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Revised Gateway Plan Decreases Retail, Adds 70% More Office Space and Improves Entrance to Quonset Business Park

Incorporating feedback from state and town leadership, revised proposal puts forth significantly enhanced vision for development of the Quonset Point Gateway

(August 8, 2007)—The Quonset Development Corporation (QDC) announced today that it has submitted a revised proposal to Statewide Planning for an improved mixed-use development on the 72.5 acre entryway to the Quonset Business Park. The revised plan marks a major step forward in the state's effort to create an entryway to the park that integrates office and R&D space, pedestrian walkways and outdoor space, with amenities including a hotel and restaurants. The revised plan will enhance the park's ability to serve as an engine for job creation and economic growth.

The revision reflects changes made to address concerns and suggestions raised by state and local leadership to the initial Gateway Development proposal. Working with site developer New Boston Development Partners, QDC redesigned the proposal to reduce the percentage of retail, add more office, and to improve the entrance to the business park.

The revised Gateway plan reduces the amount of retail space by 21,000 square feet and increases the amount of office and R&D space by 160,000 square feet. The new plan now includes 391,900 square feet of office with the capacity for 1,200 new office jobs in the park. The majority of buildings are now designed as multi-story structures, increasing the total density of the site by 18.4 percent. The revised plan also calls the construction of two-story office buildings on Post Road and Gate Road that dramatically improves the streetscape along the entrance to the park.

The revised plan maintains two anchor retail stores (Lowes and Kohls) as economic drivers for the Gateway, making the \$144 million private sector investment and the entire project possible. In both cases, the store size is smaller than is typical for the two chains (Lowes 168,000 sq. ft., Kohls 89,000 sq. ft.). In the revision, Lowes is positioned two thirds of a mile from the entrance of the Gateway development and now includes an extensive berm as a buffer from the Newcomb Road neighborhood.

The new Gateway configuration creates a platform for adding 2,165 jobs to the park, more than half of which are made possible by the increased office capacity.

Additionally, buildings are moved closer to roads, land is provided for the expansion of a day care center, pedestrian access is improved, and bus stops are better incorporated. Outdoor cafes, small parks, open spaces and water features have been added to enhance the pedestrian experience.

The revised plan also better incorporates the Seabee Memorial Museum, Chapel and Park by adding a welcome plaza, tour bus parking and turn around, pedestrian connections, and walking trails.

A new element in the Gateway is a sports fitness complex that will enhance the mix of uses on the site.

“In addition to supporting greater job growth within the park, the revised plan leverages private sector dollars to create a mixed-use site that will enhance the quality of the surrounding neighborhoods both today and in the years to come,” says Governor Donald L. Carcieri. “We can be proud of the vision for development at Quonset included in the revised Gateway plan. It has been achieved by incorporating suggestions made by my office, Statewide Planning, the town of North Kingstown, and other stakeholders.”

The plan represents \$144 million in private investment and neither requires nor seeks any public funds to complete the project.

The revised Gateway Development plan was submitted to Statewide Planning on Monday, August 6, 2007. Statewide Planning will evaluate the proposal and make a recommendation to the Statewide Planning Council regarding the compliance of the revised proposal with the Statewide Guide Plan.

QDC and New Boston Development Partners relied heavily on input from Statewide Planning, the town of North Kingstown, and the Quonset Community Advisory Council to craft a revised proposal.

“QDC and New Boston Development partners have submitted a significantly revised and improved Gateway proposal to Statewide Planning for its consideration,” says Michael Embury, Town Manager of North Kingstown. “The revised proposal makes substantial site improvements in both utilization of the land and the manner in which pedestrians access and move throughout the development. The proposal responded positively to a majority of the issues raised by the Town Council upon its review of the first presentation. The addition of a multi-story office building along Post Road and substantial design improvements in the interior of the development ensure that the Quonset Gateway is visually appealing and an economic catalyst to the Post Road corridor planning process. The Town looks forward to continuing our discussion and dialogue with QDC as the review process continues.”

The 961,660 square foot development now includes 391,900 square feet of office space, 333,960 square feet of retail space, a 81,700 square foot, 160 room Hilton Hampton Inn hotel, and 154,100 square feet of non-retail space. More balanced mixed uses have been integrated into the project including community meeting space above retail space and the inclusion of a multi-purpose corporate fitness and recreation center.

“The revised Gateway plan, and the collaboration required to move this important project forward, is a promising example of what we can accomplish when state and municipal leadership works together,” says Saul Kaplan, executive director of the Rhode Island Economic Development Corporation and chair of the QDC Board of Directors. “By working together to create a better plan for the Gateway that benefits all Rhode Islanders, we are building a foundation for collaboration that will help us unlock Quonset’s full economic development and job growth potential.”

“The revised Gateway plan is a better deal for Rhode Island, North Kingstown, and Quonset,” says Kaplan. “New Boston and QDC did a good job of translating concerns about the initial proposal into a redesign that makes better sense and will accelerate our job creation effort at Quonset and throughout the state.”

Representative Larry Ehrhardt, whose North Kingstown district includes the Gateway site, stated, "I am delighted to see an agreement to move forward with the Gateway project in its improved format. This will be a landmark event in the development of Quonset and North Kingstown. This construction is an important step in providing more good jobs for Rhode Islanders."

Summary of Gateway Plan Revisions

Multi-story buildings have been incorporated along Post Road, Gate Road, and within the in-line retail component.

Stand alone office buildings are all multi-story.

Greater mixes of uses have been integrated into the project including community meeting space above retail space and the inclusion of a multi-purpose corporate fitness and recreation center.

Project retail space has been reduced from 355,900 sf to 333,960 sf (a reduction of 6%).

Office space has been increased from 231,000 sf to 391,900 sf (an increase of 70%).

Project building square footage has increased from 714,700 sf to 961,660 sf with a 6.5 acre increase in the project area.

The Project F.A.R. has increased from 0.2486 to 0.3045, representing an 18.4% in project density.

The project employment profile has been changed with the introduction of more office space. This proposal has an employment profile that is more balanced and relies less on retail.

The new configuration projects 2,165 jobs, with 1,200 dedicated to office, 750 to retail, 85 to restaurant, 50 to sports complex, and 80 to hotel. Office use represents 55% of the job creation.

Projected employment land utilization is 29.88 jobs/acre

A new element, a sports fitness complex, has been added to the project. It will enhance the mix of uses on the site and provide for more opportunities to walk between uses.

Buildings have been moved closer together and closer to street frontage throughout the project to create a 'streetscape' along Post Road and Gate Road with multi-story buildings.

The Seabee Museum and Chapel have been better integrated into the project with new parking, bus turn off, and walking trails.

Land has been set aside for expansion of the existing daycare center.

Provisions for public transportation stops have been incorporated into the site plan.

Outdoor cafes, pocket parks, open space and water features have been added to the plan to enhance the pedestrian experience.

Available Images:





Bergmeyer
 Architecture and Interiors
 Bergmeyer Associates, Inc.

Quonset Gateway
 View at Inline Shops

New Boston Development Partners, LLC
 North Kingstown, RI
 June 20, 2007



Bergmeyer
 Architecture and Interiors
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Quonset Gateway
 Office view along Gate Road

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