

Planning Areas – 2016 Comp Plan Policies

Planning Area	Map Objectives	All Other 2016 Plan Policies/Actions Specific to Area
EAST SHORE – Northeast	• Protect and maintain the residential and commercial area.	LU-11: Maintain and protect the residential and commercial character of the area.
EAST SHORE – Kickemuit	• Open space protection as first objective • Protect significant farmland. • Implement Metacom Avenue Corridor Management Plan.	LU-11: Protect the area as open space as the first objective of the Town. If that is not feasible, guide development to protect significant amounts as farmland/open space, including through conservation development zoning. Place top priority on open-space protection and links to Metacom Avenue, with improvements recommended by the Metacom Corridor Management Plan. LU-8: Protect the open fields in the Kickemuit planning area visible from Metacom Avenue.
EAST SHORE – The Narrows	• Protect residential character. • Improve north/south movement through neighborhood connections. • Monitor Veterans Home for future use. • Drainage improvements.	LU-11: Protect residential character. Consider improved north-south movement through links between existing streets. Monitor the Veterans Home for future proposed changes. C-12: Seek to connect the Narrows Planning Area with the Hopeworth Planning Area through the State-owned Veterans Home property. The existing plan identifies possible street connections and notes that one proposed connection may be more suitable as a pedestrian/bicycle trail because of the stream and wetlands.

EAST SHORE – Hopeworth	• Protect residential character. • Examine potential use of former landfill.	LU-11: Protect residential character. Examine future use of the former Hopeworth landfill at the end of Roosevelt Drive consistent with its open-space designation. Consider the area as a potential public dog park. C-12: Seek connection between Hopeworth and the Narrows through the Veterans Home property, including potential pedestrian/bicycle connections. NHCR-39: Establish a 200-foot buffer along the Mount Hope Bay shoreline extending from Hopeworth to the Mount Hope Bridge and establish a walking trail within the buffer, including lateral access.
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EAST SHORE – Mt. Hope	• Protect open space as first objective. • Protect cultural and historic resources.	LU-11: Protect the area as open space as the first objective. If full preservation is not feasible, guide development to preserve significant open space while allowing a mixture of uses and densities that promotes open-space protection, including conservation development. LU-11: Work with Brown University and the local Native American community to preserve the Haffenreffer Museum/King Philip-related historic and natural resources through acquisition, conservation agreement or easement and pursue appropriate public access. LU-2: Examine acquisition/preservation of the Mt. Hope Planning Area; maximize protection of open space and cultural, historic and natural resources; improve greenbelt and trail linkages. LU-3: Establish land-use standards specific to Mt. Hope considering surrounding density, topography, RWU and adjacent lands; consider low-intensity, low-impact, limited mixed-use and active recreation. LU-8: Protect natural and historic areas of Mt. Hope, with emphasis on public access. NHCR-10: Encourage maximum open-space and cultural-resource protection, adequate buffers, wetlands/bay protection, shoreline public access and stakeholder coordination; maintain shoreline access at RWU; pursue National Register recognition. OSCR-17: Continue acquiring land, development rights and/or easements in the Mount Hope area, including Brown University property. OSCR-18: In any limited/flexible development, conserve the maximum possible open space, prioritizing beach areas and non-wetland woods/fields that link to the path system. NHCR-39:
EAST SHORE – College / Roger Williams University	• Expand facilities at Ferry Road campus through Educational Institution Master Plan process. • Implement Metacom Avenue Corridor Management Plan.	LU-11: Work with Roger Williams University on facility expansion at the Ferry Road campus through the Master Plan process of the Educational Institutional Zone and the Metacom Avenue Corridor Management Plan.

CENTRAL CORRIDOR – North Central	• Pursue development of a walking/bicycle path. • Protect wetlands. • Use conservation development to support open-space protection.	LU-11: Maintain existing land-use pattern with only minor infill. Do not diminish or degrade wetlands. If development occurs, protect significant open space while allowing a mixture of uses and densities that makes preservation feasible, including conservation development. Maintain residential character on the east side of Hope Street. LU-8: Provide public access through the North Central wetlands area from the Warren town line toward the mouth of Silver Creek, for pedestrians/bicycles or agricultural uses.
CENTRAL CORRIDOR – Industrial Area	• Maximize and protect interior land for industrial use. • Mixed commercial uses along southern/eastern borders. • Wetland restoration in open space.	LU-11: Maximize and protect remaining interior land for industrial use by maintaining industrial zoning. Encourage mixed commercial/industrial development along eastern and southern borders. Coordinate Metacom Avenue development between Tupelo and Gooding with the Metacom Corridor Management Plan. LU-11: Re-examine open-space land within the industrial area and consider restoration to natural wetlands to protect the Silver Creek watershed; pursue a walking/bicycle path through the Central Corridor. LU-11: Continue Bristol Industrial Park development and economic growth in a manner consistent with Town economic interests and neighborhood character.

CENTRAL CORRIDOR – High School	• Continue basic land-use patterns. • Protect Silver Creek. • Protect residential character of neighborhood. • High school drainage improvements.	LU-11: Continue the basic land-use pattern. Protect Silver Creek from pollution/degradation and protect surrounding residential character. OSCR-2: Improve recreational fields at Mt. Hope High School and improve/manage drainage and runoff into Silver Creek in an environmentally sustainable manner; create a master plan for drainage/recreational improvements. SF-27: Coordinate Silver Creek watershed drainage improvements and restoration through a master plan including the High School property and Town-owned Golf Course.
CENTRAL CORRIDOR – Downtown Neighborhood	• Maintain mixed use. • Establish use guidelines for old-building reuse.	LU-11: Maintain mixed-use character. Establish guidelines for reuse of older buildings to protect neighborhood character.
CENTRAL CORRIDOR – The Estates	• Seek development rights. • Assist owners with land-use planning. • Monitor large properties for future use changes.	LU-11: Work with owners on land-use planning to maintain overall landscape character. Monitor Sisters of St. Dorothy and Columban Fathers properties for future use changes and seek development rights to those and other private parcels. LU-8: Protect The Estates planning area, views, and public access to the water along existing public rights-of-way. OSCR-24: Pursue conservation or development easements for Columban Fathers and Sisters of St. Dorothy properties.

CENTRAL CORRIDOR – Downtown Core	• Maintain historic-district protection. • Rehabilitate and reuse historic buildings, including BIP and decommissioned schools. • Town Common landscape and drainage improvements. • Continue phased improvements to State Street Dock.	LU-11: Maintain/appropriately expand historic-district protection. Provide parking without harming historic fabric. Encourage reuse of older buildings. Maintain waterfront physical scale. Increase public water access and extend boardwalk/public access to Constitution Street. Monitor Coast Guard Station for future use changes. Maintain a walkable, pedestrian-friendly downtown. LU-11: Improve downtown parking access and wayfinding; consider strategies for special-event/evening parking, including off-site parking, trolley or valet arrangements. LU-11: Consider closing Bradford Street between Hope and Center Streets to vehicular traffic to create a school-campus area between Colt and Andrews. OSCR-14: Prepare a master plan for drainage, seating and overall appearance of the Town Common. LU-17: Protect the Town Common as open public space; preserve the integrity of its structures and limit redevelopment of the Byfield/Walley buildings to protect historic character; residential use not permitted on the Common.
WEST SHORE – Northwest	• No significant change anticipated. • Protect residential character. • Neighborhood connections.	LU-11: Maintain and protect residential character and encourage conservation of remaining open land.

WEST SHORE – Highlands	• Protect residential character. • Neighborhood connections. • Potential for National Register designation.	LU-11: Protect residential character. Prohibit commercial development along the corridor except in areas already in commercial use. Examine minor street connections for residents/service vehicles. Recognize historic structures and settlement pattern and work with neighborhood association on National Register nomination. H-14: Survey and identify properties and neighborhoods, such as the Highlands, with historic-preservation value and work with interested owners on National Register nominations.
WEST SHORE – State Park	• Protect park use and open space. • Maintain Sports Complex and Town Beach. • Continue improvements to Quinta-Gamelin Community Center.	LU-11: Protect park use. Maintain/improve Sports Complex and Town Beach. Continue Town recreation use associated with Quinta-Gamelin. OSCR-26: Work with the State to continue the path system through the State Park Planning Area.
WEST SHORE – Poppasquash	• Discourage high-density development.	LU-11: Discourage high-density development that would require a small wastewater treatment facility, Town sewers or adversely affect existing wells. LU-8: Protect the historic character of Poppasquash. Services & Facilities: Maintain two-acre zoning on Poppasquash because of lack of public water/sewer, vulnerability of wells to drawdown and salt/brackish intrusion, and groundwater constraints; maintain conservation-development initiatives. C-1: Plan for climate-change/sea-level-rise impacts and alternate roadways affecting Poppasquash Road/Coggeshall Farm Road and Poppasquash Road at Hope Street toward Oliver Street. Transportation policy: Continue/reference the Poppasquash Road pedestrian/bicycle facility connecting Hope Street, the East Bay Bike Path and Colt State Park path.