

**QUONSET DEVELOPMENT CORPORATION
STRATEGIC PLANNING COMMITTEE MEETING**

October 15, 2007

A meeting of the Strategic Planning Committee of the Quonset Development Corporation (the “Corporation”) was held at 4:15 p.m. on Monday, October 15, 2007 at the offices of the Corporation located at 30 Enterprise Drive, North Kingstown, Rhode Island, pursuant to notice to all members of the Strategic Planning Committee and a public notice of the meeting as required by the bylaws of the Corporation and applicable Rhode Island law.

The following members constituting a quorum were present and participated throughout the meeting as indicated: John G. Simpson, David A. Doern, Sav Rebecchi, and Barbara Jackson. Also present were: Steven J. King, P.E., Chief Operating Officer and Heidi Green, Planning Specialist of Quonset Development Corporation, Edward Spinard of Maguire Group, Jon Reiner of Town of North Kingstown and Dyana Koelsch of New Harbor Group, John Patterson and Robert Bromley.

1. CALL TO ORDER:

The meeting was called to order at 4:15pm by Chairperson John Simpson

2. APPROVAL OF MINUTES:

Upon motion duly made by Mr. Rebecchi and seconded by Ms. Jackson:

VOTED: To approve the minutes of the meeting held on April 11, 2007 as submitted to the Strategic planning Committee.

Voting in favor were: John Simpson, Sav Rebecchi, David Doern, and Barbara Jackson

Voting against were: none.

Unanimously approved.

Upon motion duly made by Mr. Rebecchi and seconded by Mr. Doern:

VOTED: To approve the minutes of the meeting held on April 11, 2007 as submitted to the Strategic planning Committee.

Voting in favor were: John Simpson, Sav Rebecchi, David Doern, and Barbara Jackson

Voting against were: none.

Unanimously approved.

3. MASTER PLAN UPDATE:

Mr. King informed the Strategic Planning Committee that he and Ms. Green reviewed the draft 2008 Master Plan update and submitted comments to Maguire Group. Mr. Spinard from Maguire Group provided the Committee members with a matrix of the revisions to the Master Plan attached hereto as Exhibit A.

Mr. Spinard explained that the Strategic Planning Committee meetings held in April focused on the outline Geoff Grout devised with revisions to the 2003 Master Plan. The matrix contains Geoff Grout's outline on the right side and corresponds to how the 2008 Master Plan addresses each item (attached hereto as Exhibit B). Mr. Spinard indicated that based on the Quonset Development Corporation administrative managerial changes and the major development initiatives that have been set forth, there was a substantial amount of data to be included in the 2008 plan so a complete rewrite of the plan was done. That is one of the reasons it has take longer then anticipated. The RI Comprehensive Planning and Land Use Act requires updates to municipal comprehensive plans every five (5) years. The year 2008 was chosen for the Master Plan to be consistent with that legislation. Mr. Spinard began with the introduction and background:

Relationship between the QDC's Master Plan and the Town's Comprehensive Plan

- **Both plans are a result of processes – anticipation of changes and strategies for future growth.**
- **The North Kingstown Comprehensive Plan is community wide and has a much broader focus in terms of different influences on community development.**
- **The Quonset Master Plan is site specific and focused on economic development of a statewide resource in terms of land use and infrastructure.**
- **The North Kingstown Comprehensive Plan identifies goals and objectives for the community including the Quonset Business Park (QBP).**
- **The Master Plan is action oriented and the Comprehensive Plan is more policy oriented.**
- **The Town's Comprehensive Plan's goals and objectives for the Quonset Business Park are incorporated into the Master Plan with the exception of the Town's new policy on housing at the QBP.**

The Town's Comprehensive Plan has been adopted by the Planning Commission and Town Council. It is currently at Statewide Planning for review. QDC staff is in receipt of the most current version of the Town's Comprehensive Plan.

“Context”

Mr. Spinard stated that the Context section of the Master Plan contains a discussion of the external and internal influences that affect the Business Park. External influences include market conditions and internal influences include site constraints and opportunities. Mr. Spinard indicated that other updates include:

- Inclusion of the State Guide Element 112 which specifically sets forth the environmental review process for Quonset which includes by reference the other State Guide elements.**
- Quonset is subject by statute to submit environmental review forms for all projects and obtain a finding of conformance or substantial conformance as determined by State Planning Council.**
- Inclusion of progress of the Route 403 and Freight Rail upgrades.**
- Update of market influences. The prior Bonz study contains some useful aspects but it will be replaced with the 2005 SWOT analysis**
 - o SWOT - there is not a lot to be updated. The weakness in the infrastructure can be updated but overall not much has changed - business climate is similar.**
 - o Mr. Simpson indicated that since the Gateway has been approved there may be more significant development opportunities. It would be good to update the SWOT analysis to reflect that the former finding of a lack of amenities which was a weakness - now would be a strength with the development of the Gateway.**

“Plans & Projects”

Mr. Spinard explained that this section contains influences affecting

the redevelopment of the QBP since 2003. One example is the adoption of the Quonset Development Package in 2005. Also included are plans that have been required of QDC by environmental regulators such as: the Storm Water Management Plan and Public Access Plan. Other changes include the transference of items that were originally in this section into more applicable sections.

“Land Use”

Mr. Spinard indicated that the land use section identifies different types of land uses with the definitions and also identifies specific districts in the Park that are most appropriate for those types of land uses. The major change was to replace a lot of the text and to use graphics. Mr. Spinard stated that there were different types of graphics to illustrate the land use concepts. He went on to provide the other changes to the Land Use chapter:

- The land use definitions and areas most appropriate.**
- This chapter is now more focused on the development initiatives.**
- Development districts are described (i.e. Gateway, Commerce Park, etc.).**
- The size of each of the districts.**
- The amount of area developed and available for development.**
- There is a focus on Quonset’s redevelopment objectives both in graphic and outline format.**
- There was a major change in the mix use definition.**
- The waterfront tourism excerpt was moved to the waterfront section.**

- The section pertaining to consistency with the Town's Comprehensive Plan was revised moved to the introduction.

“Transportation”

Mr. Spinard explained to the Committee that the transportation section was a major change mainly because of the different land use actives from the development initiatives. QDC is now able to define specific land use actives based on the development initiatives and because of that we were better able to define the employment projections of each district. Mr. Spinard stated that once the land use activities and employment projections became more refined, the traffic calculations became more accurate. This chapter contains updated traffic counts conducted in 2006 along Davisville Road, Gate Road, and Post Road. This information was supplemented in 2007 to include Roger Williams Way and Rt 403, based on that the projection of future traffic patterns and then assigned to the road networks. The discussion pertaining to parking requirements reflect QDC's development regulations which are consistent with the Town's regulations.

“Multi-Modal and Transit Centers”

Mr. Spinard indicated that this Chapter was updated based on studies performed on behalf of the Quonset Development Corporation (i.e. the Ferry Terminal Study). There is also a description of the unique asset at the QBP for a potential for a multi-modal facility with

highway, rail, marine and road access. Other updates to this Chapter include:

- Inclusion of the bike path and that will soon be under construction.
- Strategies to reducing vehicle traffic have been discussed in previous sections within the transportation section.
- There is a major discussion on the new Davisville connecting road and how it relates to the very specific needs of a logistics terminal, Gateway and future development initiatives. The development initiatives provide focus for the transportation system to support them.

“Infrastructure”

Mr. Spinard indicated that QDC’s water supply, wastewater system, and storm water management activities are described in this Chapter. He further set forth the following revisions to this chapter:

- Explanation of the activities pertaining to the Hunt River aquifer and QDC’s water supply.
- Explanation of the studies QDC has undertaken regarding water supply (i.e. desalination and feasibility study pertaining to the reuse of wastewater or drilling wells to water the municipal golf course).
- Ability of the QBP to accommodate large quantity water users.
- Wastewater discussion – capabilities of existing plant – how it will relate to the Town’s plan.
- The capacity for full build out with resources available today.

“Development Program and Implementation”

Mr. Spinard indicated that this section takes the data and analysis and sets forth recommendations such as:

- A development program specifically geared toward new employment generation based on the development initiatives.**
- An explanation as to how those numbers were derived.**
- A discussion relating to the future absorption rate based on historical data.**
- Incidentally, the current absorption rate of land is higher than projected in the 2003 Master Plan.**
- Employment projections are better defined because of the correlation with the development initiatives. The numbers are slightly lower but stronger.**

The implementation section describes how the plan will be implemented and the resources that Quonset has or should have to do so. There is also a section explaining the relationship with the Town and which services are provided by each entity.

Mr. Simpson stated that there needs to be a separate operating model which should describe the mission critical success factors. He further indicated that this section should state the differences (i.e. housing issue unresolved and water issues). The Board must understand that the Master Plan is the strategy, but here are things that are mission critical to be successful in achieving our strategy. Mr. Simpson

indicated that should be included in the Operating Plan.

Schedule:

- **Staff review completed**
- **Draft distribution to committee next month (draft format)**
- **Approval as a draft**
- **To Town and Statewide Planning for review and comments**
- **Finalize draft**
- **Six (6) months before it goes to QDC Board for approval**

There being no further business to come before the committee, upon motion duly made by Mr. Doern and seconded by Mr. Rebbechi the meeting is adjourned at 5:00pm.

Respectively submitted

By: _____

Steven J, King P.E.

Chief Operating Officer