| Introduction and Summary | Page 1 |
|--|---------|
| Existing Conditions | Page 10 |
| Project Area Boundaries | |
| Inventory of the Building Stock | |
| Inventory of Utilities | |
| Road and Traffic Conditions | |
| Assessment of Parking Supply | |
| M.L.O. | D 22 |
| Market Overview | Page 22 |
| Demographic Trends and Profiles Economic Base | |
| | |
| Market Conditions and Influences | |
| Market Opportunities and Constraints | |
| | |
| Visioning Process | Page 39 |
| Opportunities and Constraints | |
| Choices and Alternatives for the Future | |
| Plan Elements and Recommendations | |
| Vision Plan | |
| | |
| Redevelopment Plan | Page 56 |
| Proposed Land Uses | |
| Proposed Land Use and Density Standards | |
| Changes in Streets and Parking | |
| Changes in Utilities | |
| Changes in Zoning | |
| Consistency with Comprehensive Plan | |
| Statement of Purpose and Benefit | |
| Proposed Redevelopment Parcels | |
| | |

Implementation Page 68

Phasing

Estimated Public Costs

Estimated Private Costs

Summary of Estimated Costs

Funding Strategy and Incentives

Project Management

Appendices Page 82

Appendix A – Pascoag Building Inventory

Appendix B – Parking Turnover Study Data

Appendix C – Highlights from Previous Studies

List of Tables

- Table 1 Estimated Total of Public and Private Costs Required for Implementation
- Table 2 Public Parking, Pascoag
- Table 3 Private Parking, Pascoag
- Table 4 Population Trends and Projections for Selected Areas, 1990 2009
- Table 5 Household Trends and Projections for Selected Areas, 1990 2009
- Table 6 Burrillville Households by Age of Householder: 2004-2009
- Table 7 Burrillville Households by Household Income: 2004-2009
- Table 8 Age and Income Growth Sectors among Burrillville Households
- Table 9 Socioeconomic Indicators for Selected Areas
- Table 10 Burrillville Lifestyle Market Segments Key Characteristics
- Table 11 Employment by Industry
- Table 12 Total Non-Auto Retail Spending vs. Retail Sales (\$ millions)
- Table 13 Retail Spending vs. Retail Sales for Selected Retail Categories (\$ millions)
- Table 14 Food and Grocery Spending vs. Retail Sales (\$ millions)
- Table 15 Eating and Drinking Spending vs. Retail Sales (\$ millions)
- Table 16 Market Capture Rates for Selected 'Miscellaneous' Subcategories for 5-Mile Radius Around Downtown Pascoag
- Table 17 Burrillville Service Employment Growth, 1994-2004
- Table 18 Median Sales Prices for Single-Family Homes
- Table 19 Selected Rental Housing Statistics 2000
- Table 20 Existing and Proposed Public Parking, Pascoag
- Table 21 Building Rehabilitation Cost Ranges, Fair Condition Properties, Pascoag
- Table 22 Unit Renovation Costs
- Table 23 Estimated Total of Public and Private Costs in the Mid- to Long-term

List of Figures

Figure 1 – Project Area

Figure 2 – Vision Plan

Figure 3 – Project Area

Figure 4 – Five- and Twelve- Mile Radii Around Downtown Pascoag

Figure 5 – Alternative A

Figure 6 – Alternative B

Figure 7 – Alternative C

Figure 8 – Vision Plan

Figure 9 – Proposed Roadway

Figure 10 – Potential Redevelopment Parcels