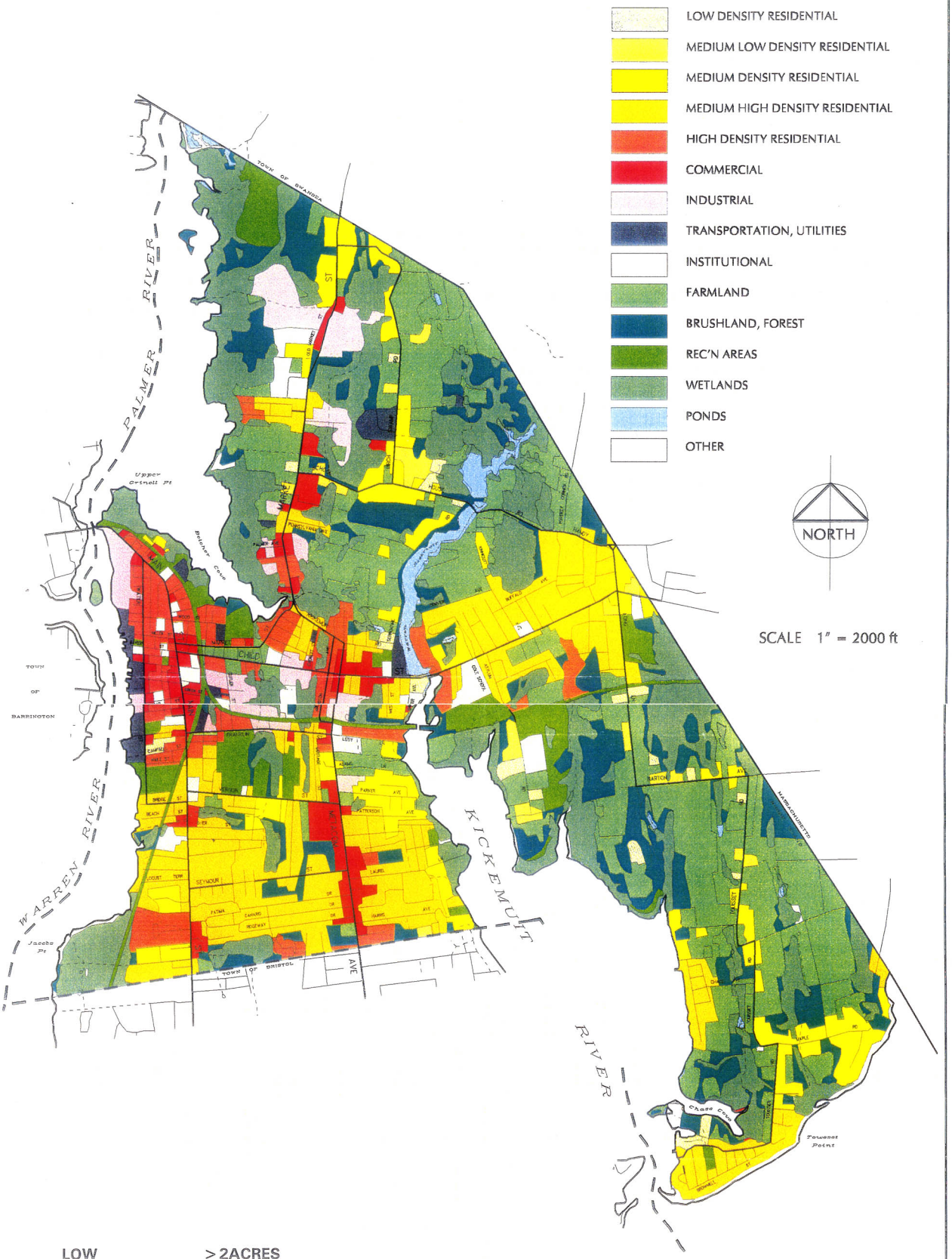

LOW	> 2ACRES
MEDIUM-LOW	1 TO 2 ACRES
MEDIUM	1/4 TO1 ACRE
MEDIUM-HIGH	1/8 TO 1/4 ACRE
HIGH	< 1/8 ACRE

Fig. 1 : EXISTING LAND USE

SOURCE: RIGIS LAND USE/LAND COVER UPDATED BY TOWN TO APRIL 1997

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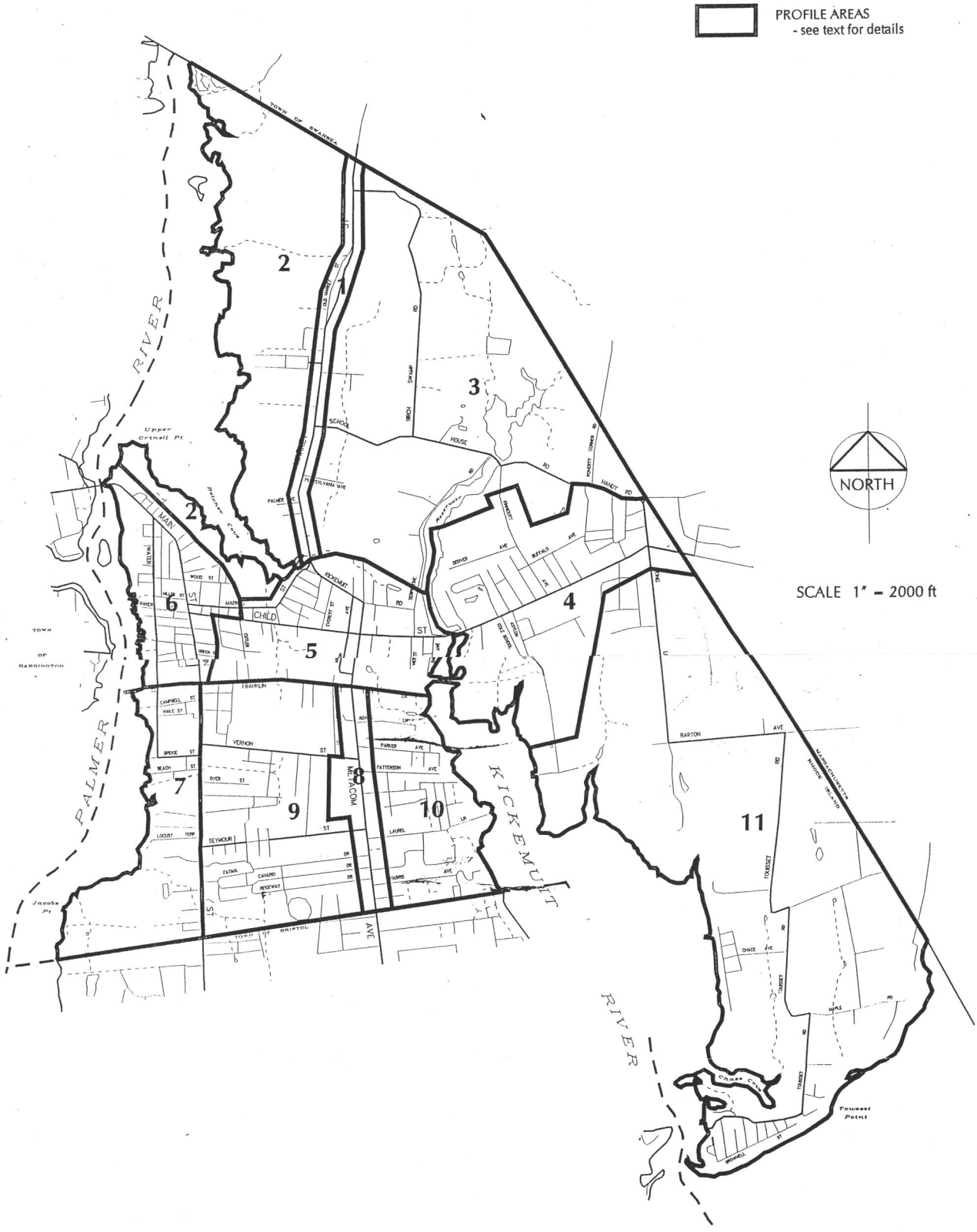

Fig. 2 : PROFILE AREAS

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Profile Areas:

- Area #1: Market Street. Industry, boat and car-related services are strung out along a main entry road.
- Area #2: Belcher's Cove. Hidden natural and scenic qualities.

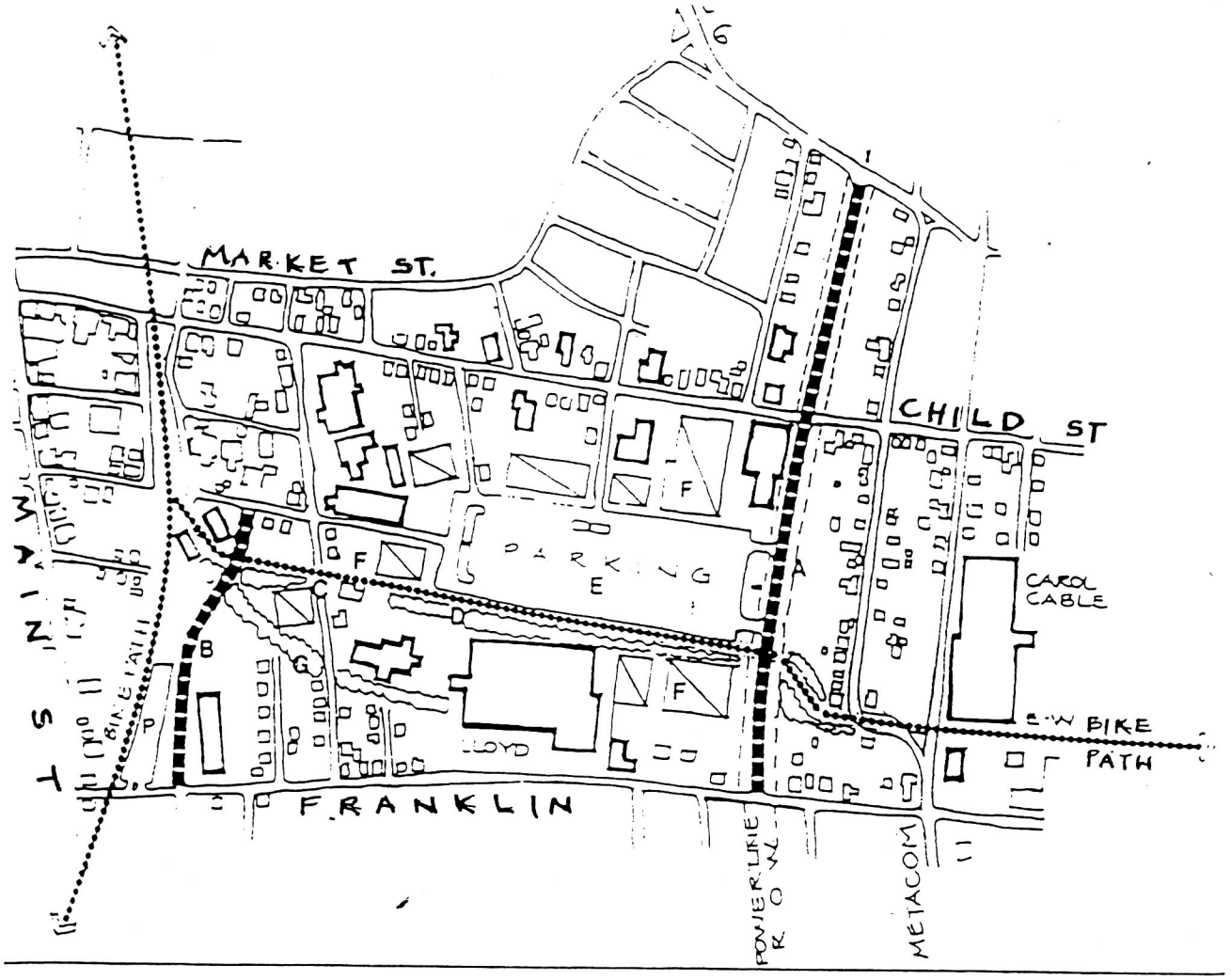
Figure 3, Profile Sketch (1)

Profile Areas:

- Area #6: Wharf Tavern. View of harbor.
- Area #11. Manchester Farm. A prime image in an area still dominated by agrarian land use patterns.

Figure 4, Profile Sketch (2)

Figure 5, Conceptual Design Downtown Area



NEW ROADS TO PROVIDE ACCESS TO PROPOSED CENTER AND LARGE PARKING LOT:

A. NEW SERVICE ROAD ON POWER LINE RIGHT OF WAY FROM 136 (KICKEMUIT RD.) TO FRANKLIN

B. NEW ROAD LINKING FRANKLIN TO CROADE STREET (PROVIDES DIRECT LINK TO NEW CENTER)

OTHER FEATURES OF THE PROPOSED CENTER:

C. POSSIBLE CONNECTION OF BOTH ENDS OF CUTLER STREET

D. ALIGNMENT OF PROPOSED EAST-WEST BIKE PATH

E. LARGE PARKING LOT TO SERVICE NEW CENTER AND REVITALIZED MAIN STREET.

F. NEW BUILDINGS FOR LIGHT INDUSTRY, SERVICES, WAREHOUSING, AND OFFICES.

G. PLANTED BUFFER ALONG OLD RIGHT-OF-WAY AND ALONG PROPOSED EAST-WEST BIKE PATH.

ILLUSTRATIVE PLAN OF:

CENTRAL INDUSTRIAL/COMMERCIAL PARK

(BASED ON 1988 AIR PHOTO)

EVERETT ASSOCIATES, INC. 1991

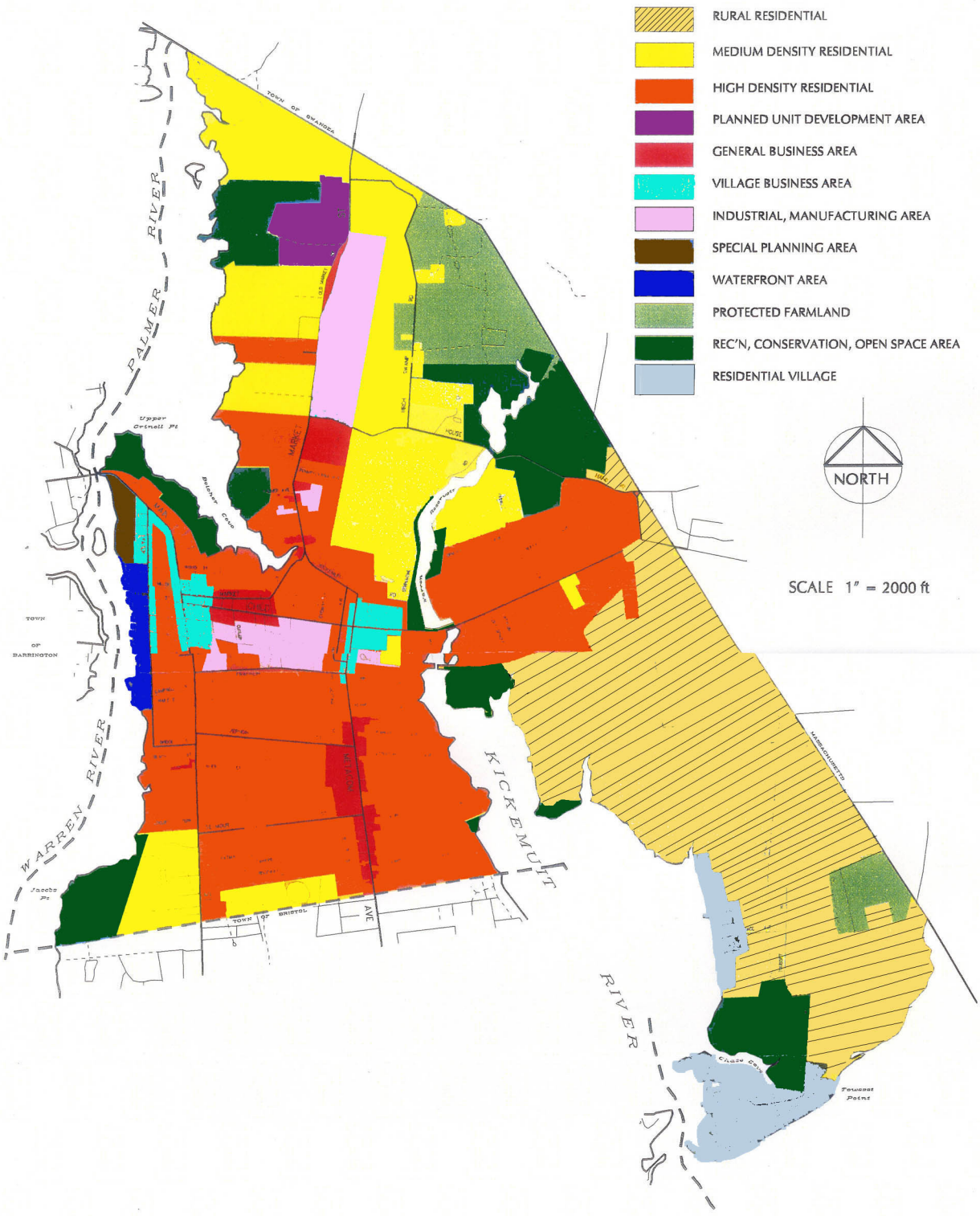


Fig. 7 : FUTURE LAND USE PLAN

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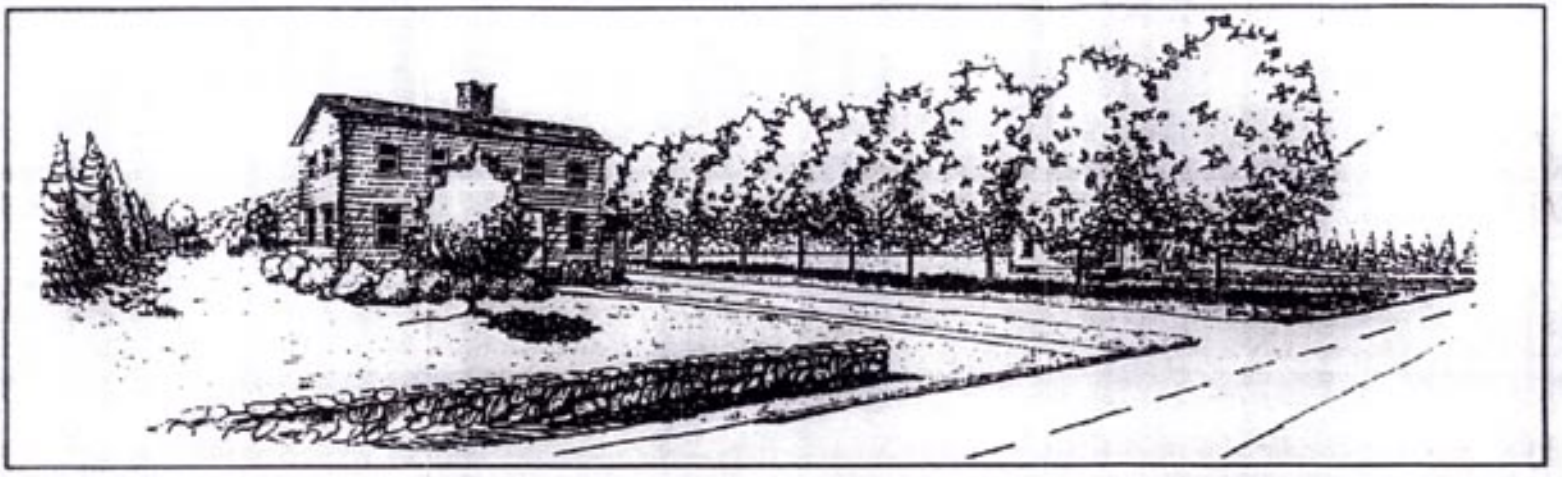
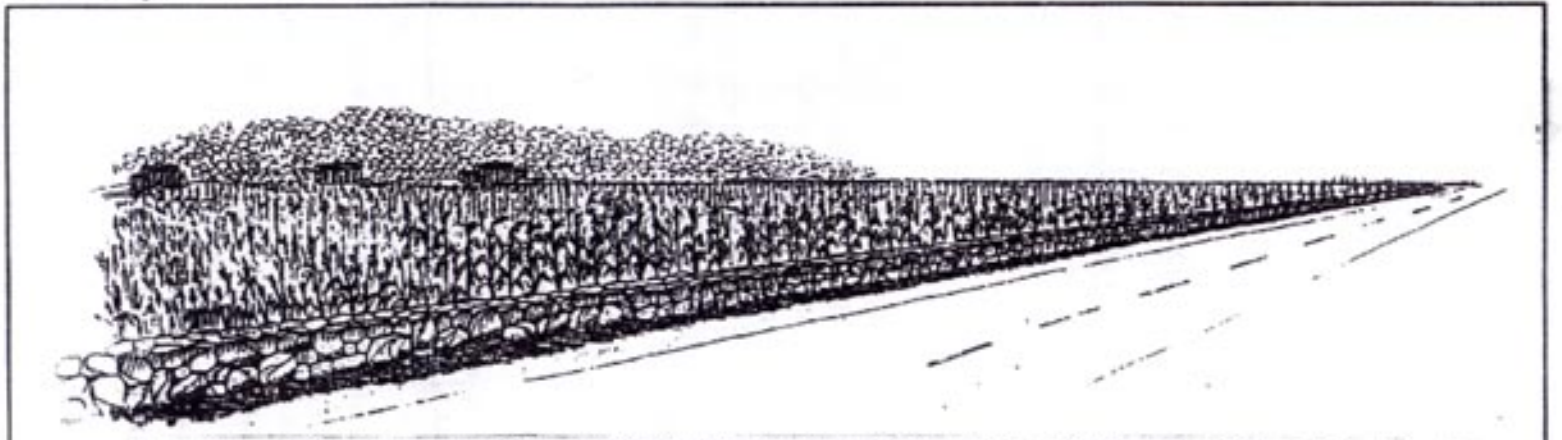
FIGURE 8, EXAMPLE OF RURAL DEVELOPMENT GUIDLINES

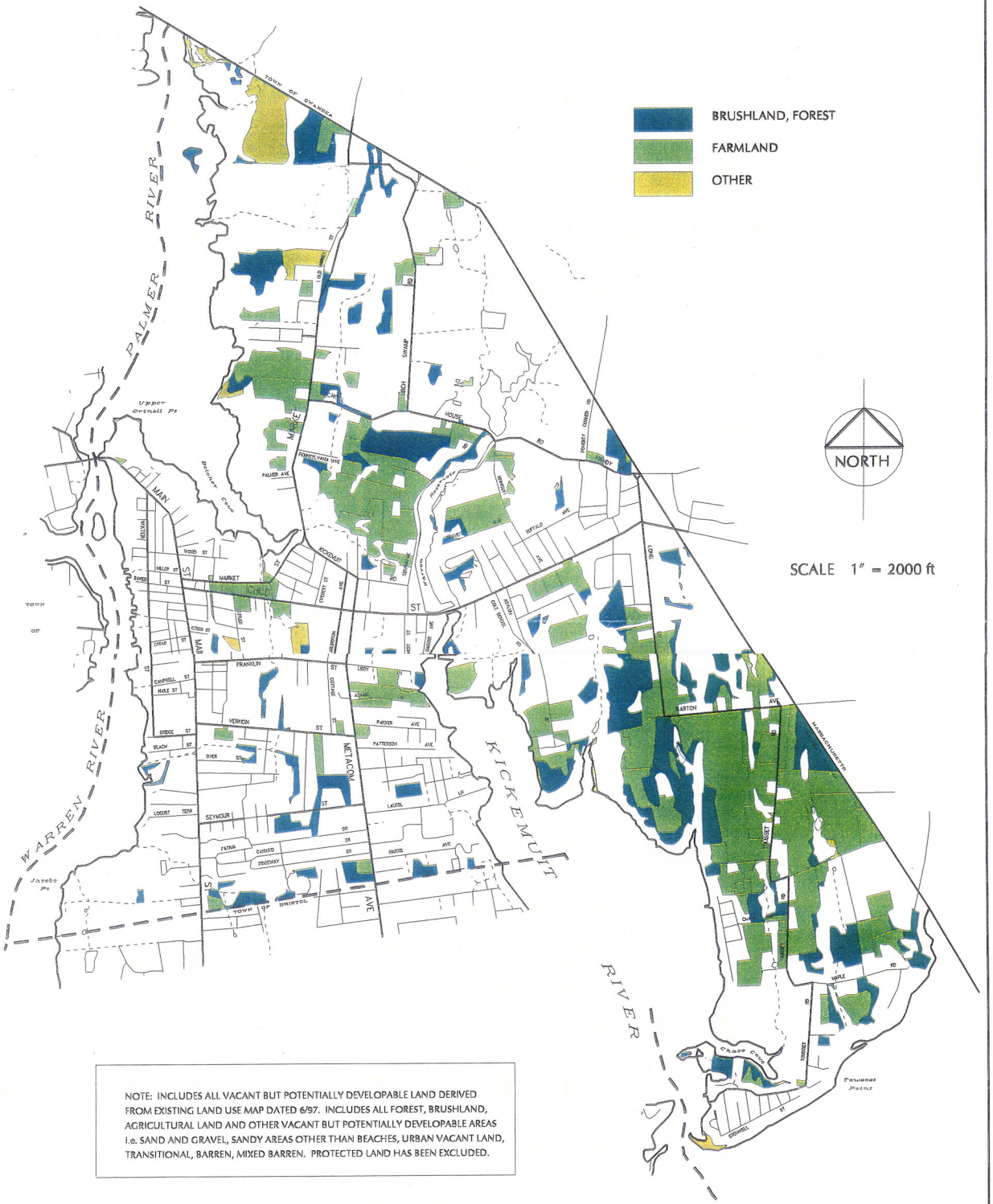
Not Recommended: Strip Residential Development along rural roads, siting development in open fields



Recommended: Siting new development at the edge of open land, maintaining the visual character of the frontage land along rural roads using variable frontage width requirements and common driveways



From: Newport Collaborative Architects, 1998. Rural Design Manual, Scituate Reservoir Watershed Zoning Project, Part 2. Prepared for RI Department of Environmental Management.



NOTE: INCLUDES ALL VACANT BUT POTENTIALLY DEVELOPABLE LAND DERIVED FROM EXISTING LAND USE MAP DATED 6/97. INCLUDES ALL FOREST, BRUSHLAND, AGRICULTURAL LAND AND OTHER VACANT BUT POTENTIALLY DEVELOPABLE AREAS i.e. SAND AND GRAVEL, SANDY AREAS OTHER THAN BEACHES, URBAN VACANT LAND, TRANSITIONAL, BARREN, MIXED BARREN. PROTECTED LAND HAS BEEN EXCLUDED.

Fig. 10 : POTENTIALLY DEVELOPABLE LAND

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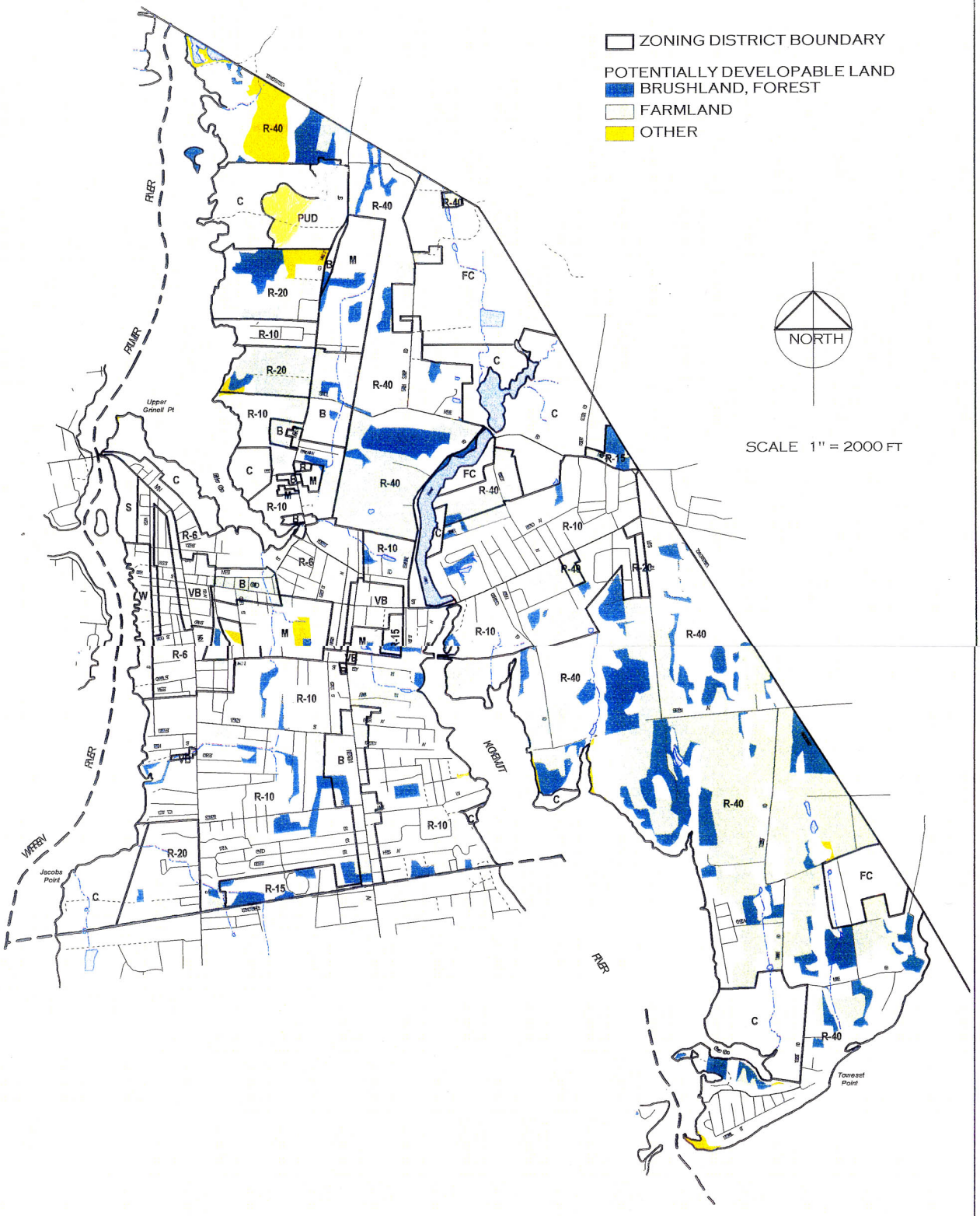

FIG. 11 POTENTIALLY DEVELOPABLE LAND - EXISTING ZONING

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