

DOWNTOWN EDSP FOCUS AREA FACT SHEET*

Size and Value information

- Total # of parcels – 101 (11 parcels totaling 6.94 acres owned by the Town of Exeter)
- Total size of focus area including municipal parcels –29.14 acres
- Total current assessed value of focus area - \$53,750,600
- Current assessed value per acre - \$1,844,564
- If you remove Town owned parcels the total assessed value per acre increases to \$2,155,275

Traffic & Parking Information

- 9,100 Average Daily Traffic (ADT) on Front St west of Court St (2014)
- 15,000 ADT on Water St west of Clifford St (2014)
- 1,000 ADT on String Bridge north of Water St (2015)
- 2,100 ADT on Clifford St North of Bow St (2015)
- 17,000 ADT on High St west of Pleasant St (2014)
- 8,700 ADT on Water St west of Front St (2013)
- 2,600 ADT on Water St north of Main St (2013)
- Total of 236 on street striped parking stalls in focus area
- Four municipal surface parking lots that have a combined total of 207 striped parking stalls (not including 18 striped parking stalls to the rear of the Town Offices that are unavailable during the day Monday thru Friday or the two surface lots owned by Phillips Exeter Academy that contain a combined 137 striped parking stalls where they allow the public to park)
- Primarily 2 hour parking on-street. All day parking in municipal surface lots

Focus Area Characteristics

- All streets within the focus area are municipally maintained
- Sidewalks present on both sides of all streets but are in poor or fair condition. However, current project is constructing new concrete sidewalks throughout the focus area
- Municipal water and sewer is available
- Some streetscaping with landscaped beds and street trees throughout the focus area
- A total of 91 street level commercial storefronts currently exist
- 4 vacant storefronts currently (4.4% vacancy rate)
- Focus area located in the WC and C-1 zoning districts

Development Potential/Constraints

- There are three vacant parcels that are not surface parking lots or a park
- The area is a typical downtown area with multi-story buildings with primarily commercial uses at street level and a mix of office space and residential units on upper floors.
- Availability of onsite parking is limited on most properties. New development will likely rely on on-street parking and municipal surface lots
- New sidewalks will make the downtown even more inviting for pedestrians and could increase visitation
- Low vacancy rate implies that the downtown rental space is highly desirable
- WC and C1 zoning districts have 35' height restriction except 50' allowed on the river side for properties on Water St

*Data source – Town of Exeter GIS database and CAMA database. These statistics are provided for general planning purposes only.