



PLANNING CHALLENGE GRANT INITIATIVE

2006 PROJECT SUMMARY

TOWN OF HOPKINTON, R.I. INTERSTATE 95, EXIT ONE MASTER PLAN

Project Sponsor: Town of Hopkinton, Planning Department

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Project Cost: \$37,500 **Challenge Grant Amount:** \$30,000

Completed: June 2007 **Products:** Study Report available at: <http://www.planning.ri.gov/misc/pcgrants6.htm>

Background

This master plan project was undertaken by the Hopkinton planner and the Town Manager with an Ad-Hoc Zoning Advisory Committee comprised of representatives of the Planning Board, Zoning Board of Review, Conservation Commission, Economic Development Commission and the Town Council. In 2004, after initial studies, Hopkinton had chosen a mixed use/smart growth approach to this area, 850 acres surrounding Exit 1. This planning challenge grant provided the Town with funding to continue to study the alternative mixed use development scenarios, to create four new zoning districts and to prepare the necessary documents, i.e. design guidelines and zoning, to implement their master plan.

The Master Plan Study was funded by a \$30,000 Challenge Grant from the RI Division of Planning/Statewide Planning Program.

Consultants were Pare Corporation with Peter Ruggiero, Esq.

Objectives and Process

The Hopkinton Exit One Master Plan challenge grant has the following objectives:

- **Feasibility Analysis:** Complete development feasibility analysis of the study area, building upon previous studies and involving appropriate state, regional and municipal agencies to assess capacity and determine optimum technologies and management structures for water supply and wastewater services to serve the area and/or individual parcels
- **Current Zoning and Buildout:** Prepare an analysis of current zoning in the study area, including a build-out of the parcels if developed under existing regulations.
- **Zoning and Urban Design:** Develop zoning and urban design scenarios incorporating land uses identified by the community as desirable, including requirements for any public amenities and considering water and wastewater needs. Coordinate with Advisory Committee and Town officials for public input and decisions to endorse an Exit 1 Gateway Master Plan.
- **Plans and Ordinance Revisions:** Draft amendments to the Community Comprehensive Plan and the Zoning Ordinance and Subdivision Ordinance, as needed, to allow for implementation of the Exit 1 Gateway Master Plan

Major Findings and Recommendations

The Exit 1 Design Guidelines recommend the creation of four zones to encourage development of the district as an employment enter with supportive mixed uses:

- The Technology Campus Zone facilitates the development of high technology and light industrial development that is compatible with protection of the Ashaway River aquifer
- The Office Mixed Use Zone enables construction of campus-style Class A office space and a hotel/conference center.
- The Village Mixed Use Zone encourages development of a traditional village with small retail, office use, and a range of residential housing options (including 15 percent affordable as defined by the Hopkinton Affordable Housing Plan).
- The Residential/Conservation Zone enables single-family construction while reserving over 50 percent of the land as preserved open space..

All of these zones rely on smart growth principles that maximize the use of the developable areas and provide for extensive setbacks, natural buffers and open space to protect the natural resources and rural quality of the of the area. The aim of the Exit 1 Guidelines is to create master plans for the new zones that provide limited access from Route 3; provide commercial development that is consistent in scale to the village zone proposed in the plan and which is sufficient in scale to support the light manufacturing and office park zones.

Large-scale commercial projects would be restricted to a 55 acre portion of the study area where proposed commercial projects of 30,000 square feet or more would require an impact statement. Otherwise, commercial buildings in the Exit 1 zones would be limited to 13,000 square feet.

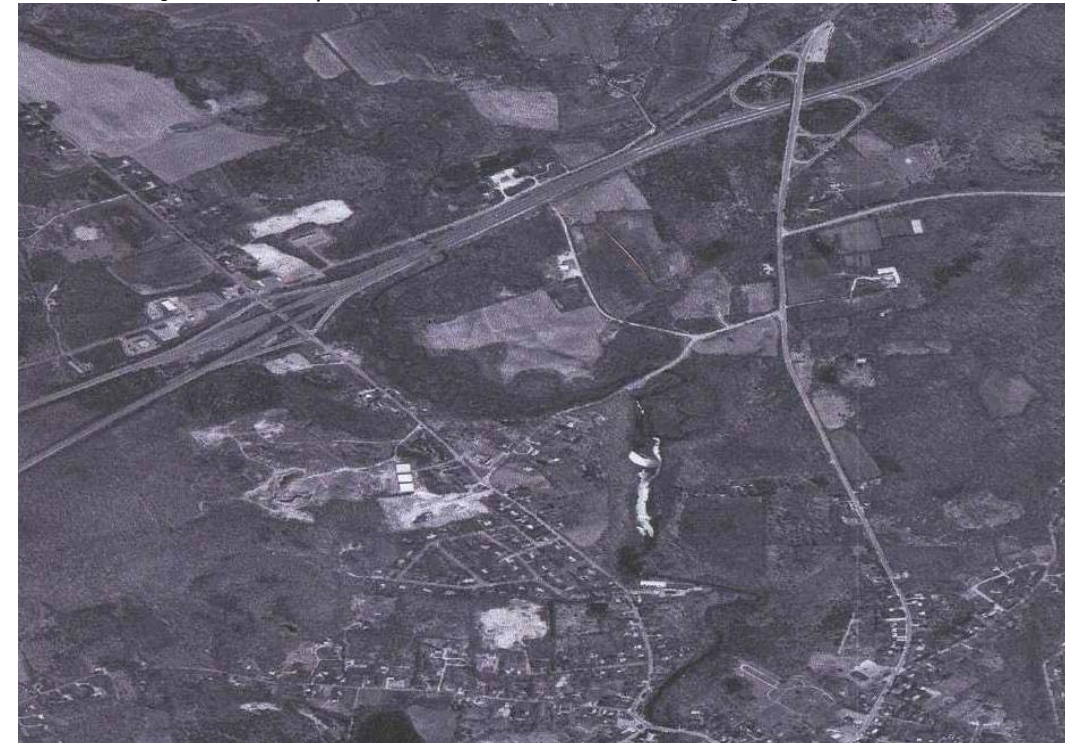
A greenway area adjacent to the Ashaway River has been identified to provide public access for hiking and fishing.

Design standards would be set for light industrial, ancillary, highway commercial and multi-family residential uses and would include banning metal-sided structures and limiting a building to four colors for the base, walls, trim and roof.

Property owners may be entitled to receive reasonable economic return for preserving buffer zones by enabling increased density on a parcel's buildable area. The same concept is being considered for maintaining the proposed greenway.

Next Steps

The Ad Hoc Zoning Committee is expected to send recommendations to the Planning Board and Town Council in March 2008.



Funding for the Challenge Grant Initiative is provided by the Federal Highway Administration.

