

Size and Value information

- Total # of parcels – 68 (excludes Exeter reservoir parcel)
- Total size of focus area – 120.09 acres
- Total current assessed value of focus area - \$76,868,800
- Current assessed value per acre - \$640,093
- Total street length of corridor is approximately 1 mile

Traffic & Parking Information

- 12,000 Average Daily Traffic (ADT) on Portsmouth Ave south of Auburn Ave (2014)
- 18,000 ADT on Portsmouth Ave at Wheelwright Creek (2014)
- There are four 4 traffic lights within the corridor
- Portsmouth Ave starts as a divided highway with 9 lanes at the Stratham line and then tapers to a four lane roadway with two center turn lanes until the traffic light at Walgreens then becomes a two lane road to the High Street traffic light
- There is no on street parking in the focus area but ample private onsite parking is provided

Focus Area Characteristics

- The focus area is on Portsmouth Ave which is municipally maintained its entire length
- Sidewalks present on both sides of all streets along the entire length of the corridor
- Municipal water and sewer is available throughout
- A municipal water treatment facility is located on a 3.66 acre lot in the focus area at the Exeter reservoir
- Some limited streetscaping with landscaped beds and street trees throughout the focus area
- The corridor is a mix of commercial strip development and residential from the High Street intersection to the traffic lights at Walgreens. This “transition” area is zoned C-1 which allows Multi-Family residential and multi-use by right and other residential uses by Special exception. The remainder of the corridor is zoned C-2 (except the Sylvania parcel which is PP) that prohibits residential uses except for residential conversions.
- The area in the C-2 zone is all commercial strip development except for one condominium complex (McClane Manor).

Development Potential/Constraints

- There are four vacant parcels that are not private surface parking lots. Three of these parcels abut each other and are under the same ownership. These parcels are around the McDonalds. The remaining vacant parcel is next to Exeter lumber and is currently being marketed for lease
- The south end of the corridor abuts the downtown and is accessible via sidewalk and is short walk from Downtown

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