

LINCOLN STREET FOCUS AREA FACT SHEET*

Size and Value information

- Total # of parcels – 27
- Total size of focus area –14.44 acres
- Total current assessed value of focus area - \$9,346,800
- Current assessed value per acre - \$649,083/acre
- Entire focus area located in the C-1 zoning district
- The focus area consists of three areas – Lincoln Street near the train station, a small section of Front Street, and a portion of Railroad Ave

Traffic & Parking Information

- 7,700 Average Daily Traffic (ADT) on Lincoln Street south of Main St (2013)
- 3,800 ADT on Lincoln St north of Front St (2013)
- 7,900 ADT on Front St west of Garfield St (2015)
- Total of 157 striped parking stalls on street parking spaces in focus area (does not include private parking areas or areas not striped but parking is allowed)
- One municipal surface parking area (76 stalls) servicing the train station (at or near 100% utilization rate on weekdays from approximately 9am to 4pm)
- 2 hour parking (44 stalls) on west side of Lincoln Street between COAST Bus stop and Main Street. All day parking (34 stalls) on east side

Focus Area Characteristics

- Lincoln Street (from the Main Street intersection to the entrance to the municipal rail station parking area) is a two lane undivided highway with an average pavement width of approximately 80 feet with on street parking on both sides. South of the rail station parking entrance the road narrows quickly to an average pavement width of 35 feet.
- All streets within the focus area are municipally maintained
- Sidewalks present on both sides of Lincoln street
- One crosswalk on Lincoln Street at Gerry's convenience store
- Six (6) tenths of a mile from the train station platform to Downtown (approximately a 15 minute walk)
- Minimal/non- existent streetscaping in the focus area
- Historic train station building still intact and being used as a convenience store/cafe
- Municipal water and sewer is available
- COAST Bus stop on south side of rail station parking entrance

Development Potential/Constraints

- There is only one vacant lot which is a half triangular lot at the intersection of Front and Railroad
- The remaining 26 parcels are developed
- The area is characterized by older, one story, commercial development with a few residential properties. There is potential for redevelopment to take advantage of the 35' height restriction of the zoning district and construct multistory structures
- The three parts of the focus area lack connectivity but could be addressed through redevelopment
- Parking is at a premium in this area
- Railroad tracks divide focus area – no pedestrian track crossing between Main Street and Front Street

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