

Town of Narragansett

Economic Development Plan Results of Online Survey

V1: 3/22/11

Narrative on the survey

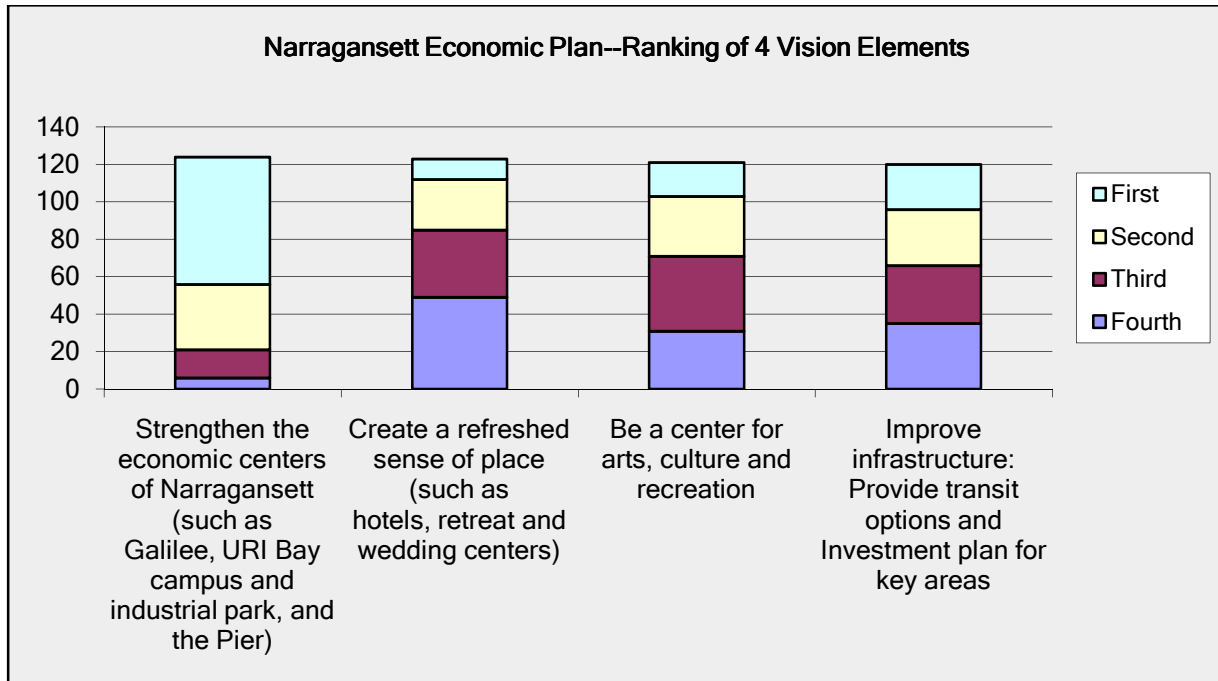
The survey was open from 3/7 – 3/19/11, with 130 responses. Each respondent did not answer every question posed, hence the variance of the response numbers within each question.

The survey was sent to residents, in advance of the Forum, to solicit ideas to seed the content of the Forum as well as for the economic development plan.

Question 1: Please rank the 4 vision elements from 1 to 4, with 1 the most important and 4 the least important.

The narrative on question 1 has 2 parts. Part 1 is to visuals that show 2 different ways to display the survey results numerically. Part 2 includes comments of the responders to the survey.

	First	Second	Third	Fourth	Response Count
1. Strengthen the economic centers of Narragansett (such as Galilee, URI Bay campus and industrial park, and the Pier)	54.8% (68)	28.2% (35)	12.1% (15)	4.8% (6)	124
2. Create a refreshed sense of place (such as hotels, retreat and wedding centers)	8.9% (11)	22.0% (27)	29.3% (36)	39.8% (49)	123
3. Be a center for arts, culture and recreation	4.9% (18)	26.4% (32)	33.1% (40)	25.6% (31)	121
4. Improve infrastructure: Provide transit options and investment plan for key areas	20.0% (24)	25.0% (30)	25.8% (31)	29.2% (35)	120



Strengthen the economic centers of Narragansett (such as Galilee, URI Bay Campus and Industrial Park, and the Pier):

The key is to strengthen the Pier area as a walkable center and link it visually and physically to the town's best asset, the beach.

The town needs to be more open minded to a more diverse set of businesses, Mom and Pop type also. No individual should be denied the right to establish a legal business.

Need to make the town a year-round community with activities and shopping opportunities for people of all ages.

Economic development is possible only by creating a magnet for events, activities, and businesses which collectively contribute to the cause.

2 tier tax structure not conducive to attracting successful businesses.

The visual pollution in Galilee needs immediate attention.

Need to attract successful businesses, (high tech, high paying jobs). 2 tier tax structure is not going to attract these kinds of businesses.

By improving the first vision element (strengthen the 3 economic centers), the remaining 3 will fall into place.

Route 108 is really the roadway along what will become the economic strength of Narragansett.

Under improve infrastructure, improve deplorable student rental problems, to benefit all residents in Narragansett. Need stiffer fines and ordinances to address the problem.

Create a refreshed “sense of place” (such as hotels, retreats and wedding centers):

I would not characterize a “sense of place” as hotels, retreat, etc. I would prefer a sense of place be thought of as of the community for those who live here year round.

Tourists are vital for our town’s growth, BUT services for town residents should be the primary focus, then the tourists.

Village Inn Hotel must be a 5 star hotel...we don’t have a decent hotel in town!!

Need signage for Pier shops (big signs at entrance from Narragansett Ave, Beach St, and Kingstown Rd).

Need a vibrant “town center” at the Pier.

Need to keep the economy viable through the winter months.

Need to fill vacant or underused buildings.

Need to connect the different parts of this “long town” – need more transit options.

“Sense of place” listed as my #4 because we already have that.

Be a center for arts, culture and recreation:

More dedicated bike paths.

Loop trail around Galilee from Pier using Scarborough Beach, Black Point, Lidos, Fort Greene, Fishermens Memorial etc...Lighthouse.

Our greatest assets are and always will be our beaches, landscapes, and seascapes. All should we do is enhance them, never commercialize them in a meretricious manner. We had our honky-tonk period. Let’s not bring it back.

Protecting the present beauty of a town adjacent to the ocean while dealing with vision elements 1 through 4 is a tough challenge. Without knowing facts about the town, one can only appreciate your efforts to hold this workshop and get a sense of where the town is and where it should go.
Bob Votava

More trails.

Narragansett has the potential to be more of an arts community.

The “sense of place” should include preserving and promoting natural habitats, open spaces such as the wildlife refuge in Galilee, Canonchet Farm, the Narrow River, Bridgepoint Commons and so on. They should be accessible, litter-free and as much an ingredient of the Narragansett reputation as the beaches.

Improve Infrastructure (Provide transit options and investment plan for key areas):

The Town has to focus on basics first.

Parking.

Without putting in place alternative modes of transportation in key areas the congestion will drive people away from anything you create.

Regulatory reform is necessary to streamline development and see small business owners as assets rather than adversaries.

The 2 tier tax structure does not provide any incentives for small businesses to come here.

If the infrastructure is not sound, all else will fail. A solid foundation holds the house up for the homeowner. Practical must be all the basis of solutions in this economy.

Improving infrastructure should include all town entities/agencies that are responsible for the health, safety and well being of Narragansett residents, i.e., police, town ordinances, etc. Property taxes are way too high. Do not raise property taxes on residents just to benefit businesses. Cut the education bureaucracy.

I think it would be great to have available transportation to Newport and back. This would allow for people who come from Newport in the Summer to have easy access to the Pier and also places like Galilee. Ease of access is always important to residents.

Other:

The town also needs to embrace and enact a policy regarding renewable energy!

There were only 4 vision elements to chose from. Did I miss one of them, or did a 5th element get eliminated after the survey was created? Just wanted to double check (5th element, URI Kingston was in the draft inadvertently, before the survey was to go live).

Focus on year-round residents' needs. Although some people (only a few) do a good job of managing the properties they rent to, the truth is, the rental population DECREASES our quality of life in SO many ways – makes our beach more crowded, crazy driving, littering, loud parties – they do not feel like a part of our community, so they do not respect it. HOLD RENTAL AGENCIES and RENTERS MORE responsible for such behavior. Also, if there is a way to get the University to take more responsibility, that would help. LOOK AT THE LITTER on Kinney Avenue, by the Pier Ice Plant, etc. – It's not year-rounders doing that. Also, may seem petty but it is not – they STEAL trash service! from the town – I've seen full trash bags stuffed into the trash barrels near the beach. FORCE renters to provide trash collection service to avoid this. This is stealing service from the taxpayers.

With increased quality of life, Narragansett can attract families that have disposable income to be spent within the town and help drive Narragansett back to destination town for families to live and grow.

None of these elements reflect my beliefs...stop the urban development blight.

I think they are all important.

This survey does not reflect all options – IT IS ALL PRO-BUSINESS! What if the residents do not want their town to be a tourist industry and industrial center?

Have been in business in Narragansett for 60 yrs...created the most succesful industrial park in Narragansett ...Write Way Industrial Park.

First priority should be solving the student rental problem and then we can proceed with other economic issues.

The first priority should be that we implement an effective solution to the student and seasonal rental problems which are degrading the desirability of Narragansett for full time residents. A solution to this issue is a necessary precursor to any of the initiatives listed above. Absent a solution to the student rental property problems, the initiatives listed above are meaningless to full time residents. For that reason this issue should have been listed as one of the vision elements. Further, the fourth vision element is fundamental to the other three inasmuch as they all need investment plans.

I believe strongly that the quality of life in our beautiful town is threatened by by the high percentage of unruly individuals renting property in the town.

Too visionary – Galilee impacted by government fishing regulations.

Culture? – too vague. Industrial Park has reached capacity.

Paying for infrastructure – how?

Already a center for recreation – albeit summer.

Everyone knows that our economic development problems are all George Bush's fault.

Install wind power and other forms of alternative energy.

Improve student rental problems, for the benefit of all residents and all who visit the town.

What about aquaculture?

Question 2: What external conditions stand in the way of economic development in Narragansett?

Conditions can be: a major factor, trend, or conclusion that are present or anticipated. 105 answered, 25 skipped this question.

Business climate:

The problem is the current economic climate.

Businesses cannot compete on a level playing field. Certain corrupt town officials oftentimes obstruct an incoming business in an effort to intentionally thwart competition at the request of a

“Good old boy”/current business owner.

Conflicting regulations and ordinances that are oftentimes either misapplied or not applied in a uniform manner to all businesses.

Boston Neck Road is too congested in the summer, and will now be congested in the off-season with the addition of a private school on the north end...school buses will be parked on BNR during peak dismissal times and disrupt traffic flow, similar to that of Old North Road (outside of Compass school in SK) and on Quaker Lane (Sargent Center in Warwick).

The economy.

Unemployment.

Weak economy.

Economy.

The Great Recession obviously. It will end; don't use it as a standard.

Economic factors.

Small population base. (Large retailers will NOT go into the Pier because where will they draw people from? A small population base.)

High percent of unemployment.

Taxes and business climate.

Fishing regulations, economic barriers for new businesses to come RI.

Lack of funding for economic development projects.

Economy. Competition, i.e., Wickford, Newport, Cape Cod.

Somewhat of an anti-business attitude in town – NIMBY.

State (general assembly, governor and government) decisions, laws, and mandates that obstruct and delay a town's ability to act on its own. Current financial, economic stresses.

Limited off season income.

Extreme seasonality for businesses....also the lack of affordable commercial/residential property and lack of any primary industry beyond hospitality and tourism. Also has the reputation of not being a business friendly town.

Conclusion: we are a resort and seasonal community, which means we do 12 months of business in 6 months. Need approval for sandwich board signs only for season and banners.

Minimal industry.

Certainly the harsh winter weather. Because it is a tourist based town, the economic growth is seasonal.

Short summer season.

Lack of funds at Town, State, and Federal level.

Overall, the State is not friendly to business because of taxes and regulations.

Taxation – Federal, State, and Local...Federal rules as applied to the fishing industry, and industry/business in general are prohibitive...State taxes on businesses are burdensome...cost of residential real estate and residential taxes is high in Narragansett.

I think that our offerings aren't as robust as they could be. We have all the right events: Blessing of the Fleet, various events at the Towers, etc., but we don't really have an easy means for people to come visit. If we had an available shuttle that made trips from Newport's central locations (lower Broadway and perhaps Thames) to Narragansett maybe Boon, the Pier area and Block Island Ferry stop, we'd make our town more available to tourists. This would be great in the Summer. I am not suggesting a free shuttle but one that you'd pay for.

People disappear from Narragansett during the winter months (so, for example, hard to keep a grocery store at the Pier).

Economy.

Not enough industrial/commercial land. State owned land in Galilee, which Narragansett pays for.

Infrastructure Issues:

Nothing flows. You can't even ride your bike safely through the Pier. It's a mess. It's all about cars and for more parking. Forget the cars. You have to use what strengths you have...shoreline, history.

The Pier and aging properties that are in key locations, i.e., The Village Inn.

The state is over-retailed while population is shrinking. Market demand for retail/service is relatively weak and there is great competition. We need extraordinary real estate development to be successful and often, local "suburban" zoning conventions are a major barrier.

Too many special events are allowed to occur between April and November (such as marathons, walk-a-thons, etc.) that unexpectedly impede traffic flow throughout the town, thus, impacting businesses who attempt to operate on main thoroughfares.

Wind Turbines that the State places in public places that inhibit the enjoyment that we all own which is the view and the peace to enjoy same. They will not be the savior to our economic or energy ills.

Faulty use of original redevelopment land constraints big picture thinking to smaller areas. Town infrastructure maintenance is poor and future unfunded liabilities will restrict ability to put plans with vision into action.

Beach erosion.

Downtown is a dead zone. Why not build a two story parking garage? It would provide much needed parking and businesses do not want to be located there anyhow.

Prolonged and painful process of permitting and approvals by Town Council and planning boards, local CRMC and DET regulators etc.

Limited town beach area. Lack of flower baskets. Bridge to the Pier Marketplace. Lack of visibility of Pier shops.

Pier Village complex design deters all potential business.

Galilee will never improve as long as the DEM manages the port. The RI EDC needs to either create a port authority or take it over. Also the town GAC is made up of people who own pay parking lots and do not want the status quo changed. The GAC stands in the way of progress. It needs to go away and the town EDC needs to take this under their wing. The town needs more young successful entrepreneurs involved in this process.

Too much power to Gilbane and others like this company...all regulations should be applied equally and consistently to all...not changing town regulations to suit builders, real estate agents, and residents who have the money to “buy” services that they are seeking.

Government controls/owns most of the places that need improvement (Galilee run by DEM). They have no incentive to improve port. EDC needs to take over or create a port authority. The Narragansett GAC is made up of people who do not want positive change in Galilee (pay parking lot owners, DEM the major one). This committee needs to go away. The Narragansett EDC should take over this role.

No funds...town is self-centered... doesn't reach out... and most importantly, has no draw EXCEPT the beach. The hotels are tacky and out-of-date; the residential areas around the Pier are deteriorating; the Port of Galilee is just a parking lot for the ferries; fishing industry is dying; and there is no reason to visit Narragansett except in the summer. And the Town is FILTHY... very dirty town. Roads are in poor condition; potholes everywhere and all the entrance and exit ramps are filled with TRASH!

The Narragansett Pier village being dominated by condominiums.

Not enough parking; full time/year round residents do not benefit from being a “local”, more concern is put into the tourists of our beautiful town.

Distance from I-95 is a hindrance.

The central “business” district with its back to the ocean is a hindrance.

Fisheries regulation.

Need sidewalks and bike paths – non-drivers cannot get around.

Gilbane Corporation and town leaders who have allowed Gilbane to ruin our town, not once but twice, for their own economic good. The center of town should be a place for residents to gather not for only people who can afford the high price condos, which are only going to be rentals!

High price of gasoline for those who would travel here. Regulation of commercial fishing industry.

It is a real place

Nothing flows. You can't even ride your bike safely through the Pier. It's a mess. It's all about cars and for more parking. Forget the cars. You have to use what strengths you have...shoreline, history.

The fact that Narragansett is a small seaside town of long time residents who love living here. An economic plan based on just question #1 would change the look and feel of our small town. If an economic plan will add wedding centers, hotels, heavily developed business districts, etc., the plan could not but help change the town.

While many of the small businesses are relatively bustling in the summer (mostly the restaurants), they seem to be dead weight in the winter months. While markets for tourist driven revenue is necessary in Narragansett, practical shops are also needed for the year round residents (and could serve a need for the tourists as well!). If some of the shops at the Pier are indeed practical shops, that's news to me, a resident of the area for 6 years. While I don't wish to see a "big box" store in any of the properties at the Pier, it is quite a nuisance to drive 30 minutes to get certain sundry items because an economical choice is not close to home. Additionally, the layout of the shops at the Pier is not very car or walker friendly and is mostly hidden from the road from either side of the plaza and not well advertised. This creates even more "dead weight" as the space appears mostly abandoned during even the peak tourist months.

Narragansett has a serious identity problem...although the Comprehensive Plan states the town is a "bedroom community". The town is trying to simultaneously position itself as a tourist Mecca, real estate haven, a center for arts and culture, and now it's trying to build an industrial base...the town leaders need to pick one or two things and then focus on those.

Lack of a "center"; lack of parking; short-sighted development of municipal structures in particular and of Pier Village in general.

The proportion of rental properties to full-time residents is too high and is hurting the quality of life of all residents, and which adversely affects the number or type of businesses that can survive here.

High portion of rental properties – people not invested in the community, don't care...VERY seasonal draw – the beach.

The state of affairs for business in key areas such as the Pier area simply not acceptable. In an area that that should allow business to thrive rather than just simply service is not acceptable. The trend has been to support transient, near untaxable tenant living in the Pier rather than support the families who have chosen to live in this area. This over reliance/encouragement of

transient (rentals) populous is nearsighted and has not fostered community stability both in business and in residential environment.

Rentals.

Large areas of Narragansett are not family friendly. Too much of our housing is used for the rental "business" which is not footing their fair tax burden.

Residents do not want this to be a "Newport."

Other prime impediments to economic growth include the following: Narragansett is viewed, and is to a large degree, a summer community. Also, Wakefield, South County Commons and Salt Pond Shopping Center have replaced the Pier as the prime shopping area for residents. Please note that as a member of the EDC Committee I have already submitted detailed written responses on all these issues.

The lack of a town center is a huge problem. Narragansett means the beach, and little more. Wakefield has replaced the old Pier Village and there is no going back now. Boon Street is no substitute.

People only come here to go to the beach, walk the wall, and take a boat to Block Island.

Narragansett has a unique and challenging physical shape. The coastline and its assets are the major influence.

Layout of the Pier, zero visibility to retail, stalemate with Gilbane.

The Town has limited areas for economic development – areas that have limited access to transportation. These areas should be strengthened to meet the specific needs of these businesses. This should apply to all established commercial areas. The existing land use is established, why mess with it. Focus on the existing commercial areas.

Maybe a strong preference by some residents to maintain town as a nice, "quiet" place to live.

The uncontrolled rental issues that have plagued this town for so long is the absolute major issue standing in the way of economic development in Narragansett. This issue has been ignored by town officials, for whatever reason, for many years and has now reached a level where the health and safety of residents have been so compromised resulting in lower property values for full time residents, a total degradation of quality of life, and a resident population that cannot possibly support viable economic development on any level. In short, unless, until, or before the town recognizes and acts immediately to remedy uncontrolled rental issues (lawlessness, vandalism, bodily harm, drug activity), economic development in any form will be unfruitful and meaningless. How can the town expect to draw people into a town whose full time residents are truly not living in a safe environment?

Narragansett is a beach community. It has major beach assets that most towns only wish they had. Narragansett is very fortunate to have such terrific assets. The town should not be wrecked with overdevelopment/industrialization/etc. just to feed an insatiable education bureaucracy. The size of town government should be reduced. The government must share the pain that the citizens and residents are going through in this recession/depression. The residents are tapped out as far as property taxes are concerned.

Visioning/marketing desire to live, work, and visit a development mix which complements and enhances the natural beauty asset and desirability of tourism related business and residential community support services – extending economic benefit beyond the 100 day summer season to year round.

A. Physical conditions limit the amount and location of space available for commercial / industrial development.

B. Location on the oceanfront is a double-edged sword which attracts significant tourist business but also limits the size of potential market areas for new business.

We must face the fact that Narragansett is a bedroom community with year-round residents, summer residents and down-the-line residents. We rely on tourism. On being a pleasant place to visit.

Need a place to hold large social functions in Narragansett, such as Narragansett School social events.

People aren't involved/are involved

Localized “not in my back yard” attitudes. Lack of desire to expend scarce local funds to support economic development. Lack of well planned commercial zoning and a user friendly project approval process.

Commitment of people to work on projects that will draw people into Narragansett at times other than the summer.

Residents stand in the way of the money whores that have surfaced in our town and concocted this “plan”...overdevelopment has already done too much damage...STOP this now!

I think internal conditions are our biggest problem. Town leaders often put the interests of a vocal minority over the town as a whole. Boards and councils must be receptive to responsible business proposals and not bend to the ever present neighborhood opposition. We must think of the town as whole when making decisions and not terrorize responsible people when making legitimate proposals in our town.

Not sure, perhaps NIMBY people.

Inability to institute changes in Pier Market area...Lack of taxpayer commitment.

Private citizens.

The residents are the town's biggest problem. They want solutions but not in their back yard. This needs to change in order to grow the economy.

Mindset of locals—can be nasty to tourists.

Complete lack of a town center.

Other conditions/wildcard

Budget crisis, too many seasonal rentals.

In order of importance: (1) Township residents who are against change; (2) Funds to make infrastructure improvements; and (3) State support for local economic development.

Economy, student overrun and public perception.

Lack of vision.

Residents and business people who are too self-centered. The town need a vision and has to be willing to finance it. Pier Marketplace needs to create itself into a destination.

Not sure.

How much economic development does the town need? Greenwich Conn. nor Woodstock, Vermont are pleading for economic development.

The high percentage of rental properties in the town.

Wakefield serves as a downtown for commerce for both South Kingston and Narragansett.

Lack of coordinated strategy to promote ED (obviously this plan addresses this), woeful misunderstanding of what ED is and benefits thereof, lack of grand vision of Narragansett's potential and lack of spell check on this form.

State subsidies would help, but state and US economy is in shambles.

In the State, House and Senate: there's no reason to stay in this state, let alone in Narragansett.

State funding.

Real estate market plunge.

Pressure for regionalization

National and regional economic conditions.

The tax structure of RI is a killer for all economic development in this state. It's too onerous to own a small business in this state. Until RI moves up from its rank of the 47th worst business climate in the United States, we are not going to see any positive changes in Narragansett or the Ocean State.

Retail shops all leave for Wakefield. A sustainable all year retail area is needed. A central attraction for shops to build around. i.e., working harbor for pleasure craft. Look to Essex Ct. as an example.

There are more options/activities in South Kingstown, except for the beach but that is only a viable commodity in the summer months.

Growing infrastructure limits

Narragansett is way off the beaten path of I-95 and other superhighways. This could be eliminated by convincing the general assembly to complete the Route 1 highway project by installing overpasses at Oak Hill, W. Allentown, Rtes 4 & 1 interchange, and the Rte 138-W, and along the 3 jug-handles south of the SK town line...such a superhighway would allow Narragansett to become more accessible, similar to that of the route 403 highway system, which will allow NK to become a major container port in the near future.

Changing demographics

Residents' lack of understanding of their town population. For example, there are permanent residents, winter residents, summer residents and part time residents. They need to figure out how to accommodate all of these populations in their decision making.

Income disparities and reliance on seasonal tourism.

Uneducated people...the wealthy...Providence people.

We need to promote more year-round residents who will support the whole community on a day-to-day basis without taxing our services. Nine month rentals contribute only to the liquor stores, Marshalls, Stop and Shop, Dunkin Donuts, Bon Vue and Charlie O's. They adversely affect the quality of life for the year round residents.

- (1) Decline in the fishing industry. It's time to embrace aquaculture as the future.
- (2) It is at land's end. There's only one way out and that's North.
- (3) The population is older, and the property values are high, and the area is built out. There's not much opportunity for the younger generations to live here.

Population is getting older – not attracting younger families (not talking about URI students) – Rhode Islanders lack of using mass transit or traveling more than 15 miles to go to work or social events.

Changes at URI/Students

The student rental problem. Unless we correct it, a broad sector of town will be identified as toxic to prospective residents.

Poor relationship with residents and URI students, may force students to look other places to live that are more inviting, thus causing a downturn in our economy during the winter months. No Target or Wal-Mart nearby.

College students living in neighborhoods.

Student rentals affect quality of life in Narragansett.

Non-resident student and seasonal rental problems. They are ruining, and for many have already ruined, the quality of life for full time residents. Years of uncontrolled and growing

numbers of poorly maintained student and seasonal rental properties are turning Narragansett into an investment property town at the expense of full time families.

Trash and rowdiness by URI students in the area of Eastwood Look and other areas of Narragansett.

Students.

The major factor is "absentee landlords" which contributes to a transient college population which presents sizable economic growth. Also, this factor presents positive businesses and other financial related entities from considering economic investments.

South Kingstown attracts more business base. Costs associated with coastal communities; reality or RI State fiscal woes; and URI – the lack of a mutually respectful relationship in which URI takes a greater responsibility for their negative impact.

Impact of URI sending 50% of their students to live off campus primarily in Narragansett neighborhoods. Lack of downtown area that people can identify with and be a destination. It is a bedroom community with a series of neighborhoods without a strong sense of community. Narragansett has large rental population and part time owners that do not have a stake in the town other than property taxes and rental income. All year round residents have to fight to maintain what little remains of a neighborhood. Most economic development is geared toward restaurants, supermarkets and liquor stores.

Problems with URI students (drinking, disorderly conduct, drugs, etc.) and renters similarly not obeying the law.

The heavy dependence on URI students as an engine of (some segments) of the economy. They have a negative effect on quality of life and drive away year-round residents who would support a year-round economy.

Apparent lack of connection to URI major research that might be used as incubators for start-ups.

The growing amount of rental property is a deterrent to home ownership by families. Families are afraid they will end up living next to URI students and are buying in No. Kingstown instead.

Student population on balance is a negative.

Many residents' rights to their peace and tranquility are being violated due to the uncontrolled rental disturbances, and are not happy. Many move out creating a negative impact on economic development. Many neighborhoods in Narragansett are changing to more of an investment/rental areas, and thus this change brings more problems pertaining to rental issues.

I feel the college students and their poor behavior in the early hours of the morning stand in the way of economic development in Narragansett.

The town is not serving its current residents correctly due to not keeping their peace and tranquility. They are not being protected by the town in student rental area. The residents'

rights are being violated. Town needs to recognize and implement plans to control the lawless rental activity!!

Question 3: What external conditions support economic development in Narragansett?

101 commented and 29 skipped this question.

Immediate conditions are those fully present and their impact is felt.

Business Climate

The fact that at least 50% of the homes in town are rentals who make the most money in the tourist season. These landlords will be very much in favor of turning our town into some type of tourist trap.

Again the economy.

Housing market.

As I can determine, the only "external" condition that may be beneficial for business is the beach traffic that occurs eight weeks out the year. Otherwise, I simply do not see much of anything being done.

Tourism, fishing, URI Bay Campus.

As it stands now we do not have enough year round residents to support businesses, bringing new businesses into town will only set them up for failure.

The current head of the RI EDC has a tourism background and has shown that he wants to help us. He is willing to devote time and \$\$ to us. We need to capitalize on this opportunity while we have his ear. The Narragansett EDC needs to recommend that the RI EDC revisit their plan to take over the port of Galilee.

We have the unique opportunity to have the ear of the RI EDC. This doesn't happen all the time. We need to act quickly and capitalize on this. Our beaches are our biggest attraction to both tourists and locals.

There are no anchor stores in the Pier. How can it be a downtown without a 5 star hotel and empty spaces? Dunkin Donuts is the beginning – an angel from heaven – we need more anchor stores.

Help for small business.

Fishing industry elsewhere is abysmal, maybe that 'helps' Narragansett (?)

Proximity to major University whose research could be used to develop start-ups.

Overall good government structure. Good schools and relatively sound financial picture.

For the most part an affluent community which brings many tourists in to spend money.

Infrastructure issues

The need to keep the tax base low/competitive, tourism and “unmet” needs of township residents, visitors and students.

Not much, except a desperate need which seems to be constantly ignored in favor of controlling traffic or minimizing impact on the residents.

Need for recreation.

Great in-season income from beaches, but the threat of protected areas being sold off (somehow) to out-of-state buyers will limit this income if this process continues.

Getting the state and town financial structures in order for sustainability.

It is a real place

The fact that many out-of-towners and out-of-staters see Narragansett as a destination.

The ocean, beaches, towers, cross-country skiing, rowing, surfing.

The Pier shops have real potential to be a great area for economic development. A model area to try and emulate would be Mystic Village in Mystic, CT or the Wickford downtown area in Wickford, RI.

Tourism opportunity, small manageable demographic, lots of access to waterfront properties, relatively good infrastructure,

The beach. The downtown area that once thrived needs to return!!

Narragansett is perceived as a beautiful place. It is near URI, has a significant fishing industry presence, and has a rather robust tourist based economy.

Tourist attraction.

Location.

The beach; lots of green space remaining.

It's proximity to culture, business, healthcare, recreation – 30 minutes to Newport or Providence, 90 minutes to Boston, 3 hours to NYC. Proximity to schools, e.g. URI, PC, Brown, etc. Great swimming, sailing, fishing, golfing, etc. Natural beauty of seashore, parks, open space, etc. The “greening of America” will generate growing interest in areas of natural beauty such as Narragansett.

- 1) Beautiful location, geographically.
- 2) Nice quality of life, which people appreciate.

Ocean.

If Narragansett was viewed as a town that had superior quality of life, education, and safety (which by and large it has), you would see families flocking here to visit and stay.

The opportunity to enhance tourist options presented by the cultural and natural history present in Narragansett.

Accessibility, beauty.

Current trends toward “green living”, shopping locally, and enjoying nature have always been embraced by Narragansett residents.

We have a physically lovely town that residents do not want exploited by businesses.

Location, i.e., coastal setting, URI proximity.

Amazingly beautiful area surrounding the beach.

Nice summer place to visit. Quaint place.

Summer vacationers, beach visitors.

People from outside of Narragansett are drawn to the ocean and beaches. We should focus on that area.

Quality of place.

Fishing industry, URI and tourism.

Location, location, location.

Family friendly environment. Beaches. The desire to maintain and improve community.

Beaches.

Popularity of walking the wall area.

People who come to the beach.

Walts Way...Point...Boon St.

Economy, location, attractive beaches, great restaurants.

The same conditions that have attracted people for years – great beaches, good restaurants, historic charm, the Pier, Galilee and the desirability of living in and visiting a coastal community. (Please note that the student rental problem serves as a negative counter-balance to these inherent attributes for full time residents.)

Untapped realization of the great history of Narragansett.

The natural beauty of the coastline is the major attraction. Narragansett is accessible, with rail service to Kingston and soon to Wickford. Quonset as an employer could bring more residents.

Geographic location and amenities; full time, engaged citizens.

The beauty of the town.

Shoreline.

Local business, (small business), Port of Galilee, fishing and recreational fishing. (Waterfront) Narragansett's close proximity to Providence and the University of Rhode Island makes it an ideal place to live.

Location, available housing, close proximity to URI.

Narragansett is known for the beauty of its many beaches. It's not on the way to anywhere. It's a destination – this is where the focus should be. Other economic opportunities such as aquaculture, wind and wave energy generation, and medical care for the aging residents should be evaluated.

On the way to Newport, in-between NYC and Boston, quieter and less hassle than Newport, yet access is great, family place, beautiful wall and beach

Those residents, tourists, and potential investors who have confluence that this can be reality. The locations, beaches, and scenic beauty of a town that once was. The transition that the town is known for in past years.

The Atlantic Ocean.

Although tourists and growth are important, we need to stay focused on residents' needs and pleasures. We have wonderful resources, ocean, open spaces, library, and businesses. The economy will always be a factor in this matter. Let us not destroy our resources by being short-sighted or abusive.

Location, natural beauty, varied population.

Location. Currently low property taxes compared to other cities and towns.

You don't have to look far – beaches, sun, sand, surf, fun, history, recreational facilities/opportunities, close proximity to URI, high quality of life, relatively low taxes, reasonable commute to northern employment centers etc.

Being a coastal town in the warmer seasons. Also the local university helps during the winter months economically.

Beach, shoreline, ocean, location.

Great place to live, so would encourage one to open a business there.

The reputation of the town's ocean and popular beaches and the beach rentals.

The port is a huge asset. The proximity of water has always been a huge benefit to the Narragansett community. The golden age of hotels probably won't return, but the water can still drive the creation of new businesses.

Our major asset – the town beach, and Galilee, for fishing and related industries.

Without a doubt, Narragansett's natural resources (coastline, salt marshes, landscape, etc.) are a quintessential asset. Narragansett is probably the last and only pristine coastal community on the east coast. Our offerings of marine and recreational activities are a tremendous advantage in attracting seasonal visitors. There is a need to address a marketing strategy that would promote assets like excellent schools and school choice, family friendly neighborhoods, civic organizations.

Inherent beauty of natural resources/shoreline and convenience to other coastal communities.

Our beaches, the port of Galilee being known as the "local" fish market, a place to get your fresh lobsters right off the fishermen's boats...tourists love that idea.

Good restaurants.

Ironically, the lack of development is a plus. We do not have any see-through office parks...the Bay Campus.

I think Narragansett is beautiful, which is one of the reasons I chose to buy a home there. I love the charm and everyone has been incredibly nice.

Out of state visitors...diverse use shoreline.

People love this area and return to it.

People like living here and want to do things "local".

A more of a full time, stable community...marketing campaign to attract full time non-rental residents

Location, Location, Location. Town beach is nice but only for 5-6 months. Fishing tournaments, boat racing, sail and power, nautical flea market.

People aren't involved/Are involved

Change in town to residents with a desire for a more "passive" approach to tourism.

Out of town (and in town) moneyed interests only...we, the people, internally, will stand in your way.

We are highly accessible to major metro areas, we have managed to salvage a small sample of our rich Victorian heritage in the Pier and we have a wonderful beach. However, the Draconian entrance policies are a roadblock. As a town resident I am often embarrassed to see how people are treated. On Labor Day this year at 3:00 PM our beach army was still chasing people around if they hopped the seawall, totally disgusting!

Successful citizens who seek a great place to live.

There is a disconnect between the Narragansett residents and the community leaders. We have incredible untapped brainpower and expertise hidden behind home walls.

Other conditions/wild card

Being a coastal town with tidal waters, Narragansett is a prime spot for hydrokinetic energy, whereby the town, CRMC, and Army Corps of engineers could build offshore waterlocks and tidal basins to harness tidal energy, which is said to be 10 times more effective than wind turbines. A hydrokinetic power source in the Galilee beachway for instance, would be out of sight and out of mind. Narragansett could be the state's largest exporter of electricity to the grid.

I don't understand the wording of this question.

Until the town can manage the rental problem, I find it next to impossible to improve on the economic conditions.

None that I know of.

None.

There are none. Everything in RI works against economic development.

The law of supply and demand which is the best regulator. Keep property taxes low and there will be more development.

Good schools.

Large available labor pool for skilled and non-skilled labor...costs for business (interest rate, access to credit) is improving...price of industrial real estate is low.

The surrounding states support economic development in Narragansett. There isn't enough variety of support in this community, which I feel gets in the way of Narragansett making economic advancement.

Emergent conditions – on the horizon headed this way with input perceived.

Pressure for regionalization

Growth potential in the county. URI. Costs in South Kingstown. Change in SK and Narragansett that is more suburban – NOT what most want in this county – honor rural.

Recent improvements to Route 1 have made vehicular access to all of S County much better. Proximity to SC Hospital, URI and Fed agencies in S Ferry offer opportunity for spin-off industry. Internet technology and the prospect of telecommuting change the formula for where businesses prefer to locate. It is becoming less important to be in the Route 95 corridor or adjacent to major transportation for businesses that provide professional services or products that can be transmitted. Narragansett could market the town's unique location, low tax rate, and quality of life to attract new business development.

Changing demographics

The fact that global populations continues to increase and the number one economic benefit of Narragansett is to attract those with enough money to travel to enjoy that which is authentically unspoiled or over built. Provide alternative modes of transit.

Statewide/nationwide consumer confidence.

Population growth.

A more diverse population, a more stable year round residency would promote new business to move to town who knew that their business could be year round instead of seasonal. Marketing campaign to attract full time residency.

Lots of people live in single-occupant households and seek social interaction...lots of people would benefit from walking for health, bone health...lots of people are over 55 years old.

Question 4: What projects/ initiatives do you think are essential for Narragansett to take to achieve your vision for the Town?

93 commented and 37 skipped this question.

Strengthen our economic centers

Full redevelopment of the Pier. A full service hotel with modern and clean amenities. The hotel situation in Narragansett is a joke. The local hotels are outrageously priced even in the off season (do they even fill 20% of their rooms in the off season?) and the two hotels off Route 1 (Holiday Inn and Hampton Inn) are also priced too high to try and attract tourists in any season of the year. While there are times of the year (summer and then URI events) where all the area hotels do quite well, the rest of the year, again, has the appearance of a ghost town. The booking of possible conference events or similar revenue creating events could offset the off season times and allow the hotels to lower their prices overall and even afford necessary upgrades to make their properties attractive to tourists and off-season travelers alike.

We need areas to park and shop...the Pier is one area ...we need more upscale less T-shirts.

There needs to be more adult education programs in the area. Narragansett has no job retraining programs, even though we have the resources (such as a large number of restaurants for food service internships, highway equipment for CDL training, and a vast number of medical facilities in the area). The top 3 projected industries over the next 10 years are: 1) Medical/Health Care 2) Food Service and 3) Transportation. There needs to be job retraining and adult education programs implemented in town.

Redevelop Pier Village with multi-level parking and shops; incorporate police/fire and the library into such a structure, or move them to the north end; raze existing beach structures and replace with multi-level parking, beach services and a restaurant.

Revive Pier...bring tourism back to the area year-round...maximize the potential in the GSO.

Let's have parades: one in September and one at St. Patrick's Day. Get people downtown and good things may happen.

Clean-up of areas which residents and tourists use (e.g. beach); establishment of a Town Center/Town Green. Development of year-round events.

1) Force Gilbane to spruce up their property. It is very uninviting – chipped paint on the buildings, etc.

2) Devise SOMETHING that is a DRAW – in and of itself – something unique, to go into the Pier Marketplace – Maybe develop more of an artisan community – have kiosks/shopping/online database for a consortium of artists – like the Torpedo Factory in Old Town Alexandria, VA – and tie it into the galleries on Boon Street – if it is special enough, done well, and promoted well, it could draw people here, and in the “off” seasons. Maybe work with RISD to get artisans to rent the spaces...

Active initiative to create a town center or sense of place.

Grow the area by GSO; improve access to Pier area shops.

Create central shopping area near beach (Pier is empty and Gilbane is charging too much rent so stores fail).

Draw people to the Pier shops and Boon St by beautification of those areas and areas leading to them. Make them pedestrian friendly.

Forget about Canonchet and get to work on projects that will revitalize the center of town.

Narragansett needs to find a way to increase business not related to RI state beach revenue. If they increase to beaches is imposed by the State, Narragansett will lose revenue because people will not visit the beach. Narragansett also sees no income from Galilee, a mismanaged port by the state. If this was purchase by the town, and used to its potential the town would realize a large economic increase. Since the State cannot meet their budget, now is a great time to talk about relocation of assets.

Create a commercial economic zone that will encourage new business and employment.

Market Narragansett as an off season place for meetings and conferences to reduce seasonality.

Get commerce in the Pier area, clean up Galilee, plant flowers, do something with the Narragansett Theatre. It is an eyesore and underutilized.

A nice job was done at Galilee with the new bathhouse, etc. Do the same at the town beach, but do NOT supply facilities for tourists. Narragansett beach should primarily be for the enjoyment of town residents. Expand the library.

Town Council is committed to making the Pier a “Downtown Narragansett”. We need to call it “Downtown” and have BIG, BIG signs and banners with arrows “to Shops”, “to Downtown shops”. There are no signs now and the Pier is hidden behind condos.

1) Work closely w RI EDC to a) attract high paying jobs to area; b) ask them to take over the port of Galilee.

2) Identify properties for potential high tech companies. Get these property owners to meet with RI EDC and town. The RI EDC brings potential companies to the table, the town and property owners take it from there.

3) Town also needs to provide the things that attract the high paid employees of these companies. Find out what the towns that surround Silicon Valley are currently doing to compete for high net worth residents and small businesses. Examples include free wifi for the whole town (can be done for free!), capitalize on our great reputation as a hot surf spot, fix our natural attractions like the town beach, etc

Invest in clean energy wind farms...make it possible for the fishing industry to thrive.

Again, help small businesses to get established.

A major grocery store (Trader Joe's) in Pier.

Parking in Galilee: help revitalize it as a quaint, working, fishing village.

The town needs to be very careful in its economic handling of Galilee. Even if the fishing industry collapses (God forbid), Galilee can still be an important hub for water transit, day boat trips, aquaculture and other marine-related industries. Don't junk it up with Newport-style hotels. Newport has lost access to most of its waterfront. Take heed. Restaurants are good; entertainment is good; even a maritime museum would be great. But the condo-hotel model has a lot of drawbacks. People who come here want to see the water. They don't want "keep out" signs. That's what happens when residential development and hotels take over.

Somehow "open up" Pier area to businesses.

Offer (or have someone offer) to buy the Post Office and renovate it into an Arts/Cultural Center.

Better linkage to URI (other than to solve student issues) for business initiatives.

Need for better facility than the Village Inn – National chain would bring marketing, etc.

There needs to be a focal point – a center, a main street, a commercial center that is attractive – not just a beach, condos, and some seasonal restaurants. Our assets need to be grouped and promoted as a package not just individual historic or recreational sites.

Coastal facilities development/ improvement, development of complementary business villages blended to support tourism attractions and residential developments, rather than industrial parks – greater marketing-outreach.

Bring back the port of Galilee as it once was; known for its fresh catch of the day and the awe of actually watching these individuals in their trade and way of life. It's what Narragansett/Galilee has been known for.

Update the Comprehensive Plan in concert w/ development of the economic development plan. (this task is scheduled for this year). Negotiate significant revisions to the Pier Village urban renewal zoning w/ Gilbane.

Perhaps more retail.

Transform Galilee into a destination instead of a stop over to Block Island.

Create a fresh sense of place

I have been a resident for more than 15 years and the reason my family fell in love with the town is because of its small town, seaside feel. I travel a lot for business and it amazes me when I meet, for example, someone in the middle of the country who might ask me where I am from and I say Narragansett (not expecting to know where that is) that they say “oh I used to go there as a kid with my family on vacation. It is so beautiful there.” In my opinion, projects/initiatives need to be in keeping with that small seaside town atmosphere. Initiatives like turning our town into a wind-farm only takes from the reason why people around the world come to visit us.

Must drop the constraints of “old way of doing things”. Drop idea of being a wedding destination to bottom of list, it is parasitic in nature as it steals from other businesses (mostly to vendors outside of town), clogs up infrastructure in busy season, and places public structures temporarily in private domain and is contrary to 12 month idea of the economy.

The town must solve the student crisis to gain first-class recognition. The town must resurrect Canonchet Farm in a completely natural manner, not as a fairgrounds. Likewise the town should leave the beach alone, no destructive breakwaters.

Narragansett should encourage more full-time residents to live here (and therefore discourage rentals), and offer increased cultural/recreational events/activities in the shoulder months.

Again, not to be one dimensional on this point, but there is simply little to nothing being done to establish a thriving residential community in key areas of Narragansett. Rather loose zoning ordinances have permitted/encouraged a rampant elevation in unattended rental properties, which have degraded the living conditions (please see areas with primarily rental properties such as the Pier) and discouraged existing and future permanent residents. The city resources are consistently used to manage/control the rental property disruptions, which is simply unacceptable. I, and nearly every resident in mixed (residential/rental) areas would simply like to see an extremely more effective enforcement of city ordinances and a short/long term plan to convert current multi-family/rental zoned areas into single family ones, thereby encouraging permanent family migration and establishing a dedicated, sustainable community for key areas such as the Pier.

Narragansett's economy is based in the tourist industry. Not enough is done in the town to take advantage of all that Narragansett has to offer. Guides for walking tours of the historic districts should be created. Special weekends of activities (Valentine's Day, Christmas, New Year's, Fall, St Patrick's Day) could be created. Participants could include businesses, churches (choral presentations), the Towers, etc. Sites in Narragansett reflect the history of the US from the earliest human occupants, through the Colonial, Federal, Victorian and war eras. The Defenses of Narragansett, as an example, are of interest to historians, World War I and II buffs, etc. Narragansett is very picturesque. Weekends for artists and photographers could be advertised in places such as Yankee Magazine. I have a friend who takes advantage of tours dedicated to photography. The list of possibilities is endless.

Increase attractions – Canonchet Farm for example, regarding transport and infrastructure.

Building moratorium...return the Pier to the honky-tonk surf village that it was before you rich elitists ruined it with commercial development....create a small scale museum and recreate the live village that was there by Salt Pond before we massacred the Narragansett Indians.

Accept the fact that people moved here to enjoy a quiet, seaside town not some thriving tourist mecca.

Appropriate development of Canonchet Farm...expansion of historic districts....enhancement of Galilee.

More market rate housing; create ordinances to determine how many rental properties should be in a neighborhood.

Based on past performance, the town has not been proactive in improving conditions or the quality of life for its residents.

Reformation of the Narragansett Historical Society.

Devote time and resources to engage all neighborhoods to be part of solutions. Improve and sustain neighborhoods so as to retain retirees, working families and singles. Address issue of health, welfare and safety in neighborhoods that experience transient populations, e.g., college students and summer visitors.

More year round residents. As for helping tourism we should look into one or two nice, (partially upscale) hotels on Ocean Road as it was in its heyday. In order to promote more tourism we need more public parking areas with signage.

An understanding of the need to remove the stigma of the leases or rentals. Also, a strong linkage with Department of Recreation and the Chamber of Commerce in developing a strategic plan.

Support of low-moderate income citizens including issues of housing, health, access, isolation. Partner with already established services that have a positive impact and produce results – stabilize town foundation for citizens. Then address business base by strengthening economic centers: a) traffic pattern/impact; b) attract businesses with small business incentives (stagger fees for start-ups); c) partner with Chamber of Commerce; d) DO NOT single out businesses for tourism vs. other businesses. Business is business – fair economic to regiment plans benefit all; e) Town government challenge for small towns is special interests; agendas. f) use non-profits; URI, etc. to support citizens and to support arts/recreation culture.

Clean up the trash. Get rid of the current Town Council. They have no vision.

Fix the oceanfront facilities. They are an eyesore. Fixing the Canonchet Club is a band-aid approach. The pavilions are old and worn out. The bathrooms are filthy.

The beaches are filthy on crowded days. The town is dirty. There is litter all around town... at our parks ...Rose Nulman is filled with trash... the entrance ramps to the highways are loaded with garbage.

North End of Town is an eyesore.

The residential areas around the Pier are in decline. The URI population continues to erode the quality of life in the town.

Focus on our assets. Long list but just a few here – new first class beach pavilion that welcomes visitors and has multiple concession vendors open from May-Sept/Oct, revitalization of ‘downtown’ business district, master plan to greatly enhance streetscapes in high profile thoroughfares – initiatives that create a sense of wanting to be here.

As stated previously, before any meaningful economic development can occur in Narragansett, town officials who are responsible for the health, safety and welfare of all residents, must recognize and act immediately to stop the blighted, criminal breeding ground that our town of Narragansett has become – due entirely to uncontrolled rental issues.

My vision is to keep Narragansett a beach community without the garish development that characterizes Newport or Middletown. Modest development is o.k. as long as it does not lead to higher property taxes and excessive congestion.

Narragansett is famous for having been second to Newport as the destination for tourism during the Victorian Era. It was wildly successful, brought down by the ravages of fire.

Narragansett should not attempt (it really can’t) to compete with Quonset, Coventry, Warwick etc. in economic development.

Narragansett’s gift is its location by the ocean. It needs to foster economic growth related to all aspects of tourism. If you think I’m kidding – Google Search “Soledad O’Brien” and watch her video called “Many Happy Returns: Narragansett” She is a correspondent for CNN– comes to Narragansett every year.

Hundreds of Narragansett homes are rented each year, do we know the demographics of the tenants? Do we know how they like to spend their time? Make a plan to enhance the tourist experience.

Tax rates on landlords in Narragansett are rising to the point where properties are being sold to the rich, effectively cutting out tourist revenue. Think outside the box and give landlords that rent (excluding student rental landlords), a tax break. These tourists pump millions of dollars in revenue into the town. The rich will not, it could become a very, very sleepy town if the rental properties become second homes for the rich.

Foster all sorts of tourist related activities and businesses – the Narragansett Arts Festival is a wonderful example. The Blessing of the Fleet is another. Develop off-season events (seafood related?) to attract the same people in the off-season.

Find a model community to emulate – like Falmouth, MA or other similar community that is fiscally successful. Copy the best of how they operate.

Fishing will be dead in 10-20 years, tourism is the only future. Plan ahead or face a town of very rich that only shows up between June and August, with empty houses (and businesses) for the balance of the year.

We should take advantage of Narragansett’s locale and resources. I have some specific ideas that I would like to speak to someone about.

Stop looking at the town as just a seasonal Area. Promote the school system, and Quality of life. Our emphasis is too greatly emphasized on seasonal activities. Create through zoning and ordinances incentives for full time residences, and control the student rental problems with ordinances.

What works for other towns will work here. Enterprise and activities grow when investors have incentive to make money and succeed. Don't rely on locals to be lead. New England Patriots made Foxboro famous.

Stop looking at the town as just a seasonal area. Promote the schools system and quality of life. Explain that all are welcome. Our emphasis is too greatly involved in seasonal activities. Improve tax policies for business and full time residents. Homestead possibility!!

Be a center for arts, culture and recreation:

Canonchet Farm – need set walking paths, benches, places for residents tourist alike to enjoy. Survey different cities/ towns that have park/ recreation area similar to Canonchet.

Developing Canonchet Farm...improve beach access and facilities.

Make the town beach accessible. Hike the parking fees, take the fence down and fire half of the army which is needed to patrol the gates. Boards and councils must be educated to think outside the box and not get bogged down by noisy neighbors or boiler plate regulations. Have events at the town beach during the summer, music at the North Clubhouse on the deck every Sunday, volley ball tournaments. Make it fun. It has been run like a concentration camp for years, time for a change.

Preserve open space.

Tapping into the creative/arts/local talent and focusing on the economic centers. Help to integrate summer residents to participate in and feel more attached to the community. Keeping the town non-commercial (i.e., Taco Bell), should be key element. Maintaining the beauty, character, and charm a key to success, and a differentiating factor.

More bike paths.

Other initiatives include preservation and improvement of the town beach and its facilities, revitalization of the Pier from both a commercial, cultural and esthetic perspective, implement minimal improvements to Canonchet (bike path, walking trails and reducing beach parking), make Galilee more attractive and visitor-friendly, improve the North End Industrial Park such that it is suitable for professional businesses and expand visitor and tourism venues at the Bay Campus.

Bringing the South County bike path all the way to the ocean front and hopefully through the South County Museum.

Interconnected bike trails, more focus on arts, Boon St.

Think outside the box on bringing people to town in April/May and Sep/Oct.

Tourism besides the beach: museum maybe in the current Post Office, etc.

Improve infrastructure

Needs more investment in municipal infrastructure maintenance and improvement. Needs to develop a recreational and facilities maintenance and improvement program and fund it. Develop linkage with the fishing industry and URI School of Oceanography (and related entities) to promote areas of common interest.

Caswell's Corner needs to be reconstructed and/or bypassed. There should be a 4-way intersection at the Stop and Shop entrance (at Dunkin Donuts) and a new road should bisect the Walt's Way Industrial Park, leading to a 4-way intersection at about the area of the HS football field.

There should be a zoning and planning oversight committee, which would have binding powers on any board member or town staff member who intentionally impedes or obstructs any individual or corporation that is attempting to start a business, expand an existing business, or relocate their business to Narragansett. The committee would also have powers over any town official who appears to be protecting a political crony from the threat of competition of any new business venture. These powers would require a charter amendment (and possibly General Assembly approval) and would include the authority to fire any town employee who is found guilty of intentionally obstructing or engaging in favoritism to or against any business in town.

The commercial tax rate in Narragansett is 1 1/2 times greater than that of neighboring SK. For the first time, the 2009 and beyond dollar amount per thousand in Narragansett has surpassed SK. SK has one tax rate for the entire town.

The archaic zoning ban on fast food restaurants needs to be terminated. Dunkin Donuts has morphed itself into a fast-food restaurant because they now offer quick lunch sandwiches, but hide behind the "breakfast bake shop" permitted use. Pizza parlors are also fast food restaurants, but yet restaurants like Wendy's, DQ, and Arby's are prohibited from locating to Narragansett. McDonalds in Wakefield provides \$1600/month to the town of SK by way of their 1% meals tax contribution. This is in addition to their tangible asset and property tax. There should be a fast food restaurant contributing to our tax base on the out-parcel of Salt Pond Plaza, where it is out-of-sight and out-of-mind, and would not impede traffic flow because both entrances to that plaza have traffic lights.

Well thought out alternative modes of transportation, completion of the bike path from the Kingston Station, providing enough bike paths as alternatives to vehicles. Embracing the natural assets and protecting them for residents and visitors to enjoy unencumbered by over development.

Two tiered tax system that favors families.

A focus on improving and updating Narragansett's many existing facilities and structures rather than new developments.

The town should join forces with RIDEDEC to streamline permitting and approval processes, cut through red tape, and get independent boards and council talking to one another. Cronyism

seems to be the way of the day around Narragansett, and the new and innovative is squashed in favor of the status quo.

Better enforcement of laws, give tickets, create laws regarding percentage of rental properties allowed in the town.

Improve transit and beaches.

Beach sand replenishment. Additional lodging facilities.

To save the wet lands for the enjoyment of all. Building moratorium.

More law enforcement of town ordinances.

The town must address the problems associated with its inability to regulate rental properties.

Continue Narragansett Avenue straight to Beach Street through the Pier Village as it was prior to 1972.

Careful selection of the remaining areas of development in our town both in usage and design.

Enforce current building codes.

Complete the bike path and Canonchet Farms projects.

Strengthen the infrastructure to the beach areas (such as, better site amenities, parking, cross walks, food, recreation opportunities).

Homestead Act. Better enforcement of laws against destructive renters in neighborhoods

Lots of public toilets – widely distributed. Shelters from sun in summer and wind in winter – preferably tree groves, to give walkers a break. Providence has “Waterfire” Narragansett could have a low-key contest for those using the walking path. On one day it might be “best sun hat” or best “Doremi Fasol Latido”. The prize might be \$25.00

Other

Change URI student misbehavior problems by much stiffer fines so that families are not forced to move out of the homes they have worked so hard to have. This development would be the first step in a positive direction. You have to correct the current problems before new ones have to be dealt with. Let's try the 'horse before the cart' for a change. First things first.

Need to create a vision for the town.

More open mindedness regarding improvement ideas. Pay less attentions to the NIMBY's as it seems the tail is wagging the dog. The majority of taxpayers in this town certainly don't belong to, or support all the “Friends Of” organizations!

Solve the student/seasonal rental problems as an essential first step. Suggestions for doing so include the following: Implementation of a homestead provision, overnight parking bans,

improvements to minimum housing standards that prevent overcrowded, poorly maintained rental properties and full taxation and regulation of non-resident rental properties with stiff fines for non-compliance.

Consider merging some Town functions with adjacent communities. Share a vision and plan for the beach. Extend the bike path to the beach through Canonchet Farm. Develop passive recreational activities at Canonchet Farm. Improve the appearance of Route 1A from the Bonnet Shores light north to Bridgetown Road. Make the town more bike and walking friendly. Build a dog park in Canonchet Farm. Reduce parking in the Pier, utilize shuttles. Upgrade everything!

Solve student problem.

Enthusiasm and money.

Fire the head of our Chamber. She has done nothing to bring business into our town.

Make extraordinary efforts to engage those that are disconnected from the community leadership. We need their involvement.

URI Students/renters/owners who rent paying more in taxes to cover the costs of police having to deal with the situation, laws to minimize the numbers of people/vehicles allowed in rental properties

Resident involvement and passion.

Question 5: What are your comments on the draft Economic Development Plan?

67 answered and 63 skipped this question.

Plan is in the right direction

The plan appears to be logically laid out and has a clear direction. Additional advertisement within the community to promote the meetings and desire to make improvements to the area is needed. I had to find out about this information from a family member who only found out about it due to his connections in the community for his job. Possible methods could include mail inserts with utility bills or tax statements as it would not incur additional postage costs. I look forward to hearing more about this plan and its development and eventual implementation at the meeting on the 23rd of March. Thank you.

The right track.

Some really good ideas, but it is a good idea to keep roads repaired and a good idea to have trash receptacles painted and town facilities maintained and those ideas haven't been implemented even though they could be done within the present budget.

Good ideas with follow-up reasonable.

There is a lot that needs to be accomplished but I appreciate seeing the breakdown of your efforts over the short term. Some may be more difficult than others but it will be exciting to

watch and be a part of as a local. This kind of change is overdue, I just hope there isn't opposition and the projects move through to help this town.

It's a start, there's a lot to do.

Economic Development plan is focusing on right areas. Difficulty, will be balancing varying interests.

Excellent, now let's go forward with some of these great ideas.

Excellent assessment and analysis of the varying issues facing the town with realistic goals and solutions presented. Next step in for the elected officials, town administrators and town staff to accept and act upon them. Everyone has to "buy in" to the proposals and no longer consider "business as usual".

It is an ambitious plan that, by necessity, is general. Further discussion should focus on more of the realities of Narragansett's situation – not limited to size, geography, land use, population distribution, and existing businesses (what makes them successful or unsuccessful).

Congratulations, great start.

All points are "right on", great job...but we've been here before. Residents/realtors/developers have their own agendas. I would hate to see this forum turn into another whining fest, nothing gets accomplished. Thanks.

Overall nice start – as always the big question is execution.

Excellent! Thanks to all members of the EDC (Note form New Commons: and the steering committee of this plan, which includes representatives of EDC, but is broader in composition) for your time and efforts. Well done.

Good plan! Seems to address the right issues.

Innovation sounds great. "If there is no innovation there is no strategy." We need a strategy.

Plan is in the wrong direction/the plan is off

Much ado about nothing, this is something like the Canonchet Farm fiasco.

Already commented on above. Survey should not put people in a box of limited possible types of businesses to respond to. That is a stacked survey.

More BS from obscenely rich people in control that are ruining this town and this country. STOP THE DEVELOPMENT MADNESS NOW!!!!!!!

Gobbledygook bureaucracy – mind-numbing.

It is on point with the negatives and not convincing on the direction. And there may not be anything that can be done since where the town center should be is a private condo development.

Barriers to implementation

Town is not built-out. It is currently built at a really low, sprawling density. Activity centers can support additional density but would require dramatic policy shifts, better urban design and possibly form-based codes to implement.

I think Narragansett has many elements of a plan already in place. However, when one takes a look at barriers to successful implementation, there are many. For example, we have many tourists, but very few good hotel rooms. There are plenty of summer attractions, but very little for tourists to do in the two shoulder seasons. We desire more economic development but are not willing to allow commercial development without an unacceptably difficult approval process.

It's a start but the reality is that people in government spend too much time and money planning and very rarely execute on the plan. Perfect example is the \$250,000 study and resulting master plan the RI EDC did for Galilee and our own EDC has never even seen it yet we are shelling out more money to essentially do the same thing.

Any developers should be required to pay all development costs including costs for permits, the planning board, reviews by town authorities, and the town council. Non-profits who erect buildings or other facilities should make payments in lieu of property taxes. Further comments will be submitted after further review of the development plan.

I think it captures the elements of the comments I have touched upon. Maybe it needs to speak a bit about how Route 108 can be developed. We don't want it to end up like Route 6 on the Cape or Route 1 in Kittery. I believe Route 108 will be where the economic expansion will take place, not likely in Narragansett near the Towers, although this area could be a huge centerpiece of attracting tourist dollars.

People – involved/not involved

Most of it was written in a windowless town hall. You have to get out there and get a feel of what's really going on.....ask the bike shops, surf shops, etc.....

I am skeptical. I am against anything that changes the reason so many of us love where we live.

Complacent population? I disagree with that observation. Many people in town have continuously tried to get involved with town matters, but keep getting kicked in the teeth by lying politicians, board members, and other town employees who promise change but do nothing once in power except keep pandering to the "good ole boy" network.

There needs to be a sea change of what can be expected and demanded from the Town Government if any plan is to succeed. Otherwise the departments responsible for implementing and spending the maintenance budgets will continue to do as they have for the recent past.

Please keep in mind "quality of life" – FOR THE RESIDENTS not the visitors.

A great many of the residents are unhappy with the current situation in our town and find it hard to comprehend an economic development plan that is meaningful if it does not fix the primary problem.

It is a starting point but needs consumer/residential input. The true picture is to demonstrate this plan as “needed” and what can be generated to improve the quality of year round resources.

Tourists – Do we want them? Who do we want?

The plan still mentions “promote more quality tourism”...the problem is, the tourist season usually coincides with the school calendar. In 2011, most schools will be in session until June 29 and will resume the next school year at the end of August, making the tourist season 9 weeks long! That is too short of a time period to be dependent on revenues for business. Narragansett needs more year-round businesses, not more tourist oriented businesses. Anyone who has observed Block Island Ferry traffic or beach-goers at Scarborough, Sand Hill, or Galilee will notice that most of these people arrive with coolers already packed and spend very little money here in town while they are congesting our roadways and draining our police and fire resources.

The town continues to beat the dead horse of revitalizing the “Pier Area.” It is off the beaten path and only prospers for the 9-week tourist season. Gilbane and Mr. Siravo have already wasted enough money to prove the point that more retail isn’t the answer. Narragansett’s leaders need to accept the fact that our downtown has been moved from the Pier Area to Pt Judith Rd and Dale Carlia Corner, similar to the way downtown Pawtucket and Woonsocket was moved to Newport Ave and Mendon Road, respectively.

“URI host lots of meetings” comment. Special events at URI (such as the World Scholar Athlete Games) would never consider Narragansett and SK as a tourist attraction when Newport is just minutes across the bay. Narragansett could never compete with a city that is so rich in history (Doris Duke, Vanderbilts, Kennedy-Bouvier, etc), not to mention it’s gilded era mansions. Narragansett and SK need to supplement Newport’s busy tourist season by offering accommodations to Newport’s overflow. This has already begun...the Hampton Inn in SC Commons was oftentimes booked in Summer of 2010 as an overflow hotel to the “no vacancy” hotels in Newport and Middletown. Summer of 2010 was Newport’s most prosperous summer season (May-Oct, not 9 weeks!) in the past 5 years.

What beach is biggest draw? Town beach gets all the publicity, but the state beaches are the real engines of commerce. Would be interesting to see if beach usage has increased over the last decade or if it is just inflation in beach revenue that shows growth.

The beach is already over-crowded. There isn’t enough room for everyone to sit on it in the summer, at high tide. Find something else to promote – and don’t “train” people in to come to our beach! – The \$ only goes to Parks and Recreation who WASTES it anyway – if we can’t make a profit on the beach revenues (e.g., spill some revenues over into the general fund to help keep taxes low) then WHY would we want even MORE to come just so they can crowd our beach? It’s a TOWN beach, not a STATE or FEDERAL beach – remember? – Complacent Society? -Does not want change? This is NOT because we are complacent – it is because we are PROTECTIVE of what Narragansett has, and what Narragansett has thankfully avoided. This is NOT a sign of COMPLACENCY. Where are the young families? They are going where they can find JOBS and Careers! Some of this is beyond the ability of local government to fix . YES, the town is almost built out – it is probably PAST built out – so please stop trying to build more – that is NOT the answer – we have too much already built that is not kept up, used to its best potential. New source of revenue? How about a LOCAL tax on hotels, bed and breakfasts, and seasonal rentals (including school year) – this will NOT impact people’s choice to come to Narragansett. I visit places that do this ALL the time – WE SHOULD BE DOING THIS. Galilee

needs some serious cleaning up. It'd be great if there could be some sort of fishing museum over there – but would people come? – It'd have to be done well...The hotels need to be revamped. The owners of most have not kept up the properties well. Likely difficult in such a seasonal place, but is there any way the town can influence this? Most of them are dives. I am embarrassed to send my guests to them. Good list of out-of-bounds – can you add gun shop to that list, tattoo parlor? NO we do NOT want to attract franchises. PLEASE NO. Dunkin Donuts is bad enough! INCENT development? I think this is fine if we are refurbishing what already exists, but PLEASE don't get rid of ALL of the grass in this town. We already have a storm water runoff issue – development CLEARLY makes it worse. The town staff is in denial of this.

Narragansett is and always has been limited by its seasonal appeal and by the absence of a true town. If it were not for the revenue from the beach, we probably would not be a town, but part of South Kingstown. Not a bad idea.

I'm afraid it will focus more on the attention to tourist attraction, which in its self is important to the town. However, the year round residents of Narragansett should also be taken into consideration and possibly acquire certain benefits that the tourist do not. A need to feel like this is our town..... all year round. Even in the most inclement weather...we love it!

Commercial fishing will continue to decline, as such we must face the reality that Galilee will become more weighted to the tourist industry. I loved the Atlantic Tuna Tournament there as a kid, but I think all tuna is in a can at this point. Maybe the plan should explore what might be the outcome if RIDEM got out of the landlord business and sold off its assets in Galilee except for beach and port operations areas. The Town might also inquire regarding acquisition of the land that the City of Providence owns along Rt. 108 near the Point Judith Lighthouse. Why is Providence holding on to such an important piece of land? How can the Federal government become a better neighbor? Activities at the Lighthouse (CG) and Ft. Nathaniel Greene? What role might they play in the economic future?

More families and residents: yes/no?

Where are the young families? Since South County has no major employers in the area, they have relocated back to the city, where they can save money on gas, and accumulate more quality time for family matters by not sitting in traffic on Routes 1 and 4.

The focus on “affordable housing” is gross. People should live where they can afford to live. This is America. Like it or not, this is a capitalist society. There already ARE houses of all price points in this town. From houses in the low 200's to houses over \$2 million. There are small homes, and mansions. Stop promoting the “entitlement attitude” that is making our society so soft. If you get people here who can “barely” afford their homes (or really can't, but got it because of a subsidy) then they are likely NOT going to be able to maintain them to the standard that those who can actually afford their homes will. So DO NOT PUSH THIS.

Young families shy away from Newport because the average family can't afford it. Therefore, you have the low income household and the wealthy. That is exactly what is happening here to Narragansett. A recent survey reported in the ProJo stated that Narragansett had one of the highest poverty levels in the state. You are not going to attract the young families you want to live here if you concentrate on tourism.

I will not review the plan and comment. Instead I will offer some independent thought. Narragansett is caught between a rock and a hard spot. Galilee is under state control, yet

Narragansett has to provide all the support. Narragansett has business, but most rely on “Out of State” owner with houses, rentals and “Tourism”. If Narragansett will be able to keep local residence, year round residence, like myself, It will need to diversify and allow for some large industry or find some way to make themselves present other than (3) state beaches and food. We need to find a place for people who make stuff, not just consume.

Housing affordability is very important – because we need people living here.

Students and Rentals

The draft Economic Plan is broad in scope and generally well done. However, this draft has a fatal flaw inasmuch as it makes no mention of the student rental housing problem. A person reading this plan would have no idea student rentals in Narragansett pose the level of problems they do to so many full time residents. As a resident and member of the EDC Committee who has put time and effort into committee awareness of the magnitude of this problem, I resent its exclusion and request that it be added. This is an economic issue! It affects property values, neighborhood attractiveness and quality of life. The fact that the Steering Committee made no mention of it suggests a desire to whitewash the issue. I realize there are concerns that the passion of this issue might overtake other agenda. If it does, so be it! That only highlights its importance.

We feel it is imperative for the year round residents to have the quality of life like other communities in RI. That should be the most important element in this study. The 9 month rentals are depreciating our properties, leave garbage all around town, noise pollution, and forcing the year round residents to leave Town who normally would support the current businesses. These rentals only benefit the property owners making huge dollars, and profiting without paying the same taxes like a business would.

The town must address the problems associated with its inability to regulate rental properties. Should address problems with renters and how it has a negative effect on home sales to families.

Other

Need to review.

Consider something truly radical like re-merging with South K. Both towns could use each other and eliminating duplication could produce savings available for development.

I haven't read it yet, but I will download a copy and read it before the meeting.

n/a.

I'll reserve comment until the EDC meeting.

Needs more specifics.

Sorry, I have not read it. I should, I know.

I think it needs more public input.

Have not read the draft.

None.

Um, kind of hard to do the looking on another page while on the last page of the survey.

Maybe a brief plan synopsis here would have been beneficial.

A link should have been provided here that allows you to see the plan so that you can comment on it.

It's a start, there's a lot to do.

A move in the right direction. Definitely on the right track.

Will do.

Sorry, haven't had the time. Only getting involved because I was asked.

None.

None at this time.

It's time for action – too many studies...have the courage to implement some positive growth...it is more than getting re-elected!

Other comment (not relating to this question): The reconstruction of Walt's Way is greatly appreciated. It was a long time coming and should be in good shape for many years. THANKS!!

No link on page.

Will check it out now.

Haven't read it yet.

No plan yet, right?

I have numerous comments on the plan and will provide them to the ED Committee under separate cover.

Narragansett should interact more with URI's Bay Campus – it can be an important resource.

Should be modified through some discussion at the forums.

I have not seen it.