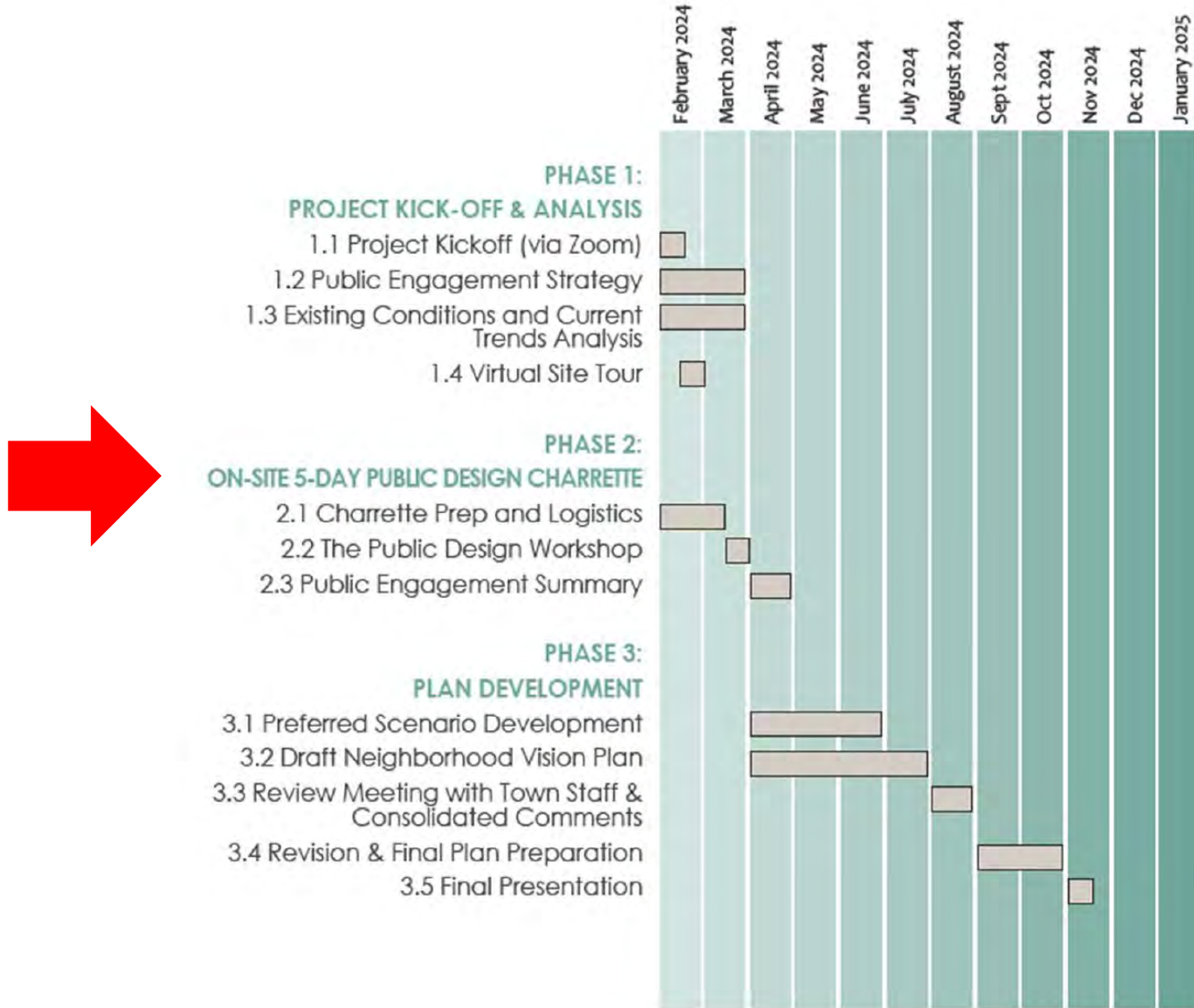
Work-in-Progress Presentation

6:00 PM

Wakefield Elementary School



SOUTH KINGSTON PROJECT SCHEDULE









D'ANGELO
GRILLED SANDWICHES







DAKOTA SPORT



STOR**6**SPACE SELF STORAGE

BURGER KING

BURGER KING

DRIVE THRU

DRIVE THRU →

Service



AS LOW AS **1.99** APR ASK FOR DEAL





Coastal1
CREDIT UNION

TWISTED
PIZZERIA & RESTAURANT
782-8800
WINGS • BURGERS • BAR
CALZONES • SEAFOOD
ORDER ONLINE - WE DELIVER
www.GetTwistedPizza.com

20 X 11
GoPasta
GOURMET
at Home
GoPasta.com
401.284.4311

Wakefield
& Bl... h, LLC
36... 9755



WAKEFIELD BOOKS

SALE

Wakefield Books
Upcoming
Events

TODAY IN THE
STORE
See the books!

Paper store
Panera BREAD
Cafe
SALE
WELCOME



NOW HIRING



NEW **2ND** USED
SPORTS
NOW OPEN

NEW **2ND** USED
SPORTS
NOW OPEN

NOW OPEN



Visit the **Easter Bunny**
at the Wakefield Mall



March 29



SHELDON'S

SHELDON'S



ANY TIME

DUCK PRESS

KITCHEN & BAR

EST. 2008



NO
PARKING
ANY
TIME
←





WAKEFIELD

305

XING ROAD



BREAKFAST

Play

323
PHIL'S
RESTAURANT PARTIES

CITY 166MI

WAKEFIELD, R.I.

ALL THAT MAT

WOODSTONE
PIZZA

PHIL'S
RESTAURANT
7 DAYS A WEEK
BREAKFAST & LUNCH

STUDY AREA

Old Mountain Lanes

KINGSTOWN ROAD

Shaw's

McDonald's

OLD TOWER HILL ROAD

Chophouse Grille RI

Belmont Market





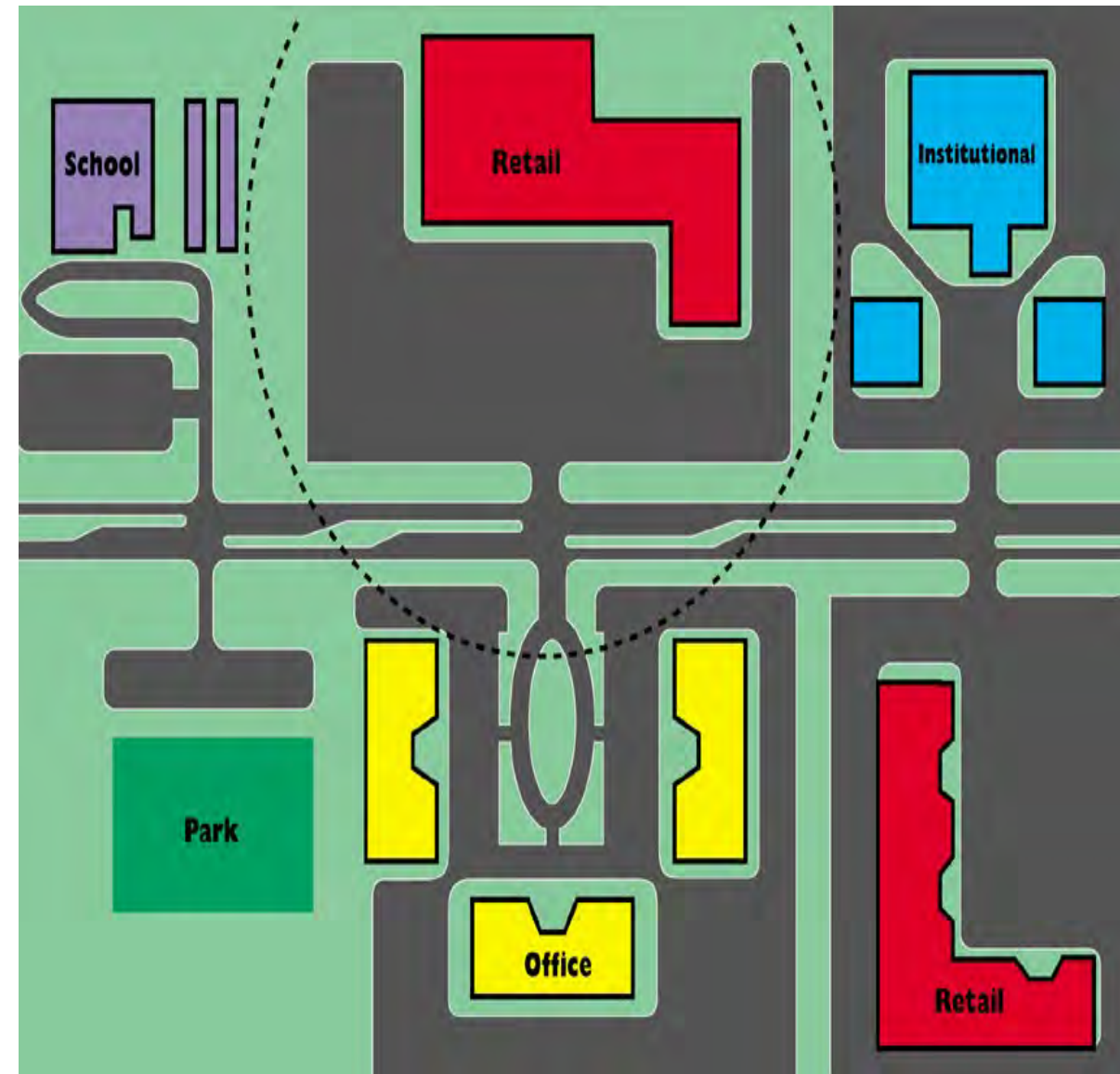




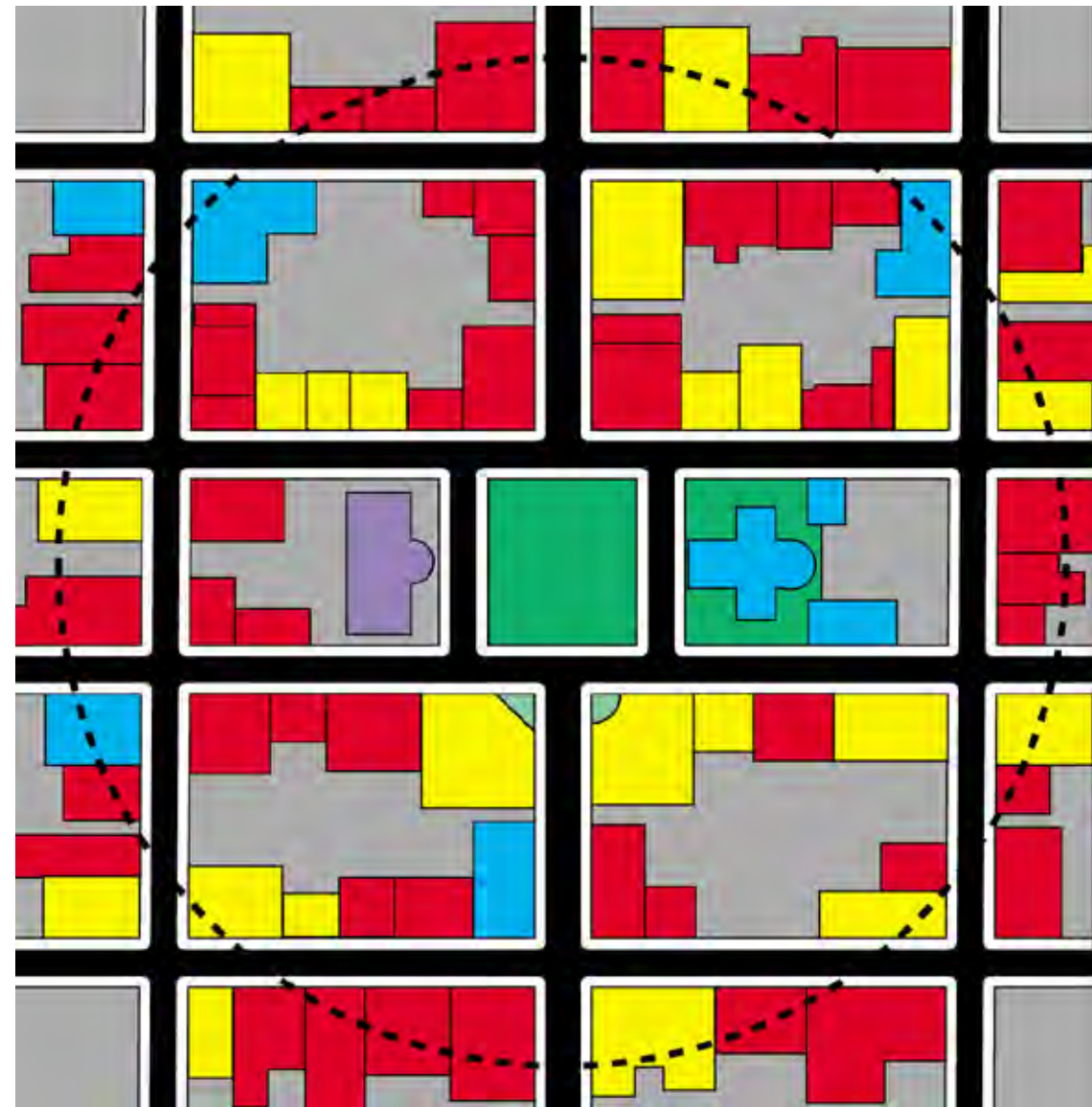




CONSIDER



LESS OF THIS



MORE OF THIS



THE PUBLIC REALM



THE PUBLIC REALM

CHOOSE YOUR FUTURE: SCENARIO MODELING

SCENARIOS

CHARACTER

TOWN INCOME

TRAFFIC

OPEN SPACE

OPTION 1: 3 STORIES

GOOD
CHANCE OF
REDEVELOPMENT



MEDIUM

7% OF TOTAL
MUNICIPAL TAX
ROLL (\$5M)

HIGHWAY 1:
LIGHT CONGESTION

OLD TOWER ROAD:
LIGHT CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

OPTION 2: 4 STORIES

HIGH
CHANCE OF
REDEVELOPMENT



MEDIUM

17% OF TOTAL
MUNICIPAL TAX
ROLL (\$13M)

HIGHWAY 1:
LIGHT CONGESTION

OLD TOWER ROAD:
MEDIUM CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

OPTION 3: 5 STORIES

LIKELY
CHANCE OF
REDEVELOPMENT



HIGH

43% OF TOTAL
MUNICIPAL TAX
ROLL (\$33M)

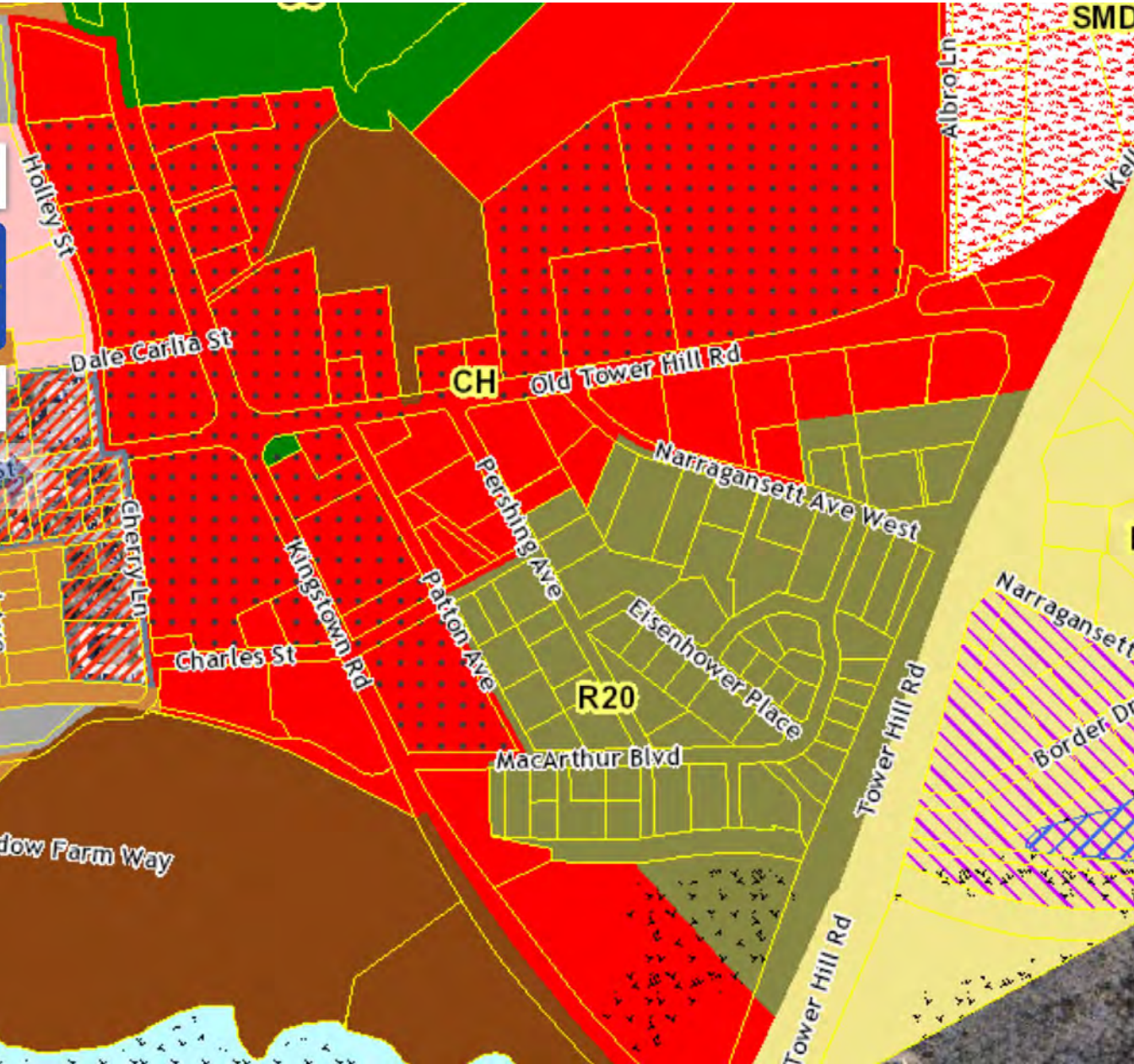
HIGHWAY 1:
MEDIUM CONGESTION

OLD TOWER ROAD:
HIGH CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

TODAY: OLD TOWER HILL ROAD & KINGSTOWN ROAD



ZONING: COMMERCIAL HIGHWAY (CH)

“ORIENTATION TOWARD THE
AUTOMOBILE”

“GAS STATIONS, FAST FOOD
ESTABLISHMENTS AND
SUPERMARKETS”

“RESIDENTIAL DEVELOPMENT IS
EXCLUDED”

MAX HEIGHT: 35' (BUT THERE IS NO
INCENTIVE TO BUILD MORE THAN
ONE STORY)

TODAY: TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

COMMERCIAL HIGHWAY ZONING
RESIDENTIAL NOT ALLOWED
35' HEIGHT LIMIT (3 STORIES)
30% MAX LOT COVERAGE
40' MIN FRONT SETBACK
40' MIN REAR SETBACK
15' MIN SIDE SETBACK



LIKELIHOOD OF REDEVELOPMENT: LOW
CONTRIBUTION TO TAX BASE: LOW
TRAFFIC GENERATION: MEDIUM

TOTAL AMOUNT OF LEASABLE SQUARE FOOTAGE: 700K
TOTAL TAXES PER YEAR: \$1,467,099 (2% TOTAL TAX ROLL)

OPTION 1: 3 STORIES - TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

OPTIONAL FBC DISTRICT ZONING
RESIDENTIAL ALLOWED
35' HEIGHT LIMIT (3 STORIES)
60% MIN LOT COVERAGE
15' MIN FRONT SETBACK
20' MIN REAR SETBACK
5' MIN SIDE SETBACK
5% OPEN SPACE
90% MAXIMUM IMPERVIOUS



LIKELIHOOD OF REDEVELOPMENT: GOOD
CONTRIBUTION TO TAX BASE: MEDIUM
TRAFFIC GENERATION: MEDIUM

TOTAL AMOUNT OF LEASABLE SQUARE FOOTAGE: 1.4K
TOTAL NUMBER OF HOUSING UNITS: 700
TOTAL PROPERTY TAXES PER YEAR: \$5,254,698 (7% TAX ROLL)

OPTION 2: 4 STORIES - TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

OPTIONAL FBC DISTRICT ZONING
RESIDENTIAL ALLOWED
45' HEIGHT LIMIT (4 STORIES)
55' HEIGHT ARCHITECTURAL FEATURES
60% MIN LOT COVERAGE
15' MIN FRONT SETBACK
20' MIN REAR SETBACK
5' MIN SIDE SETBACK
5% OPEN SPACE
90% MAXIMUM IMPERVIOUS

LIKELIHOOD OF REDEVELOPMENT: HIGH
CONTRIBUTION TO TAX BASE: MEDIUM
TRAFFIC GENERATION: MEDIUM

TOTAL AMOUNT OF LEASABLE SQUARE FOOTAGE: 2.8K
TOTAL NUMBER OF HOUSING UNITS: 1,000
TOTAL PROPERTY TAXES PER YEAR: \$13,051,608 (17% TAX ROLL)



OPTION 3: 5 STORIES - TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

OPTIONAL FBC DISTRICT ZONING
RESIDENTIAL ALLOWED
55' HEIGHT LIMIT (5 STORIES)
65' HEIGHT ARCHITECTURAL FEATURES
60% MIN LOT COVERAGE
15' MIN FRONT SETBACK
20' MIN REAR SETBACK
5' MIN SIDE SETBACK
5% OPEN SPACE
90% MAXIMUM IMPERVIOUS



LIKELIHOOD OF REDEVELOPMENT: LIKELY
CONTRIBUTION TO TAX BASE: HIGH
TRAFFIC GENERATION: MEDIUM/HIGH

TOTAL AMOUNT OF LEASABLE SQUARE FOOTAGE: 2.8K
TOTAL NUMBER OF HOUSING UNITS: 2,000
TOTAL PROPERTY TAXES PER YEAR: \$33,123,210 (43% TAX ROLL)

SCENARIOS

CHARACTER

TOWN INCOME

TRAFFIC

OPEN SPACE

OPTION 1: 3 STORIES



MEDIUM

7% OF TOTAL
MUNICIPAL TAX
ROLL (\$5M)

HIGHWAY 1:
LIGHT CONGESTION

OLD TOWER ROAD:
LIGHT CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

GOOD
CHANCE OF
REDEVELOPMENT

OPTION 2: 4 STORIES



MEDIUM

17% OF TOTAL
MUNICIPAL TAX
ROLL (\$13M)

HIGHWAY 1:
LIGHT CONGESTION

OLD TOWER ROAD:
MEDIUM CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

HIGH
CHANCE OF
REDEVELOPMENT

OPTION 3: 5 STORIES



HIGH

43% OF TOTAL
MUNICIPAL TAX
ROLL (\$33M)

HIGHWAY 1:
MEDIUM CONGESTION

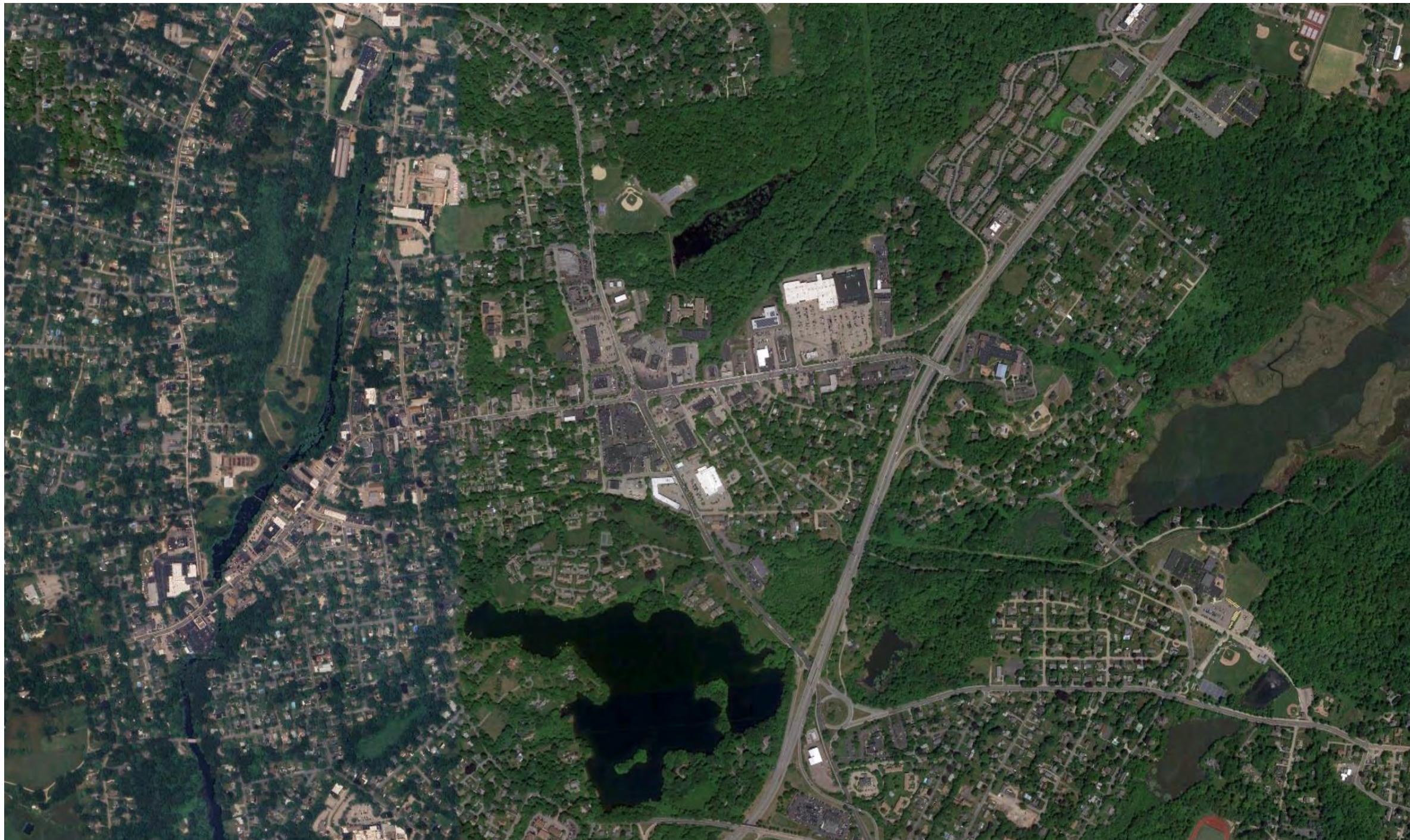
OLD TOWER ROAD:
HIGH CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

LIKELY
CHANCE OF
REDEVELOPMENT

ANALYSIS MAPS





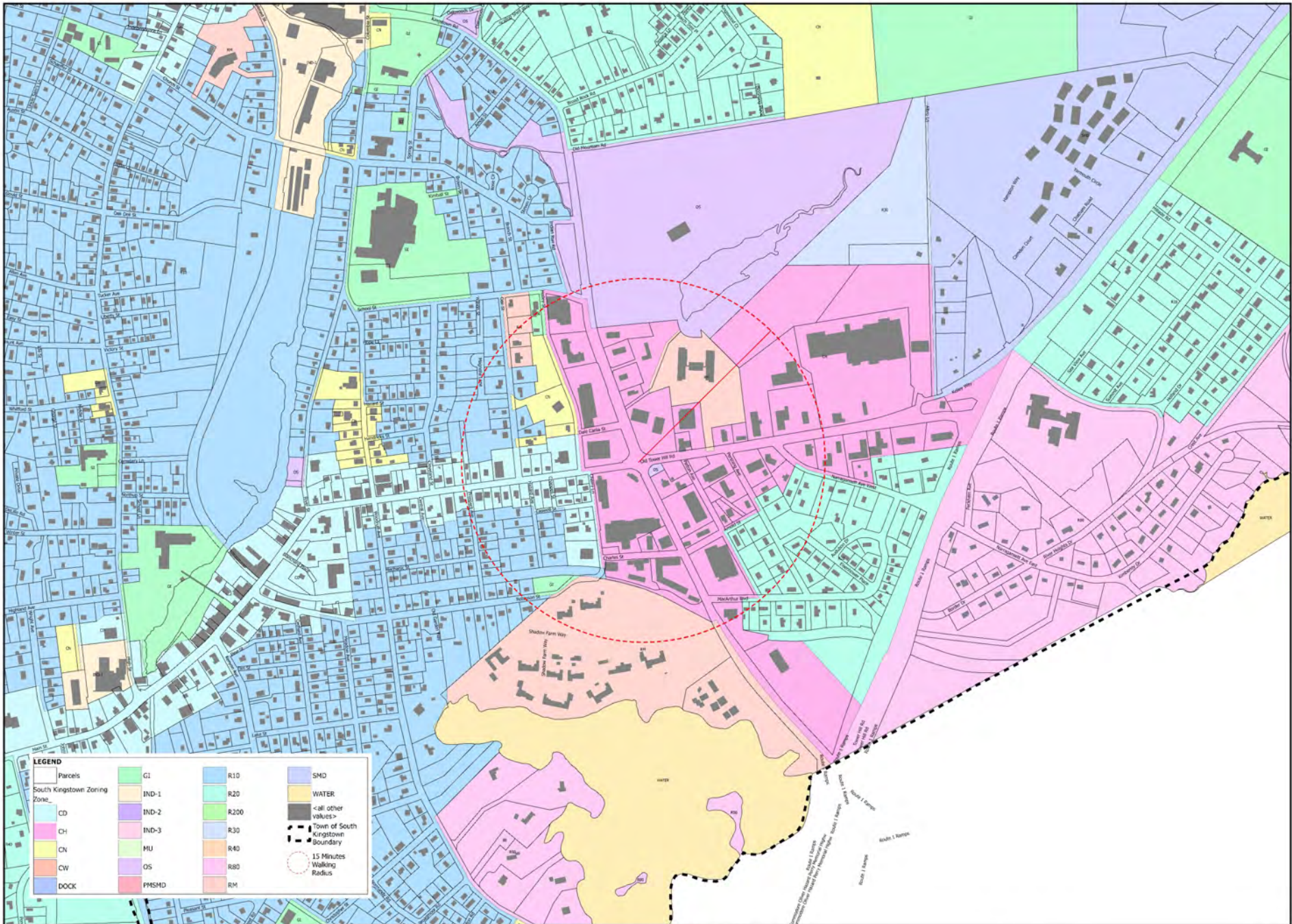
LEGEND

Buildings and Footprints	Bluemerys and Trails	Wetlands
Parcels	Open Space	Rivers and Streams
Town of South Kingstown Boundary	Local Conservation Areas	2 Foot Contours
15 Minutes Walking Radius		

OLD TOWER HILL ROAD PLAN
EXISTING CONDITIONS MAP

1" = 200'





LEGEND			
Parcels	G1	R10	SMD
South Kingstown Zoning Zone	IND-1	R20	WATER
CD	IND-2	R200	<all other values>
CH	IND-3	R30	Town of South Kingstown Boundary
CN	MU	R40	15 Minutes Walking Radius
CW	OS	R80	
DOCK	PMSMD	RM	

OLD TOWER HILL ROAD PLAN
ZONING MAP

1" = 200'





LEGEND

- Buildings Footprint
- Town of South Kingstown Boundary
- 15 Minutes Walking Radius

OLD TOWER HILL ROAD PLAN
BUILDING FOOTPRINT MAP

1" = 200'





LEGEND

- RIPTA Park and Ride Stops
- RIPTA Bus Stops
- RIPTA Bus Routes
- ▭ Parcels
- 15 Minutes Walking Radius
- - - Town of South Kingstown
- - - Boundary
- Buildings Footprint
- Open Space

**OLD TOWER HILL ROAD PLAN
PUBLIC TRANSIT MAP**

1" = 200'





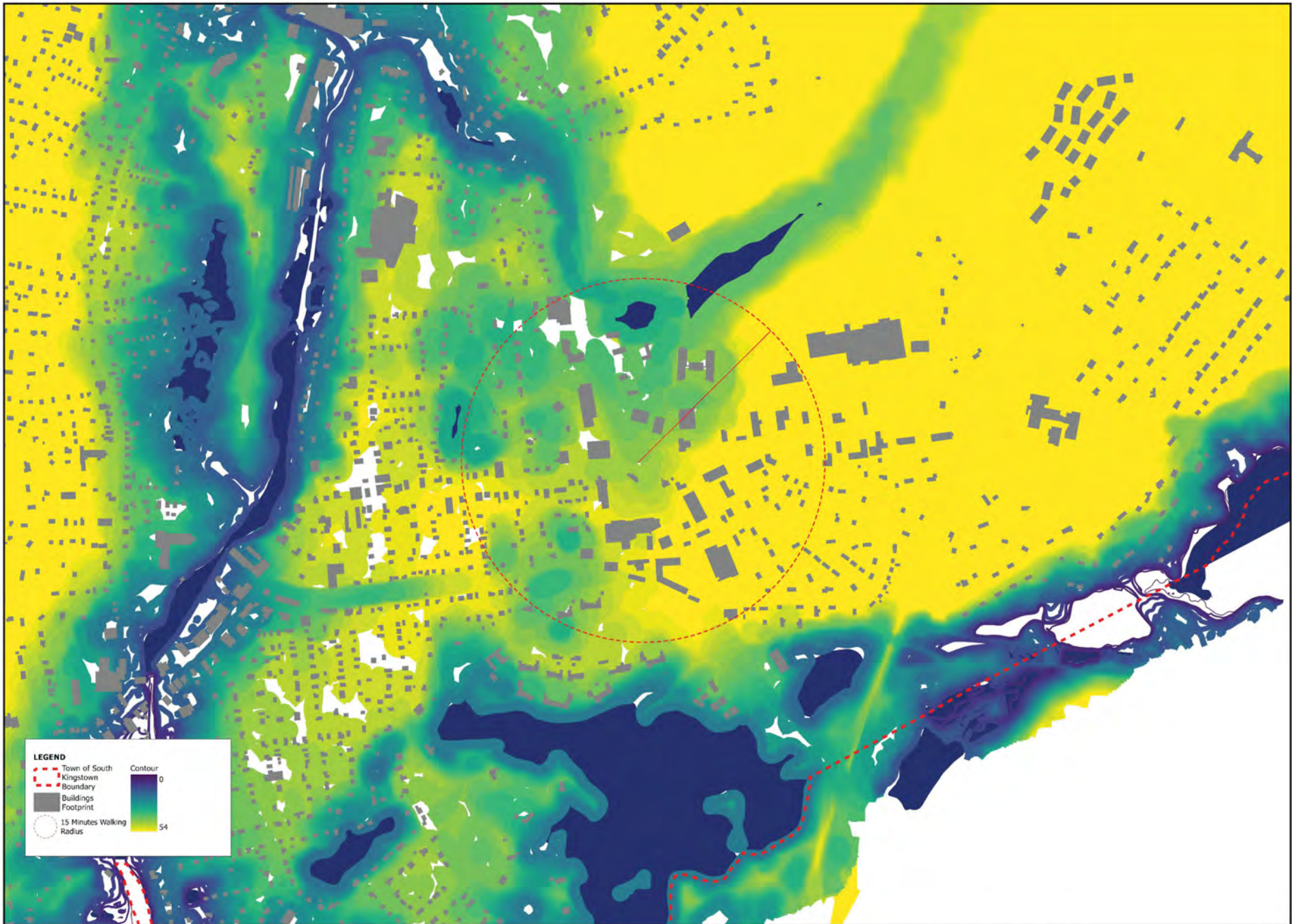
LEGEND

- Parcels
- Town of South Kingstown Boundary
- 15 Minutes Walking Radius

OLD TOWER HILL ROAD PLAN
STREET NETWORK MAP

1" = 200'





LEGEND

- Town of South Kingstown Boundary
- Buildings Footprint
- 15 Minutes Walking Radius
- Contour
- 0
- 54

OLD TOWER HILL ROAD PLAN
TOPOGRAPHY MAP

1" = 200'





- LEGEND**
- Parcels
 - Town of South Kingstown Boundary
 - Open Space
 - Local Conservation Areas
 - Wetlands
 - Rivers and Streams
 - 100 Year Storm Surge Event Plus
 - Bridge Assets Exposed to Storm Surge
 - 15 Minutes Walking Radius

**OLD TOWER HILL ROAD PLAN
GREENS AND FLOODWAYS MAP**

1" = 200'



A CASE STUDY

MASHPEE COMMONS

1960



- Transformation of the 1960s New Seabury Shopping Center in Mashpee, Massachusetts occurred in 1986.
- The strip mall was retrofit into a mixed-use center by DPZ.

TODAY



- Offices above the shops
- The mall has now become the center of community with greens, a post office, a church, a library, and entertainment. Events are scheduled constantly.

MASHPEE COMMONS, MA DUANY, PLATER-ZYBERK (1986)





Clock tower with a dome and a clock face.

Old Cold Storage

POTTERY BARN

POTTERY BARN

POTTE BARN

POTTERY BARN



1960

- Facades were “re-skinned” to be more pedestrian oriented.
- 1 to 2-story, 20 ft. deep Liner buildings were used to hide parking lots.

THE REGULATING PLAN OF
MASHPEE COMMONS
MASHPEE MASSACHUSETTS



Fields Point Limited Partnership
Owner

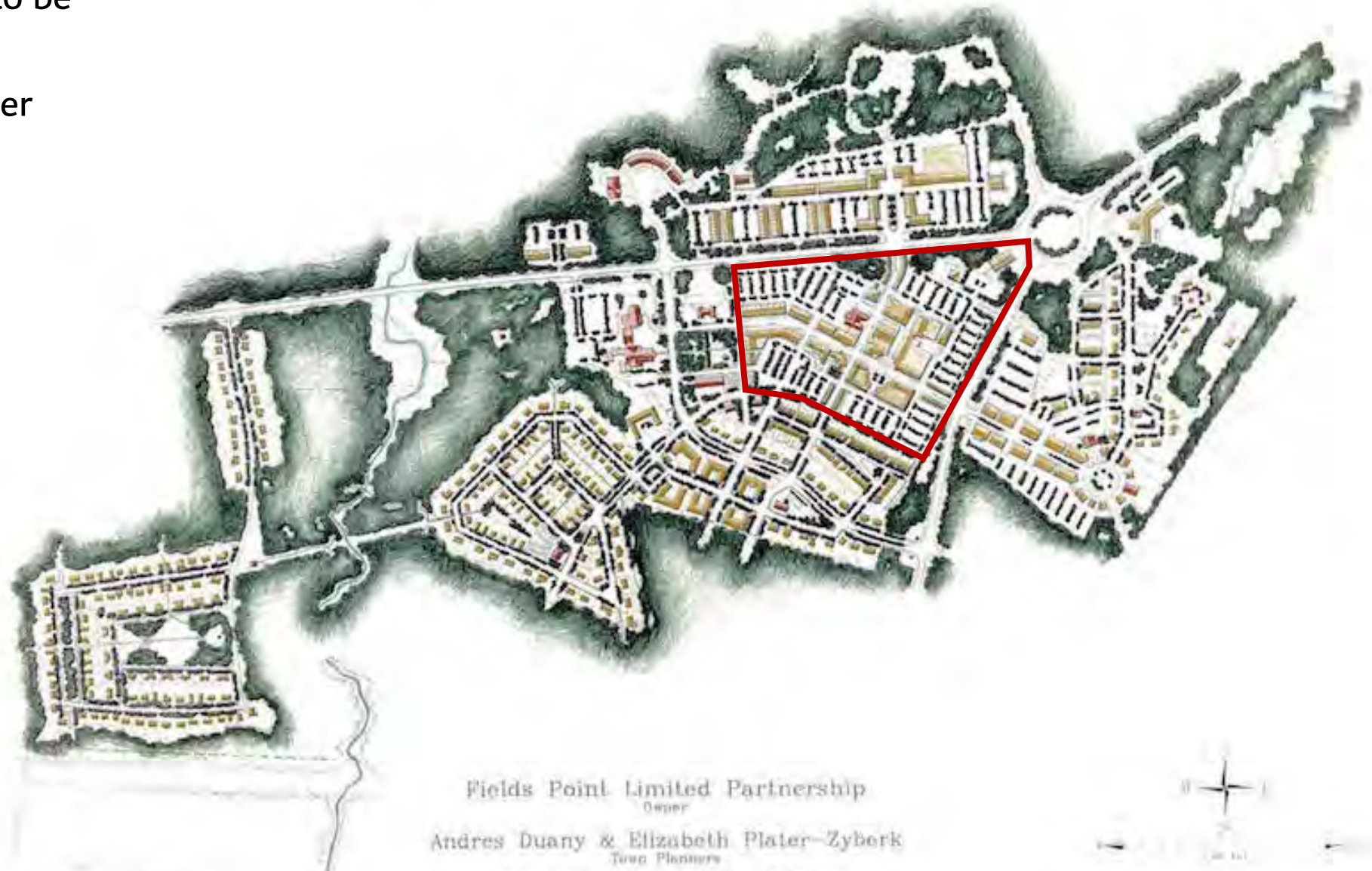
Andres Duany & Elizabeth Plater-Zyberk
Town Planners



1960

- Facades were “re-skinned” to be more pedestrian oriented.
- 1 to 2-story, 20 ft. deep Liner buildings were used to hide parking lots.

THE REGULATING PLAN OF
MASHPEE COMMONS
MASHPEE MASSACHUSETTS





64 Steeple St







**WHAT ABOUT THE
RESIDENTIAL?**

ECONOMICS



ECONOMIC DEVELOPMENT



DAEDALUS
ADVISORY SERVICES

1 WHAT WE MAY WANT TO DO



Photo credit: <https://www.citydata.com>

WHAT MIGHT WE WANT TO DO?

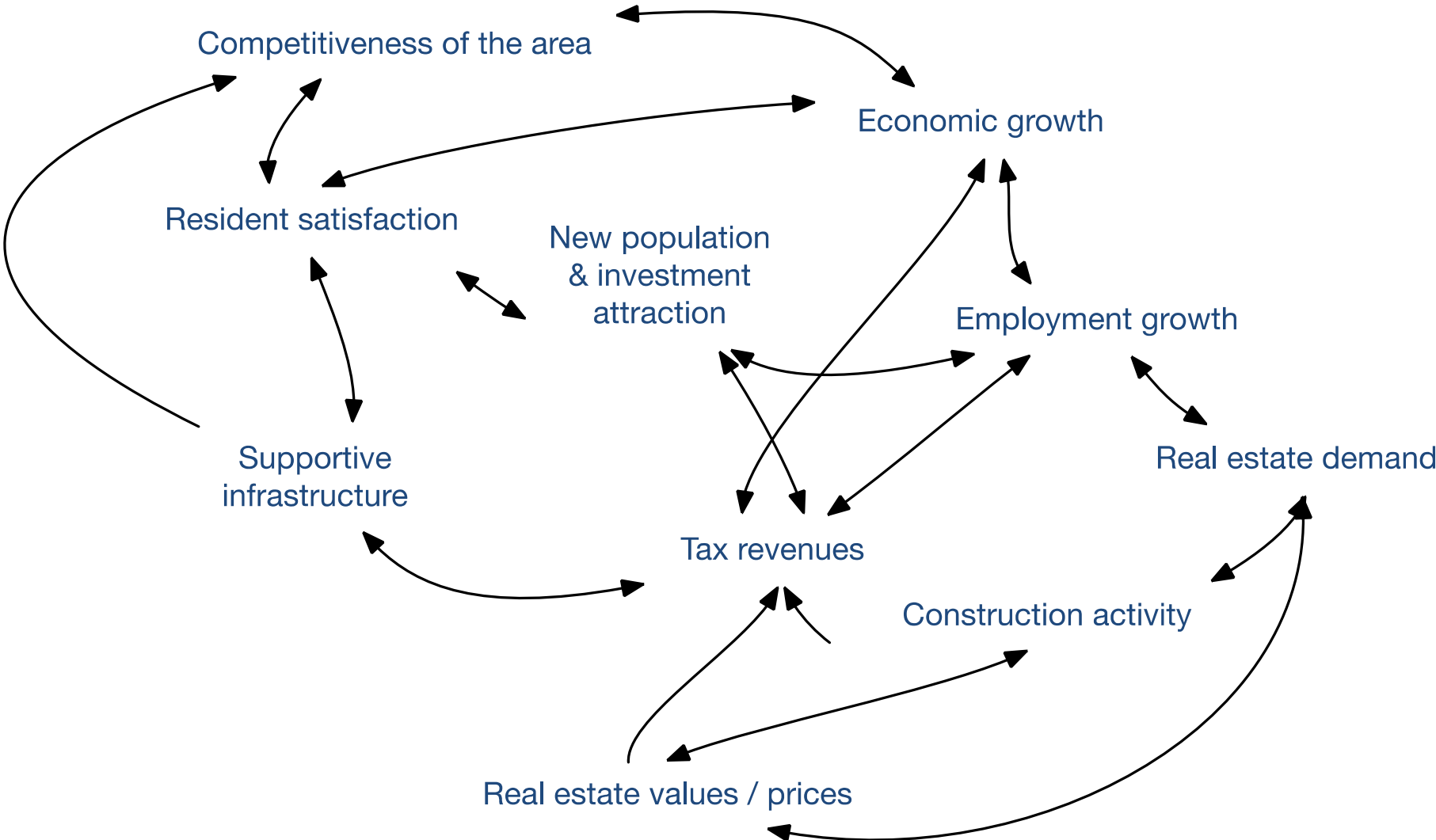
- **MAINTAIN THE CITY'S ATTRACTIVENESS** TO RESIDENTS, BUSINESSES AND VISITORS
- MAINTAIN THE CITY'S EXISTING BUSINESS BASE AND **ADD TO IT** (POTENTIALLY REDUCE PROPERTY TAX DEPENDENCY)
- PROVIDE **MULTIPLE REASONS** FOR PEOPLE TO WANT TO COME TO SOUTH KINGSTOWN
- HELP YOU TO TELL **THE SOUTH KINGSTOWN STORY**

HOW WE PLAN TO DO IT:

- **LISTEN TO YOU** AND ASK QUESTIONS
- **BALANCE THE VISION** WITH WHAT'S REALISTIC (MONEY AND TIME)
- RESEARCH (NATIONAL, STATE AND LOCAL)
- LOOK FOR **OPPORTUNITIES TO DIFFERENTIATE AND ENHANCE UNIQUENESS**
- REDUCE ECONOMIC ENTRY BARRIERS
- **EXPAND WHAT IS ECONOMICALLY POSSIBLE** IN SOUTH KINGSTOWN

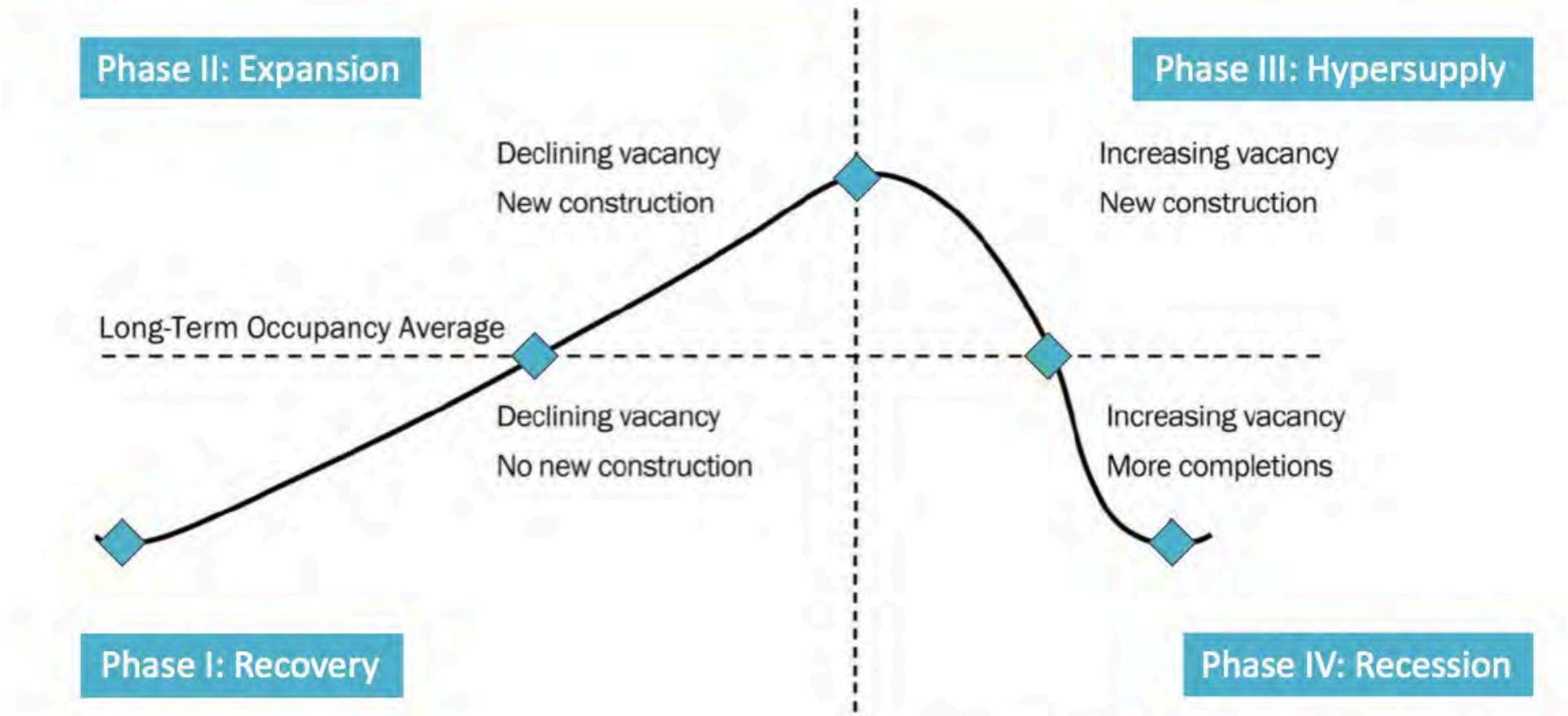


IMAGINE THE ECONOMY AS A SET OF DYNAMIC FEEDBACK LOOPS. WE AIM TO ENHANCE THOSE FOR YOU



AND WE WILL ALSO DISCUSS THE REAL ESTATE MARKET AND OPTIONS FOR REDEVELOPMENT

MARKET CYCLES



Source: Mueller, Real Estate Finance, 1995.

2 POSSIBILITIES TO EXPLORE



WHAT DO YOU VALUE THE MOST?



- SMALL TOWN FEELING
- NATURAL ENVIRONMENT
- OPEN SPACES
- MAIN STREET
- NATURE BASED RECREATION
- JOB MIX OR OTHER ECONOMICALLY SPECIFIC CRITERIA

WHAT DO YOU WANT TO SEE MORE OF IN THE FUTURE?

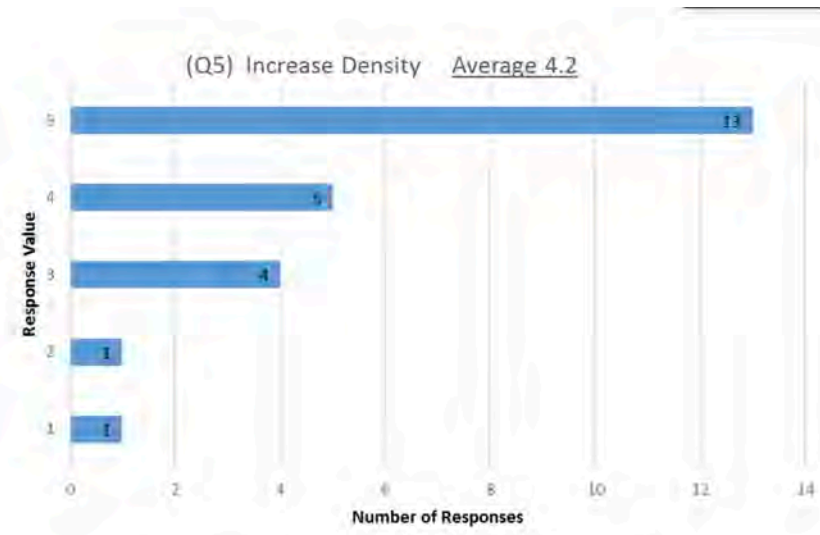
- WHAT KINDS OF ASSETS ARE MISSING OR NEED TO BE EXPANDED HERE?
- MORE MIXED-USE DEVELOPMENT?
- DEEPER ECONOMIC LINKAGES TO OTHER PARTS OF RHODE ISLAND OR THE REGION?



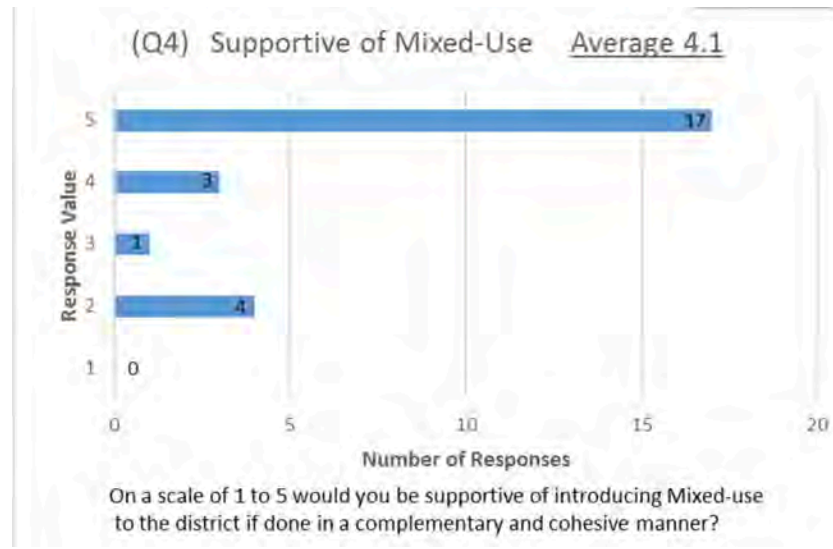
3 BUILDING ON EARLIER WORK...



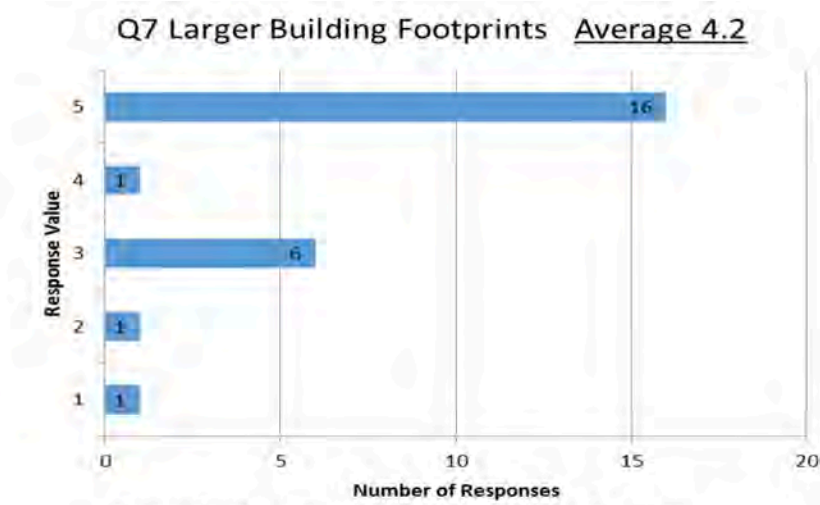
BUILDING ON EARLIER WORK...



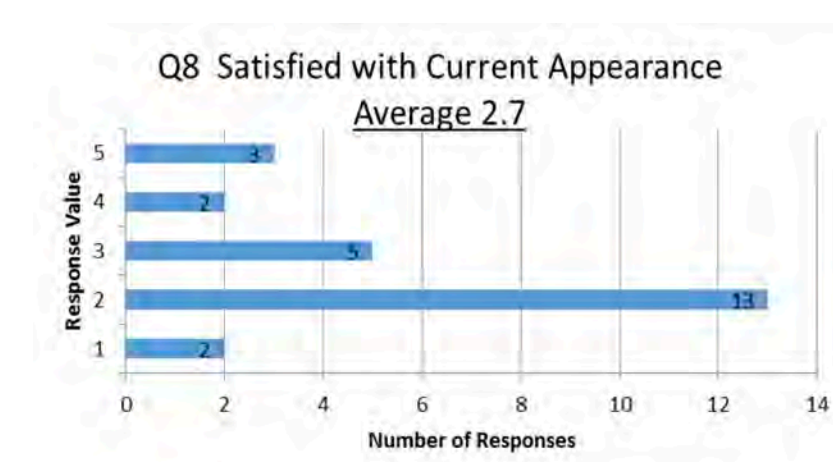
On a scale of 1 to 5, would you be supportive of increasing the total amount of development capacity allowed on each property in the District



On a scale of 1 to 5 would you be supportive of introducing Mixed-use to the district if done in a complementary and cohesive manner?



On a scale of 1 to 5 would you be supportive of allowing larger building footprints in the District



On a scale of 1 to 5, are you generally satisfied with the appearance of the District?

Visual Preference Survey Exercise

COMMERCIAL ADDRESSES

WHAT IS APPROPRIATE FOR YOUR AREA?

- Place FOUR GREEN dots below the images you believe are appropriate for this part of the City.
- Place ONE RED dot below the image that is most inappropriate for this part of the City.
- Add a post-it with comments if you like.

● More of this
● Not so much



MAP Exercise



OLD TOWER HILL ROAD PLAN
BASE MAP

1"=200'



OLD TOWER HILL ROAD PLAN
BASE MAP

1"=200'



**WOULD YOU CONSIDER WALKING OR
BIKING ON OLD TOWER ROAD?**

**WHAT IMPROVEMENTS WOULD BE
NEEDED?**

**HOW DO WE MAKE THE OLD
TOWER ROAD
NEIGHBORHOOD MORE
RESILIENT TO STORMS AND
WATER?**

**HOW CAN WE ENCOURAGE
LOCALLY-OWNED AND
LOCAL-SERVING
BUSINESSES?**

**SHOULD THERE BE NEW
SQUARE, PLAZA, GREEN
SPACE OR OPEN SPACE?
WHERE?**

TELL US...

TABLE PRESENTATIONS



WELCOME!

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Neighborhood Plan



South Kingstown

Rhode Island

DOVER, KOHL & PARTNERS

t o w n p l a n n i n g