TOWN OF RICHMOND, RI

Comprehensive Community Plan

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2012 Richmond Comprehensive Community Plan

Richmond is a rural town, part of Washington County in southern Rhode Island, approximately 15,190 acres or 23.7 square miles. It has historically been a farming and forestry community with small mill villages along its water ways. Today, residents value its open spaces and natural features. They choose to live here because of its small-town feel and quiet streets. Its abundant natural areas, historic villages, scenic views and vistas of forests, fields and farms, and active agricultural businesses define Richmond's rural character. Residents envision Richmond as a community that balances the protection of its rural characteristics while encouraging development that builds its tax base.

The guiding document to reach this vision is the 2012 Richmond Comprehensive Community Plan. This Plan is an update to the 2006 amended plan and supersedes all other versions. Overarching goals that are carried forward into this plan are to:

- Relate future land uses to the environmental capacity of the land and the capacity of existing and planned public facilities and services,
- Safeguard natural and cultural assets,
- Promote the production of affordable housing, and
- Encourage economic development.

The Richmond Comprehensive Community Plan sets a long-range, 20-year guide for community actions, divided into seven elements:

- Land Use
- Economic Development
- Housing
- Open Space and Recreation
- Natural and Cultural Resources
- Circulation
- Public Services and Facilities

Each element describes existing conditions, public input received from the public participation program, a vision, and how the Town is meeting, or will meet, that vision. Implementation is provided by a series of goals, policies, and action items. Each action item is assigned a timeframe within which it will be implemented. ***Short-term*** actions are estimated to be completed within one to five years of the adoption of the Comprehensive Community Plan. ***Mid-term*** items will be completed within six to ten years. ***Long-term*** actions will be implemented within ten to 20 years. Influencing the timeframe are municipal financial and staffing resources.

The Richmond Comprehensive Community Plan is used regularly by the Town in a variety of ways. It serves as a foundation and blueprint for sound and informed land use decisions. The Comprehensive Community Plan also umbrellas the zoning ordinance, zoning map, and land development and subdivision regulations. Any amendments to these documents must be

reviewed for consistency with the Comprehensive Community Plan and future development must be consistent with its policies.

The Town also uses the Comprehensive Community Plan to leverage state and federal funding. By identifying specific actions in the Comprehensive Community Plan, the Town demonstrates it is committed to its implementation.

Consistency with State Plans

The Richmond Comprehensive Community Plan must be consistent with the State Guide Plan, as amended, which encompasses many of the elements required in the Comprehensive Community Plan. State Guide Plans and other state plans referenced in this document are:

- Land Use 2025 (State Guide Plan Element 121)
- Transportation 2030: Long Range Transportation Plan (State Guide Plan Element 611)
- Rhode Island Drought Management Plan (State Guide Plan Element 724)
- Forest Resources Management Plan (State Guide Plan Element 161)
- Solid Waste Management Plan (State Guide Plan Element 171)
- State Housing Plan (State Guide Plan Element 421)
- Economic Development Strategy (State Guide Plan Element 211)
- A Vision for Rhode Island Agriculture: Five-Year Strategic Plan (May 2011)
- Statewide Strategic Plan for Office and Industrial Site Development (November 2009)

Regional Coordination

The Town of Richmond works closely with its neighboring communities. Recent and on-going projects include, but are not limited to:

- Shannock Village Design Guidelines with Charlestown (**Land Use Element**)
- Affordable housing issues with the Washington County Regional Planning Council and Washington County Community Development Corporation (**Housing Element**)
- Economic development strategies, also with the Washington County Regional Planning Council (**Economic Development Element**)
- Protection of the Wood-Pawcatuck Watershed with Hopkinton, Westerly, and the Wood-Pawcatuck Watershed Association (**Natural and Cultural Resources Element**)
- Clark Memorial and Langworthy Libraries

Richmond also shares social and public services with neighboring communities, including the Chariho Regional School District with Charlestown and Hopkinton. As discussed in the **Public Services and Facilities Element**, many medical and social services are not located in Richmond and residents must travel to obtain these services.

Public Participation

The Richmond Comprehensive Community Plan is a public document and was developed with public input. The public participation program involved a workshop, community survey, working sessions with the Richmond Planning Board, and two public hearings, one each before the Richmond Planning Board and Richmond Town Council.

Public Workshop

The public workshop was held during the evening on November 30, 2010 at the Richmond Elementary School. The workshop involved a formal presentation followed by an open discussion with twenty-five attendees. Each element was addressed through a series of questions lead by a moderator. Comments were received during the open discussion as well as in response to written hand-outs. After the open discussion, attendees were asked to visit stations set up around the room that addressed each of the plan's elements. The following is a summary of the major findings of the public workshop. Further details are provided in Appendix A.

Residents are primarily concerned with development, including its location and appearance. They repeatedly emphasized that development should be consistent with the Town's rural character. South County Commons in Wakefield was cited as an appealing and attractive example in how it included restaurants, a cinema, and housing. Residents recognize that concentrating development in the historic villages can be a challenge, particularly for Shannock because, unlike Wyoming, it is off the beaten path and lacks direct highway access. Also a challenge, and a concern, is retaining the character of these existing villages as new growth occurs

In Wyoming, residents are in favor of higher density at the Route 138 and I-95 interchange as well as the possibility of a mixed-use "town center" at the intersection of Routes 138 and 112. Overall, the different areas of town should be approached differently. Conservation efforts should target forested and farmland areas while villages and growth centers should be targeted for new development and infill.

Residents expressed dissatisfaction with "big box" type of development and wanted to encourage smaller businesses with better quality jobs. In addition to attracting new businesses, the Town needs to focus equal attention on incentives for existing businesses. Residents would welcome family entertainment establishments (theaters, cinema, etc.) and businesses that support visitors to the local parks and campgrounds. Residents also support the concept of home-based businesses.

Traffic is also a concern of residents, specifically along Route 138. The highway is primarily a pass-through for travelers to URI, Newport and Cape Cod. Some residents felt these travelers may be a missed opportunity as potential customers for local businesses. Many residents expressed a desire for more bike path trails and connections between villages and parks and other natural resources. For example, the North/South Trail is in the vicinity of Wyoming and there should be a connection to the village itself. Other transportation issues focus on Wyoming and traffic conflicts associated with numerous driveway accesses and the lack of sidewalks under I-95. Increased access and safety for pedestrians needs to be evaluated for this area.

Finally, residents are satisfied overall with the level of public services offered, including police, fire protection, and schools. They want to maintain a rural, small town but still increase the tax base to reduce the tax burden on residential properties. Growth, however, should not adversely affect the valued abundance of Richmond's natural resources

Community Survey

During the months of November and December, 2010, the Town of Richmond conducted an online survey of its residents for the Comprehensive Community Plan Update. The purpose of the survey was to gauge public opinion on the direction of growth and the Town's efforts to protect its character. Participants were asked questions relevant to specific sections of the Comprehensive Community Plan as a means to determine where revisions, deletions, or additions were needed. Additionally, they were asked to rank the Town's performance and efforts in fulfilling goals and providing services. The following is a summary of the survey findings. Details are found in Appendix A.

A total of 113 people took the survey and their responses reflected views expressed during the public workshop, that residents value Richmond's rural character and want to protect it. When asked what three things they like the most about Richmond, the majority responded rural character, small-town feel, and open space. Many also commented on its friendly people, quietness, and scenic beauty, including views and vistas of farmland, wooded areas, rivers, historic buildings, and villages. Other respondents focused on the many state parks in town, close proximity to highway access, good school system, and the overall high quality of life.

Respondents to the survey were also asked to list the greatest challenges facing the Town. Many cited the need for economic development and supporting new businesses in town while maintaining Richmond's rural character. Keeping taxes low was also another response.

With regard to the pace and look of development, respondents were split, indicating that half felt the commercial and residential development occurred at a good pace over the past ten years and also was located in areas appropriate for new growth. Over half of respondents (60%) felt the appearance of this development was either excellent (3%), good (18%), or average (38%). A majority of respondents concurred that there is a need for building, architectural, and/or site layout guidelines for commercial development. Future growth was supported in areas with existing development (starting with infill) and immediately adjacent to existing villages that have public water (Wyoming and Shannock). Over half was in favor of mixed-use development.

Respondents were split between whether or not there were adequate opportunities for rental and homeownership for all ages and income. 11% and 25%, respectively, did not express an opinion on homeownership or rental availability.

There was strong support for agriculture as well as promoting outdoor recreational opportunities to attract tourists. Other types of businesses favored by respondents included restaurants, retail, and medical and dental offices and services, as well as more light industry and manufacturing companies. Respondents were supportive of the Town investing in public services and facilities to encourage economic development in targeted locations.

Finally, respondents strongly supported the Town's continued effort to protect open space and preserve scenic views and vistas that contribute to the local rural character. To meet this goal, many were in support of the Town acquiring properties or purchasing development rights. Respondents concurred that the Town needs to do more to protect historic sites and buildings.

Community Profile

The community profile shows trends in Richmond's socio-economic characteristics. Some of these details are also included in other elements of the Comprehensive Community Plan, but are discussed here to provide a comprehensive overview of the Town as an introduction and to set the stage for the Plan and its vision.

Richmond is a small town. The 2010 US Census reports Richmond's population at 7,708, a 6.7% increase from 2000. As shown in Table 1, however, this was a much slower rate of increase than the last few decades. In response to this rapid growth, the Town instituted a growth cap in the 1990's, limiting the number of building permits issued per year. Further, at the end of the last decade, development slowed statewide, including in Richmond. The housing boom peaked in 2006 and was followed by the market and credit crash in 2008. This pushed Rhode Island and the nation into an economic recession and attributed to slower growth. In Rhode Island, these problems were compounded by a state budget crisis as well as record flooding in March 2010, which caused extensive damage to public and private property and temporary, and some instances permanent, business closures.

Table 1: Richmond's Total Population Change, 1980-2010

Year	Population	Change
1980	4,018	-
1990	5,351	33.0%
2000	7,222	34.9%
2010	7,708	6.7%

Source: US Census Bureau, 1980-2010

The state has been slow to recover, but in contrast, Washington County continues to grow, albeit at a less robust rate than in years past. Table 2 compares 2010 population growth in other Washington County communities. Like Richmond, Exeter's population increased 6.3%, Hopkinton 4.5%, and New Shoreham 4.1%. On the other hand, South Kingstown experienced more significant growth, the county's largest percentage at 9.7%. Narragansett and Charlestown lost population, -3.0% and -0.4% respectively. North Kingstown's population growth was flat at 0.60%. Overall, Richmond remained a growing community in Washington County.

Table 2: Comparison of Population Growth in Washington County Towns, 2000 and 2010

City/town	2000	2010	Change
Charlestown	7,859	7,827	-0.40%
Exeter	6,045	6,425	6.30%
Hopkinton	7,836	8,188	4.50%
Narragansett	16,361	15,868	-3.00%
New Shoreham	1,010	1,051	4.10%
North Kingstown	26,326	26,486	0.60%

City/town	2000	2010	Change
Richmond	**7,222**	**7,708**	**6.70%**
South Kingstown	27,921	30,639	9.70%
Westerly	22,966	22,787	0.80%
Rhode Island	1,048,319	1,052,567	0.40%

Sources: US Census Bureau, 2000 and 2010

In 2004, the Rhode Island Statewide Planning Program (SPP) projected that population throughout the state would continue to grow at a relatively constant rate. Richmond's 2010 population was projected to be 8,042, which was higher than reported by the US Census. For planning purposes and the Richmond Comprehensive Community Plan, the Town is presuming a slower growth than projected by the State in its 20-year outlook, which estimated a 2030 population of 10,143. If the current growth rate continues, the Town can expect another 1,000 residents by 2030 for a population around 8,700. The **Land Use Element** and **Housing Element** of this Plan outline policies to direct where this population will locate. It should be noted that the Town does expect economic conditions to improve and home construction to increase. Obviously, the Town cannot determine when the economy may be strong enough to mobilize job creation and improve the housing market. When the Plan must be updated in five years, the Town may be able to more accurately forecast growth trends.

Richmond population remained very homogeneous; in the 2010 Census 96.5% identified themselves as white, 0.5% as black or African American, 0.5% as American Indian or Alaska Native, and 0.5% as Asian. Less than 2% indicated that they were Hispanic or Latino. And, fewer than 2% listed themselves as being of mixed race. These percentages are relatively unchanged from the 2000 Census.

The town's population is aging. Table 3 shows the changes in age distribution between 2000 and 2010. In 2010, the median age was 41.2 years old, up from 36.2 in 2000. The percentage of school-aged children (19 years and younger) decreased, which is reflective of school enrollment decline discussed in the **Public Services and Facilities Element**. Further, the number of young adults and young families decreased. Many who grew up in Richmond in the 1980s and 1990s have not returned to live here, perhaps discouraged by high housing costs during the real estate boom and the credit market crash in 2008. This is discussed further in the **Economic Development Element**. Higher housing costs, including increasing property tax burdens, also may have forced many people to sell and move out of Town during this period. The number of residents 45 years and older, however, increased, from 24.6% in 2000 to an estimated 33.3% in 2010.

Table 3: Age distribution of Richmond Population, 2000 and 2010

Age	2000	2010
19 years and younger	29.9%	26.0%
20 to 44 years	38.5%	31.1%
45 to 64 years	24.6%	33.3%
65 years and older	7.0%	9.8%
Median age	36.2	41.2

Sources: 2000 and 2010 US Census

Richmond is a relatively well-educated community. In 2009, more than half (62.5%) of Richmond's population 25 years or older was estimated to have taken some college courses or completed higher education degrees, including Associate's, Bachelor's, Graduate, or professional degrees. About 30% was estimated to have only a high school diploma or equivalency.

According to the 2010 Census, the make-up of Richmond households changed little from the 2000 Census. The number of households increased from 2,537 to 2,779, about 10%. The percentage of households that were family households, defined as related individuals living together, remained relatively unchanged, decreasing slightly, from 80% to 78%. The average family household size followed suit, and decreased from 3.14 persons to 3.09 persons. The average size of a non-family household was reported to be 2.76 persons, also relatively unchanged, but nevertheless a decrease from 2000 (2.84 persons). While these changes were small, the increase in households is not reflective of additional families moving into Richmond. Overall, the number of families is decreasing and the size of these households is shrinking as well.

The distribution of household incomes is listed in Table 4, where median incomes have been inflation-adjusted to show 2009 dollars for comparison. It should be noted that, due to inflation, direct comparisons of income distributions cannot be made between the decennial census years (1990 and 2000) and the 2009 ACS five-year estimates. The American Community Survey (ACS) estimated that in 2009, median incomes dropped. This could be influenced by the recent economic downturn, high unemployment and foreclosure rates in the state, and slow population growth in Richmond. The town's population, however, still maintains a higher median income than the state.

Table 4: Comparison of Household Incomes in Richmond, 1990, 2000 and 2009

	1990	2000	2009 Estimate
Less than $14,999	8.0%	5.5%	-
$15,000-24,999	15.0%	3.9%	-
$25,000-49,999	42.0%	28.0%	-
$50,000 or more	35.0%	62.5%	-
Median Household Income	$70,892*	$77,058*	$75,273*
State Median Household Income	$55,677*	$52,438*	$55,569*

Sources: Rhode Island Housing and Mortgage Finance Corporation, 1990
Rhode Island Statewide Planning Program, 2000
American Community Survey 5-Year Estimate, 2005-2009
*Adjusted using the Consumer Price Index (CPI-U-RS factor) published by the Bureau of Labor Statistics to show 2009 dollars

Open Space and Recreation

The purpose of the Open Space and Recreation Element is to establish a long-range guide of community actions to develop policies and initiatives that manage and protect open space and recreation resources in Richmond. To understand the role of this element and its links to other elements within this Comprehensive Community Plan and other guiding documents, definitions needed to be articulated and agreed upon. Sources such as the Rhode Island Department of Environmental Management (RIDEM) and *Ocean State Outdoors: Rhode Island's State Comprehensive Outdoor Recreation Plan* (SCORP) (2009) helped to develop definitions. **Open space** is defined by RIDEM as

> "…undeveloped or partially developed real property owned by an agency of the State of Rhode Island that includes, but is not limited to, the following: conservation land, forested land, wetlands, recreation land, management areas, agricultural land, critical habit, recreational areas, and corridor parks. Such lands may include amenities such as small parks, green buffers along roadways, or any open area that is owned by an agency. While many parcels are specifically designated as open space, open space may also refer to undesignated, undeveloped land with particular conservation or recreation interest."

Recreation can also be classified different ways based on the level of site development needed. According to SCORP, recreation opportunities are divided into *developed recreation* and *natural areas*:

> **Developed recreation** offers some site development with amenities. Examples include active recreation areas such as, but not limited to, game fields and courts, pools, boat ramps, campsites, picnic areas or shelters, paved trails, restrooms, and meeting rooms. Some level of organization or programming can also be provided.
>
> **Natural areas** are open spaces and other sites that allow for passive recreation such as, but not limited to, walking, hiking, biking, fishing, bird watching, and kayaking/canoeing with little or no public facilities. Parking may be provided, but typically these sites do not offer additional amenities to the users. Examples include forested areas, beaches, riverways, open fields and other wildlife habitats.

Of course, some areas may overlap these definitions. As an example, a state park of mostly forested areas can provide paved parking and restroom facilities near their entrances, but the remainder of the site is left in its natural state for hiking or bird watching.

Based on these definitions, the Open Space and Recreation Element is closely linked with the **Natural and Cultural Resources Element** because most of Richmond's recreation and open space resources are associated with its natural environment. Both Elements should be considered when balancing the need for open space with natural resource protection. Further, this element is also linked to the **Public Services and Facilities Element**, which includes the recreation areas managed by the Town in its efforts to diversify recreation opportunities.

Community Survey and Pubic Workshop

The Richmond Community Survey and public workshop allowed residents and property owners to comment on policies that can protect important natural and cultural resources (See Appendix A for Public Participation Summary). Results show support for protecting the Town's rural character which is reflected in its abundant natural resources, open spaces, and historic and cultural amenities. Most cited these resources as the reason why they live in Richmond. In the community survey, nearly 60% felt the town was doing a good job in protecting its rural character.

Almost 80% of those responding to the community survey felt that the town should promote the numerous outdoor recreation opportunities in the area to attract tourists, including farms and building agricultural tourism in Richmond. About half of respondents thought the town was not doing enough to promote public access to waterways and hiking trails. Further, more than half of the respondents to the survey (58%) felt that the town should try to attract and/or create developed recreation facilities, including sports fields, playgrounds, water parks and swimming pools.

About half of respondents felt the town was doing a good job in protecting water quality and would support practices such as the transfer or purchase of development rights, property acquisition, and conservation easements to protect farm land, forested areas, and lands abutting rivers and streams.

Regional Opportunities for Open Space and Recreation

Richmond cannot ignore its regional role and responsibility in preserving open space and providing recreation opportunities. The Town's location on Interstate 95 (I-95) Exit 3, only ten miles inland from the Atlantic Ocean, offers the town's residents recreation and open space experiences within 20 to 30 minutes traveling time from home. For example, swimming opportunities within a 15 to 20 minute travel radius include some of the finest ocean front beaches in the region; a state-maintained freshwater beach at Burlingame and picnicking complexes at Arcadia, Burlingame and Beach Pond.

There are four private golf courses in Richmond: three eighteen-hole courses (Richmond Country Club, Meadowbrook, Beaver River,) and one nine hole course (Pinecrest). Each offers clubhouse and restaurant facilities (See **Economic Development Element**.)

Also in the area of developed recreation, the three Chariho towns sponsor organized sports leagues, such as Little League Baseball, Girl's Softball, Chariho Youth Soccer Association, Chariho Cowboys football/Cheerleading as well as all the programs offered by the regionalized Chariho school system. These organizations use fields in all the participating towns, which are owned either by the leagues themselves, the towns, or the Chariho Regional School District.

Such regional cooperation is more essential in order to insure a variety of facilities and to prevent duplication of services and facilities at a time of increasingly scarce funding and rising costs. Coordination of recreation and conservation projects should be a regional goal.

Richmond lies in the midst of some of the largest federal and state-owned forest management areas and conservation areas in the State. Parts of the Arcadia and Carolina preserves are located in northern and western Richmond. In recent years RIDEM has been very active in acquiring key parcels to annex land adjacent to existing state preserves, and on the rivers and ponds. They have also acquired agricultural development rights. Regionally the southwestern corner of Rhode Island has the state's most extensive network of permanent open space in forest and beaches due to state and federal conservation activities dating back to the 1930's. Many of the existing large management areas started as large federal land holdings from this period. At the time, there was a plan to create a north-south greenbelt of undeveloped forest land generally following the Connecticut-RI border. The north-south hiking trail proposed in the 1974 plan of the state's Trail Advisory Commission followed on this concept. The State's land use plan, *Land Use 2025*, also embraces this concept. RIDEM management areas in Richmond are Arcadia Management Area and Carolina Management Area.

Another opportunity to preserve open space is the de Coppet property. The property is 1,763 acres and held in private trust. It is expected that it will become a state RIDEM holding at some time in the future.

It is very fortunate that Richmond, a large town in area with a small population, has ready access to a wide variety of regional, recreational and conservation facilities. It is becoming increasingly important for the town to work within the framework of regional organizations to maximize the value of available funds and staffing and volunteer efforts.

Regional Provider of Open Space and Recreation Opportunities

Richmond also plays a much larger role than most communities in providing recreation and open space facilities to other Rhode Islanders and, to a considerable extent, people from other states. Situated near the ocean and I-95, with small villages and thousands of still rural upland acres, the southwest corner of the state has long been a favorite vacation and recreation spot. Although Richmond has never been a resort in the way waterfront towns like Westerly, Charlestown and Narragansett have, it has been part of the upland country backdrop to the shoreline towns. Richmond's rivers and ponds provide excellent areas for canoeing and fishing. Forested areas offer great hunting, walking and hiking trails to observe wildlife and rural scenery. The many farms throughout town also offer rural views and vistas. Farming activities and accessory uses, such as farm stands, seasonal activities, like corn mazes, and educational programs, also support economic development in Town through agritourism. Visitors are attracted to the experience of what the farms have to offer.

Current Conditions and Trends

Understanding major trends is the best way to be effective at planning for recreation and open space. Recreation providers, especially small municipalities, need to be practical about the short and long term responsibilities involved with such facilities. In the next few years the general economic situation will require the careful planning and coordination of all providers in order to maximize the effects of the time, effort and money dedicated to activities and facilities. Among the trends likely to affect recreation and open space use are the following:

Recreation

Traditionally, recreation activities in Rhode Island have focused on its natural resources. Since the 1960s, many state agencies have been working to develop an open space system that connects Narragansett Bay and Rhode Island Sound to the forested areas in the western parts of the state. Today, through the SCORP, the state continues to pursue a statewide greenway system that effectively connects all the state's natural resources, parks, and open spaces. It is anticipated that this trend will continue.

The last decade saw major changes in recreation trends, particularly in the types and locations of recreation facilities. An example is the Arcadia Branch of the Ocean Community YMCA. These changes were driven largely by family economics, the increasing number of working women, widespread use of daycare centers, and longer commuting distances to work, all resulting in generally less time for recreation, especially unstructured. Existing facilities, particularly sports' fields, are generally over-extended during peak hours.

Tremendous growth in organized league sports, particularly for girls and women, has created a demand for more active recreation facilities. Many more children participate in all kinds of structured after school recreation programs, ranging from baseball/softball and soccer to ballet and art classes, increasing the demand for certain facilities and staff. Municipal governments and school departments are likely to be pressured into providing more after school programs for children.

Although Rhode Island has provided matching state grant funding for recreation facility acquisition and development, federal assistance is not assured. The years of massive federal funding are history and the responsibility of financing programs is falling, increasingly, to the state and municipal governments. Funding for new facilities or acquiring new open spaces as well as maintaining existing resources has become a hurdle for financially squeezed municipal governments. It is highly likely that, unless programs are privately subsidized or fee-supported, fiscal resources will not be available for expansion of many new programs.

Open Space

Open space resources discussed in this element is closely linked with the **Natural and Cultural Resources Element** and additional discussion of the items below can be found in that element. It describes conservation policies and activities, including the roles of the Richmond Rural Preservation Land Trust and Conservation Commission.

Richmond residents overwhelmingly support town-lead conservation efforts. Open spaces are critical to preserving the town's rural character. These spaces include critical habitat, biological and water resources and also cultural views and vistas of farmlands.

There is also growing awareness of the importance of the Wood-Pawcatuck watershed and protection of groundwater. The Wood Pawcatuck Watershed Association is seeking the Federal National Park Service designation of *Wild and Scenic River* for a portion of the watershed. The Town of Richmond has supported this effort.

The State of Rhode Island, with strong voter support, continues to purchase and assist with purchases of key conservation lands in Richmond. These lands generally are adjacent to other

state-owned land or water bodies. The State has also purchased development rights to farms in Richmond.

Inventory and Assessment of Open Space and Recreation Resources

As discussed in the **Natural and Cultural Resources Element**, Richmond has several avenues to protect and enhance important natural areas and open spaces. Map 1 in Appendix B shows the major categories of ownership or jurisdiction of the more than 8,280 acres (32% of Richmond's total land mass) of protected lands in Richmond; a full listing is provided in Appendix C. There are an additional 8,109 acres under the Farm Forest and Open Space Program, although these lands are not permanently protected from development. Also not permanently protected but contributing to the open space and rural character of town are approximately 788 acres of private properties with recreational businesses. These include golf courses, campgrounds and fair grounds. Overall, these properties included those owned and managed by:

- RIDEM: Forestry Division and the Fish and Wildlife Division
- Town of Richmond and Richmond Rural Preservation Land Trust
- Private, non-profit/non-governmental organizations (NGOs)
- Private properties with conservation easements
- Private commercial recreational properties
- Properties registered under the Farm, Forest, and Open Space Tax Program.

The **Natural and Cultural Resources Element** also offers further discussion of these resources and their protection.

Summary of Current Recreation and Open Space Activities in Richmond

Richmond Rural Preservation Land Trust

The Land Trust is active throughout the year. Its goal is to educate residents on the importance of maintaining and preserving the town's open spaces. The Trust's recent activities include:

- Annual "Beautiful Richmond " Photo Contests
- Invasive species control on Land Trust properties
- Guided hikes on Land Trust properties
- Friends of the Land Trust mailings in Town tax bills
- On-going maintenance and construction of Town-owned trails

Richmond Conservation Commission

The Richmond Conservation Commission organizes the Town's Annual Earth Day event, which includes roadside clean-up and educational programs.

Richmond Recreation Commission

Current summer programs or annual activities, primarily for school-aged children, are organized by a part-time recreation director and include the following:

- Summer Program: Crafts, Field Trips, First Aid Classes, Drug Education, Basketball and Coed Volleyball, Tennis, Fishing Skills/Bassmaster

Chariho Little League

Chariho Little League provides the following programs to males and females in the three Chariho towns, ages 8 to 15:

- T Ball, 8 year olds, approximately 50 participants per year
- Major/minor league program, nine to 12 year olds, approximately 225 participants per year
- Senior league program, 13 to 15 year olds, approximately 75 participants per year

Chariho Girls' Summer Softball League

The Girls' Softball League provides programs for approximately 200 girls, ages 8 to 16 in the three Chariho towns. The League sponsors an average of 150 recreational, and 50 competitive softball games each summer. At present the League uses four sites: Richmond School Field, Chariho VoTech Field, Wicklund Field in Charlestown and the Chariho Athletic League Fields in Hopkinton.

Chariho Cowboys Football League

The Chariho Cowboys Football League Mitey Mite division is open to youth ages 7 through 9 in the three town area. Games are played against teams from throughout the state. A cheerleading squad is also offered as part of the program.

Chariho Youth Soccer Association

The Chariho Youth Soccer Association is open to boys and girls in the three town area for five age groups: under six, under eight, under ten, under 12 and under 14. Indoor and outdoor programs are offered.

Girl Scouts

Girls ages five through 18 are active in girl scouting in Richmond. Each troop plans its own outdoor activities, usually several times a year.

Boy Scouts

Boys ages five through 18 are active in boy scouting in Richmond. They are part of the Narragansett Council Boys Scouts of America Program.

Chariho Future Farmers of America (FFA)

The FFA is an organization for high school students enrolled in agricultural organizations. Many teenagers in Richmond, both boys and girls, are members. The group volunteers often assist with community projects.

YMCA

Located in Hope Valley is the Arcadia Branch of the Ocean Community YMCA. The Branch offers a variety of programs including after school programs, activities for teens, and adult wellness and exercise programs.

North-South Trail: A Regional Resource

A continuous long-distance hiking trail in Rhode Island, linking state, town and private open spaces, was proposed nearly 30 years ago. The North-South Train is a 53 mile trail route from the Buck Hill Management Area in Burrillville to the Ninigret National Wildlife Refuge in Charlestown. It was mapped out in the 1974 plan of the state's trail advisory commission. Along with renewed interest in the greenway concept, there is interest and demand for new recreational trails in Richmond. As a result, RIDEM, some Rhode Island towns and the National Park Service did a feasibility study for the state. A portion of the trail extends from Charlestown to Exeter through Richmond. Currently, there are proposed plans to reroute on-road portions of the trail to off-road locations. Map 2 in Appendix B shows the trail through Richmond.

Analysis of Richmond's Recreation Needs

Updates were made to the analysis conducted in 2004, but no new recreational facilities have been developed since. The following provides a discussion of the standards used in the analysis and results.

National and State Standards

The National Recreation and Park Association (NRPA) recommends that demand or need be determined by a "level of service" analysis. While such an analysis can be useful, it can also be costly and time-consuming. As an alternative, Richmond has chosen to utilize NRPA's historic guidelines that consider need based on a per capita basis. Under these guidelines, a park system, at a minimum, should be composed of a "core" system of parks with a total of 6.3 to 10.5 acres of developed open space per 1,000 persons in the population. These standards are outlined in Table 5. However, beyond the listed recreational activities and needs found in these national standards, the recreation conditions that vary from one community to another are not addressed. Also the compact rural nature of the town is not addressed by the national standards. Some of the conditions are not easily quantifiable and are more appropriate for urban communities and must be assessed by the quality of the open space and recreation they provide.

Table 5: Minimum standards for local recreation set by NRPA.

Playgrounds, Neighborhood Parks	3.75 Acres per 1,000 population
Playfields and Major Parks	6.25 Acres per 1,000 population
State Parks	5.5 Acres per 1,000 population
Camping Areas	Camping sites for .5% of the population Four persons per campsite
Beach Areas	Capacity for 6% of the population 75 square feet of beach area per swimmer 100-200 square feet of swimmable water per swimmer Comfort station with one lavatory and toilet per 50-80 swimmers Bath houses to accommodate 5% of the design capacity of the beach
Picnic Areas	Capacity for 2% of the population 6-12 units per acre One parking space per unit 8-16 units per acre for picnic groves or wayside areas One comfort station for each 30 units
Boat Launches	Capacity for 1% of the population Average boat occupancy of 3 persons 40 boat capacity per launch, per day; typical usage 20 boats per day

As mentioned under "Community Profile," in 2004, the Rhode Island Statewide Planning Program (SPP) projected that Rhode Island's population would continue to grow at a relatively constant rate. Richmond's 2010 population was projected to be 8,042, higher than the 7,708 reported by the US Census. For planning purposes and the Richmond Comprehensive Community Plan, the Town is presuming a slower growth rate than projected by the State in its 20-year outlook, which estimated a 2030 population of 10,143. If the current growth rate continues, the Town can expect another 1,000 residents by 2030 or approximately 8,700. The needs assessment for recreation and open space is based on this figure.

Summary of Richmond's Developed Recreation and Open Space

Table 6 provides a summary of developed recreation and open space in Richmond as compared to national standards. This analysis points to a need for additional small, neighborhood parks and playgrounds, particularly in those areas of the Town where residential and commercial populations concentrate, such as villages and subdivisions which were constructed without recreational areas or land set-asides. Plan reviews should require adequate recreation land and facilities in new subdivisions. However, care should be exercised to place facilities in safe areas and consider the impact they may have on natural resources.

According to national standards, access to boat launch areas is adequate. Almost all of the waterfront sites in Richmond are appropriate for canoe/kayak access at multiple points. Few have launch areas for trailored boats; however, since motorized boats are forbidden on many of the waterways, these launch areas are unnecessary. It is reasonable to assume that a portion of boat-users in Richmond will choose to launch boats from private access points.

Table 6: Summary of developed recreation and open space in Richmond compared to national standards

Type	Existing		Need in 2030
Fishing	Beaver River	1.00 acres	
	Wyoming	2.48 acres	
	Pawcatuck	.50 acres	0 acres
	Wood River	2.00 acres	
	Total	**5.98 acres**	
Camping	Wawaloam (private)	300 sites	0 sites
Major Parks and Playgrounds	Richmond Elementary	5.00 acres	
	Chariho School	52.00 acres	0 acres
	Total	**57.00 acres**	
Minor Parks and Playgrounds	Beaver River Playground and Trails	19.34 acres	10.82 acres
Boat Launch Areas	Wyoming	1.10 acres	80 people will need access to boat launch areas per day. The current acreage is adequate.
	Pawcatuck	.50 acres	
	Canob Pond	1.38 acres	
	Total	**2.98 acres**	

Table 7 compares beaches and state parks in Richmond to national standards. Almost all beaches in Carolina will remain in use by the residents of Richmond. However, it is reasonable to assume that, in accordance with historic trends, residents will also choose to utilize both freshwater and saltwater beaches beyond the Richmond town borders. As for state parks, the existing acreage in Richmond is expected to meet any future demands.

Table 7: Beach and state parks in Richmond compared to national standards

Type	Existing		Need in 2030
Beaches	Arcadia	500 LF	0 LF
	Carolina	100 LF	
	Total	**600 LF**	
State Parks	Arcadia	1,158.40 acres	Only 44 acres are needed; the existing state park acreage is expected to meet any future demands.
	Carolina	1,956.32 acres	
	Dawley	447.20 acres	
	Great Swamp	3,349.00 acres	
	Hannah Brow	101.20 acres	
	Total	**7,012.12 acres**	

LF – linear feet

Local Needs Assessment

An assessment of recreation and open space for Richmond needs is based on the findings of the 2010 Richmond Community Survey and public workshop held for the update of the Comprehensive Community Plan. More than half of respondents to the survey agreed (30.5%) or strongly agreed (27.6%) that the town needs to attract or create developed recreation facilities, defined as sports fields and playgrounds but may also include water parks and swimming pools. 18% somewhat disagreed and 19% disagreed. 5% expressed no opinion.

This needs analysis was based on national standards, which focus only on quantitative measurements of publicly controlled active recreation in urban areas. Richmond's recreation needs are much more complex and reflect its rural character. For a more comprehensive view, one must consider such things as the regional context, facilities shared with other communities, the quality as well as the quantity of facilities, indoor as well as outdoor recreation opportunities, the role of private and commercial recreation providers, and the extent of unstructured recreation such as walking, jogging, bicycling, kayaking and fishing, none of which require public facilities.

Trends That May Affect Open Space and Recreation

The overall demographic profile of Richmond is unlikely to change dramatically in the foreseeable future. In 1990, Richmond ranked #15 of all Rhode Island cities and towns in per capita income at $16,117. However, in 2000, Richmond experienced a 38% population increase, and per capital income rose to $22,351. By 2010, per capita income was estimated to be $31,731. It is assumed that Richmond will experience similar changes in the economic status, age, and racial makeup of the community in the coming decade. The following trends should be considered when assessing and planning future open space and recreation needs.

- The 2010 Census showed that the overall State's population has become stagnant with slow or no growth. This can be linked to the credit and housing market crash of the last part of the decade which led to an economic recession and ultimately slow recovery statewide. Richmond's population, however, showed a 6.7% increase in the 2010, indicating the Town is a desirable place to live. The Town also expects the State's 10% affordable housing goal (see **Housing Element**) to attract new residents to Richmond. As such, it is anticipated that Richmond population will continue to grow at the 6% to 7% rate in the next decade. This increase in population will also increase demand for additional, and even perhaps more diverse, recreational opportunities.

- The town's conservation development ordinance, which replaced its cluster development ordinance, will result in more meaningful open space designations in new residential developments. This type of land development utilizes prescribed site planning techniques to conserve more contiguous open land and to protect site features.

- The growth in the number of participants in girls' and women's sports is likely to continue and will place greater demand on facilities which, up to now, were used primarily by men's and boys' groups.

- Demand for athletic fields will probably continue to be concentrated on late afternoons, evenings and weekend mornings. The trend toward more organized sports and recreational activities is also likely to continue.

- The major demand in new and upgraded facilities will be for complexes with multi-purpose fields rather than neighborhood parks.

- Interest is generally growing throughout the state for multi-use complexes

- The popularity of walking, biking and jogging will probably continue, particularly as the general population ages and more people turn to moderate non team exercise for health reasons. There is a strong interest in creating an integrated walking and hiking trail network throughout town.

- Interest in canoeing and fishing, traditionally popular locally, is likely to grow again due to such factors as an aging population who may be less interested in organized sports. There is an increasing interest in activities in the natural environment and a growing appreciation for the special qualities of the Wood-Pawcatuck watershed.

- Equestrian activities are popular and will probably continue to expand if trails are available to riders. The Richmond Rural Preservation Land Trust is incorporating equestrian trails on some Town-owned land.

Generally, the present amount of dedicated open space land in the Richmond is adequate for the current population and for the foreseeable future. However, the quantity, quality, concentration, and maintenance of the existing recreational facilities are very much in need of improvement. Thus the goals, policies, and recommended actions of this element suggest a limited acquisition program with many actions aimed mainly at reorganizing town efforts, developing or redeveloping existing facilities and encouraging more private commercial recreational and nonprofit facilities. The following needs have been identified as priorities for open space and recreation in Richmond:

- Development of one or more multipurpose athletic fields suitable for organized league play.

- Concentration of a few high quality regional recreation facilities and funds to better maximize the efforts of seasonal staff and limited budget.

- Better coordination with state authorities and the owners of large conservation tracts to increase the use of their facilities by Richmond residents.

- Integration of the Open Space and Recreation Element implementation schedule into the Capital Improvement Plan for the Town.

- Continued coordination with neighboring towns to share recreational facilities so as to expand opportunities and avoid duplication and over utilization.

Goals, Policies, and Actions

GOAL OSR1: Provide residents of all ages with adequate recreational and open space opportunities

Policy OSR1: Focus town recreation efforts on priority projects in order to maximize resources and to increase dedicated open space and recreational facilities.

ACTION OSR1: Develop new community recreation facilities on town owned land.

- Conduct appropriate studies of wetlands and drainage conditions on site.
- Prepare conceptual and schematic plans for the proposed development of these sites, including cost estimates.
- Apply for state recreation grants.
- Establish a program for regular maintenance.

Timeframe: Mid-Term
Responsibility: Town Council, Recreation Commission, and Public Works Department

Action OSR2: All public recreational facilities, both developed and natural areas, must be inventoried to insure adequate and safe access as well as utilization by all citizens, including, but not limited to, those who fall within the parameters of the American's with Disabilities Act (ADA).

Timeframe: Mid-Term
Responsibility: Recreation Commission

Action OSR3: Use of the recreational impact fees collected under Chapter 18.33 of the Richmond Zoning Ordinance titled "Proportionate Share Development Fees" shall be based on the documented needs presented in this plan.

- Development fees shall be used in accordance with the adopted Five Year Capital Development Action Program.

Timeframe: On-going
Responsibility: Town Council

Action OSR4: Monitor the adopted Five Year Capital Improvement Plan/budget to ensure proper upkeep of town recreation facilities.

Timeframe: On-going
Responsibility: Recreation Commission and Town Council

Policy OSR2: Maintain standards for determining the acceptability of proposed land associated with major developments and subdivisions for dedication as open space or recreation.

Action OSR5: Include guidelines within the town's Subdivision and Land Development Regulations for all land developments where dedication of public recreation land is required.

- Guidelines should include buffering, relationship to adjacent properties, adding to overall "greenway" system and configure open space for most effective use in substantial, usable parcels, etc.

Timeframe: On-going
Responsibility: Planning Board

Action OSR6: Accept land dedication when a proposed site is very well suited to proposed uses and maintenance is ensured through homeowner's association or other organizations. Where this is not feasible, consider payment in lieu of on-site dedication within Subdivision and Land Development Regulations for applications where land dedication would not be in optimum interest of the Town.

Timeframe: On-going
Responsibility: Planning Board

Action OSR7: Establish clear procedures for the use of payment in lieu of taxes or impact fee funds.

Timeframe: Short Term
Responsibility: Town Council

Policy OSR3: Coordinate recreation planning with surrounding communities to increase opportunities for local residents and to maximize efficient use of these facilities.

Action OSR8: Work to continue and expand on the regional Chariho programs.

Timeframe: On-going
Responsibility: Recreation Commission

Action OSR9: Coordinate efforts for large scale active, private recreation facilities that would serve several communities (i.e. multi-purpose complex, skating rink, swimming pool, YMCA).

Timeframe: Mid-Term
Responsibility: Recreation Commission and Town Council

Action OSR10: Establish an overall plan for a network of biking and hiking trails throughout Richmond connected with adjacent communities.

Timeframe: Short Term
Responsibility: Recreation Commission and Land Trust

Policy OSR4: Increase public access opportunities to natural areas, including water bodies, river and stream corridors, and hiking trails.

Action OSR11: Identify and map existing trails (including the North/South Trail) or routes open to public use in lands owned by the Land Trust, Audubon Society of Rhode Island and The Nature Conservancy etc.

Timeframe: Short Term
Responsibility: Recreation Commission and Land Trust

Action OSR12: Collaborate with property owners adjacent to public open space to maintain public access through private properties by use of conservation easements.

Timeframe: Short Term
Responsibility: Land Trust

Policy OSR5: Encourage an interconnected network of natural areas with protected open space and recreation lands within the Town and adjacent communities.

Action OSR13: Support RIDEM efforts to acquire key tracts that will connect existing protected parcels for the combined purposes of hunting, hiking, greenways, rivers, and wildlife corridors (See **Circulation Element** regarding hiking and biking on trails).

Timeframe: On-going
Responsibility: Land Trust and Town Council

Action OSR14: Encourage development proposals to dedicate open space in areas that are contiguous or adjacent to existing open space to create a network of permanently preserved open space within the Town.

Timeframe: On-going
Responsibility: Planning Board

Action OSR15: Consider designation of scenic roadways within Town and establish appropriate buffers and front yard setbacks to protect the scenic natural and built features of the roadways. Carefully review with state agencies, proposed improvements to these roads which might disrupt the scenic character.

Timeframe: Long-Term
Responsibility: Planning Board, Town Council, and Planning Department

Policy OSR5: Foster the continuation of working farms, the establishment of new farms, and preservation of existing, large tracts of forests and open space.

Action OSR16: Support the use of the State Farm Forest and Open Space Program and support the acquisition or transfer of development rights by state and private agencies.

Timeframe: On-going
Responsibility: Planning Board and Town Council

Action OSR17: Use conservation easements to obtain property most appropriate for greenways connecting natural areas to other natural areas.

Timeframe: On-going
Responsibility: Town Council and Land Trust

Natural and Cultural Resources

The purpose of the Natural and Cultural Resources Element is to provide guidance and support for conservation efforts that protect and manage the town's natural, historic and cultural resources. This element is closely linked to the **Open Space and Recreation Element**; accordingly, when assessing the need to protect and conserve open spaces and natural and cultural resources both elements should be considered. Significant natural resources include wetlands, aquifers, floodplain, ponds and lakes, rivers and streams, forests, prime agricultural soils, and natural vegetation systems that are habitat to a variety of wildlife. Richmond's natural amenities include many state parks that attract visitors from around the region to hike, kayak, canoe, hunt, fish, and camp. Culturally important and historically significant districts and structures are also addressed in this element. These include villages, individual residential and industrial structures, areas of cultural significance, and pre-contact artifacts.

Community Survey and Pubic Workshop

The Richmond Community Survey and public workshop offered residents and property owners an opportunity to comment those policies that can be developed to protect important natural and cultural resources (See Appendix A for Public Participation Summary). Results show support for protecting the Town's abundant natural resources, open spaces, and historic and cultural amenities. Most respondents cited these resources as the reason they live in Richmond. In the community survey, nearly 60% felt the town was doing a good job in protecting its rural character.

Almost 80% of those responding to the community survey felt that the town should promote the numerous outdoor recreation opportunities, including agricultural tourism to attract tourists. About half of respondents thought the town wasn't doing enough to promote public access to waterways and hiking trails. Further, more than half of the respondents (58%) felt that the town should try to attract and/or create developed recreation facilities, including sports fields, playgrounds, water parks, swimming pools, etc.

About half of respondents felt the town was doing a good job in protecting water quality. Practices such as the transfer or purchase of development rights, property acquisition, and conservation easements are all listed as favorable strategies to protect farm land, forested areas, and lands abutting rivers and streams. Nearly 70% thought the town needs to do more to protect historic sites and buildings.

Current Conditions and Trends

Located in southwestern Rhode Island, Richmond was originally part of Westerly and then incorporated as a separate town in 1747. Settled by planters, the Town remained largely agrarian well into the early 20th century. Eighteenth and nineteenth century farmhouses,

outbuildings, open pastures, and stone walls such as those visible along the Beaver River (within the Beaver River Agricultural District) and the north side of Shannock Hill Road (Shannock Hill Rural Landscape District) are important reminders of the Town's early agricultural era.

Historically, the people of Richmond benefited greatly from the use of the fresh water rivers and streams that make up the Town's borders. Horseshoe Falls in Shannock was used by the Narragansett's for fishing long before the arrival of European settlers. Later, the Wood, Pawcatuck, and Queen's Rivers powered sawmills, gristmills, iron works, and eventually textile mills. The population clusters in these areas eventually grew into the villages of Wyoming, Woodville, Alton, Kenyon, Arcadia, Hope Valley, Shannock, and Carolina. The Hillsdale, Usquepaug and Wood River Junction settlements were also established on smaller waterways. Today, many of the original structures within these mill villages remain intact, providing the Town with an impressive array of historically significant sites, such as those found within the Carolina Village Historic District and the Hillsdale Historic and Archeological District, both of which are included on the National Register of Historic Places.

Not only do Richmond's natural and cultural features reveal the Town's history and values, but they also have framed its pattern of development. In the late twentieth century, the nation and region had seen a long decline in the small family farm. But over the past decade, there has been a resurgence in farming, primarily led by a growing interest in understanding the origins of our food and how it is produced, resulting in the successful "Buy Fresh, Buy Local" campaigns across the country, and especially in Rhode Island. The result is a growing number of new farms. RIDEM's Division of Agriculture reports that Rhode Island saw a sharp increase in the number of farms (42%) and total land area devoted to farming (11%) from 2002 to 2007. These new farms enhance the cultural landscape in Richmond and our region. The Town should encourage the prosperity and perpetuation of all farms, small or large. See the **Economic Development** and **Land Use Elements** for further discussion on farmland and its importance in Richmond.

The choice of coordinated land use guidelines begins with an awareness and appreciation of environmental features. For many Town residents today, their vision of Richmond is filled with rural images. A landscape of open spaces, farms, fields, forests, and flowing waters defines the kind of Town that land use planning should strive to preserve. Overall, the respondents to the Survey and attendees at the public workshop urged Town officials to protect natural resources, manage growth and maintain Richmond's rural character. These attitudes are compatible with the goals of *Land Use 2025* and other state guide policies.

Having estimated the potential increase of Richmond's population, work force size and housing needs, the Town is concerned with the spatial distribution of land uses. Sites for future employment, housing, and recreation will depend, in part, on development suitability and water availability. In other words, what areas of Richmond are able to accommodate a growing population without impairing natural and cultural resources? As discussed in the **Land Use** and **Economic Development Elements** of this plan, future commercial development will be concentrated in villages with availability of existing public services (drinking water), such as in Wyoming, the vicinity of the I-95 Exit 3 corridor, as well as a new growth center at Routes 138 and 112. By concentrating commercial development in these areas, there will be less pressure to develop other areas of natural and cultural resources. See the **Land Use Element** for more details on future development in Richmond.

Natural Resources

The Town of Richmond encompasses 40.6 square miles of land. The landscape is predominately hardwood with soft wood appearing along the rivers on sandy soils. Open land cleared for agriculture and village settlement appears in the valleys close to streams and rivers. The Town is bounded on the west by the Wood River, on the south by the Pawcatuck River, and the Usquepaug River forms part of the Town's boundary on the east. Gardner Road serves as the remainder of the eastern boundary. Two additional waterways, the Meadow Brook in the west and the Beaver River in the east, flow through the center land mass of Richmond. Prominent topographical features include Shannock, Wilbur and Kenyon Hills in the south, and Pine and Tefft Hills in the north. Ellis Flats is a large flat lowland stretch between the Wood River and Pawcatuck River in the southwest. A great number of wetland systems, streams and smaller hills are spread throughout Town.

Like many other upland New England towns, the general suitability of Richmond's landforms for development has been influenced by natural processes. The underlying bedrock surface and the movement of massive glaciers have determined the presence of groundwater reservoirs, the heights of hills, as well as the paths of rivers and streams to lakes and ponds. The interplay among Richmond's natural resources - geologic and hydrologic - marks the suitability or unsuitability of land for development and forms the environmental base of the Comprehensive Community Plan and the Town's Zoning Ordinance.

Richmond's hydro geological features include its surface and groundwater basins and floodplains, all of which are in the Wood-Pawcatuck watershed. These resources also limit development of land because they can be easily contaminated and, if altered, may jeopardize lives and properties.

Geologic factors include the bedrock structure, the contours of the terrain, as well as the nature and distribution of the soils and intervening materials. Geologic factors may restrict the development of land where topographic features are severe, such as rock outcrops steep slopes, poorly draining land, high groundwater , and where soils cannot support structures, are difficult to excavate, or are susceptible to erosion.

Farming contributes not only to Richmond's rural and cultural aesthetic but also to its economic development. Large contiguous areas of prime agricultural soils are found in the southern part of Town. Development in these areas should be limited and agricultural operations given priority.

Maps 3 through 8 in Appendix B illustrate the following characteristics which limit the development of land:

- Groundwater reservoirs and their recharge zones (Map 3)
- The 100-year flood plain and soils that are frequently flooded, have a high seasonal water table, or have a very slow or slow rate of permeability (Map 4)
- Slopes greater than 14% (Map 5)
- Natural resources such as lakes, ponds, rivers and streams (Map 6)
- Prime agricultural soils (Map 7)

Cultural Resources

Richmond's character is also defined by its historic and cultural resources: the rural waysides and the early industrial villages that in the words of the Rhode Island Landscape Inventory, "...create a sense of place." Such roads, trails and known sites of historic and archaeological significance (refer to Map 8 in Appendix B and listing in Appendix D) are reminders of aboriginal and colonial settlements, as well as testaments to the economic importance of the Wood and Pawcatuck Rivers during the nineteenth and twentieth centuries.

Fragile landscapes with agricultural, recreational or ecological worth complement historic and cultural resources and contribute to the Town's rural charm. Preserving and protecting these rivers and streams, farms, productive agricultural soils, forests, wetlands, natural heritage sites, and scenic landscapes can perpetuate Richmond's agricultural traditions and enhance its small town nature.

National Register of Historic Places

The Carolina Village Historic District straddles the border of Richmond and Charlestown along the Pawcatuck River. It was listed on the National Register of Historic Places in 1974 and is comprised of 71 properties including a former mill complex and associated residences.

The Hillsdale Historic and Archaeological District was listed on the National Register of Historic Places in 1980. It is located on the Beaver River and was originally known as Moore's Mill. It was the site of a grist mill built circa 1800, later a wool-carding mill and eventually converted to textile manufacturing. The site contains a few houses, the stone ruins of the textile mill, and a mill pond.

The Shannock Village Historic District is another historic village along the Pawcatuck River. It was added to the National Register of Historic Places in 1983. It is a small, well-preserved mid-nineteenth century rural textile mill village. Shannock Road, a state-designated scenic roadway, passes through the District. The Towns of Richmond and Charlestown have coordinated efforts since 2008 to determine how to best preserve the District. Using a Preserve America Grant administered through Rhode Island Historical Preservation and Heritage Commission (RIHPHC), the Towns drafted historic design guidelines unique to that village, and are incorporated by reference into this Comprehensive Community Plan.

Wyoming Village Historic District is bound to the north by Old Nooseneck Hill Road and to the south by Route 138. The District is located in both Richmond and Hopkinton and was added to the National Register of Historic Places in 1974.

The John Hoxsie House (or Old Kenyon Farm), east of Route 112, was added in 1978 to the National Register of Historic Places. It is representative of Richmond's agricultural history.

Properties determined eligible for listing on the national register of Historic Places include Beaver River Road Historic District and Kenyon Historic District. The Beaver River Road Historic District includes both sides of Beaver River Road at Nos. 19, 133 and 165 Beaver River Road.

Properties recommended for evaluation by the RIHPHC for listing on the National Register include:

- Judge Samuel Clarke Farm, 100 Lewiston Avenue
- Richmond Town Pound, Carolina-Nooseneck Road
- Reynolds Farm, 161 New London Turnpike
- Wood River Six Principle Baptist Church and Cemeteries

Archaeological Sites

A listing of known archeological sites within the Town of Richmond is found in Appendix C. It was originally compiled in December 2003 by Charlotte Taylor, an archeological consultant, at the request of the Richmond Planning Department and subsequently revised as part of this Comprehensive Community Plan update. In addition, these sites and suspected subsurface sites are depicted on maps corresponding to US Geological Survey (USGS) quadrangle sheets (7.5 series) for use and consultation in the review of development plans submitted to the Town for review and approval. For sites that may have been added to the list since December 2003, the State Archeologist can be consulted regarding a specific site proposed for development. The State Archeologist can advise the Town when a development proposal may be affected by one of these archaeological and historic sites.

Cemeteries

Richmond has more than 60 identified local cemeteries, many of them small and historic, and others larger and pleasantly landscaped. They all certainly contribute to the open space and the historic and aesthetic character of the town. A listing is included in Appendix C.

Farms as Cultural Views and Scenic Vistas

Farmland contributes to the historic, cultural and rural setting of the Town. Responses to the Richmond Community Survey indicate a strong support for farming and farm-related activities. Active farms contribute scenic values to the landscape with their pastures and fields providing "open land versus the current predominately forested land" in the town.

Targeted acquisition to the development rights in these farms should be considered. State programs are available which permit farmers to sell the development value of their property with the stipulation that the land must stay in agricultural use or other open space for perpetuity. Tax benefits are available as well. According to the Richmond Tax Assessor database (2010), there are nine properties, totaling 957 acres that have sold "development rights" to the

state (purchase of development rights (PDR)) or have agricultural easements on their properties, insuring that the land is protected in perpetuity as open space. Many property owners in Richmond also participate in the Farm, Forest, and Open Space (FFOS) Program. The Richmond Tax Assessor reports that 151 properties, totally 8,109 acres are registered in the program, which offers lower property assessments for keeping open space, managed forests, or active farms.

Richmond Historic District Commission and Ordinance

Currently there is no active Richmond Historic Commission or historic district ordinance to protect existing historic and cultural structures. It would be in the Town's best interest for the protection of historic and cultural resources to amend the Town Charter to reestablish the Commission and develop a workable ordinance. There is a private Richmond Historical Society that maintains and provides access to historical archives as well as offering educational programs.

Scenic Vistas and Scenic Roadway Designation

It has been a long-standing practice in both Rhode Island and other States to recognize and preserve aesthetically-pleasing vistas and scenic views which are visible from public roadways. These may include forests, open space, farms or historic properties. The Town should inventory and prioritize those areas with such views and properties, such as the farm fields on Route 138 or the historic village of Carolina on Route 112. Shannock Hill Road, Beaver River Road, Pine Hill Road, North Road and Lewiston Ave, to name a few, offer views of farms, forest management areas and historic structures. It is in the town's interest to note and preserve these unique road way vistas because they not only enhance the quality of life for residents, but are valuable assets to the tourism industry.

Conservation and Protection

Preservation of Richmond's rural character is the most consistently mentioned local priority in recent and past community surveys. In spite of suburban housing development over the past two decades, Richmond remains primarily rural and heavily wooded, and community life is still somewhat focused around the villages and schools, especially the centralized village of Wyoming.

Subdivision activity has occurred in the Town's more accessible areas, with their gentler topography and well-drained soils. Often the scenic farms drew residents to the Town in the first place. But in spite of the constraints of land characteristics, a considerable number of developments have been proposed on more difficult land, an inevitable trend as most of the easier terrain is already developed. State parks and acquisitions by the local Land Trust and Conservation groups have resulted in many large tracts of preserved land in the northern sections of Town.

Although today nearly 47% of Richmond's land has some official recreation, open space, or conservation status, the majority of this land is not restricted to those uses in perpetuity. Land under the jurisdiction of RIDEM, the Audubon Society, The Nature Conservancy, the Town, and open space in cluster/ conservation development subdivisions and residential compounds may reasonably be considered permanently protected land. However, large private landholdings, whether owned by non-profit organizations, commercial enterprises, or participants in the State's Farm Forest and Open Space Program, cannot be assumed to remain permanently as recreation or open space land. In addition to the 8,109 acres under the FFOS Program, there are approximately 788 acres of private properties with a recreational business, including golf courses, campgrounds and fair grounds. If the opportunities present themselves, the Town should consider developing partnerships for the continued protection of these uses.

There are several other types of land that, although not individually significant as conservation areas, add to open space area and rural character. These include cemeteries. Other sites are not necessarily appropriate as publicly accessible sites due to their size, inaccessibility or fragility. Among these are some town-owned parcels, as well as a vast network of regulated wetlands and flood plains.

Richmond has several avenues to protect and enhance important natural areas and open spaces. Map 1 shows the major categories of ownership or jurisdiction of the more than 8,280 acres of protected lands in Richmond. The Town GIS system can provide more detail about individual properties. Overall, these properties included those owned and managed by:

- RIDEM: Forestry Division and the Fish and Wildlife Division
- Town of Richmond, Richmond Rural Preservation Land Trust
- Private, non-profit/non-governmental organizations (NGOs)
- Private properties with conservation easements

The following offers discussion of the organizations and agencies that participate in conservation efforts, namely, Richmond's Planning Board, Conservation Commission, Rural Preservation Land Trust, as well as some regional and state agencies.

Richmond Conservation Commission

Richmond's local Conservation Commission was developed in 1978. Town Ordinance Chapter 4.14 states that the "purpose of the conservation commission is to promote and develop the natural resources, protect the watershed, and preserve the natural aesthetic areas of the town of Richmond."

The Mission Statement of the Commission is:

> *The Richmond Conservation Commission is responsible for and promotes conservation of Richmond's natural resources, helps protect our valuable watershed resources, supports conservation and preservation of our Town's natural areas, and strives to promote environmental stewardship and public understanding of sustainable, environmentally-sound land use practices in Richmond.*

The Conservation Commission interacts with other municipal boards and commissions on an advisory level, reviewing the impact of actions on natural resources. The commission offers advice on proposed developments and potential impact on the town's natural resources. The

Commission can also advise and make recommendations to the Town Council, Zoning Board, and the Land Trust.

Richmond Rural Preservation Land Trust

The Richmond Rural Preservation Land Trust (Land Trust) was created in 1998 by state enabling legislation. Section 4.30.010 of the Code of Ordinances states the authority and purpose of the land trust is:

> *(including but not limited to) acquiring development rights to agricultural property within the town, acquiring agricultural property and other property, or interest therein, to preserve open spaces, fresh water wetlands and ponds, adjoining uplands, wildlife habitats, groundwater recharge areas, land providing access to open space land, land for bicycle and hiking paths and for future passive public recreational facilities and use.*

The Land Trust's mission is "to identify, preserve, and protect open space, including forests, wildlife habitat, wetlands, and farmland, within the Town of Richmond, in perpetuity, to maintain the Town's rural character and ecological assets for the benefit of the public." The Land Trust will act as responsible stewards of lands acquired or placed in conservation easement. Since its inception, the Land Trust has acquired six properties, totaling 350 acres, by donation, purchase or conservation easement (Table 8).

Table 8: Properties Acquired by the Richmond Rural Preservation Land Trust.

Property Name	Year Acquired	Acres	How Acquired
Stetson Preserve	2000	17	Donation
Bradner Preserve	2001	64	Donation
Crawley Preserve	2003	99	Purchased
Scudder Preserve	2005	66	Donation
Oviatt Property	2007	42	Donated Conservation Easement
Kenyon Preserve	2010	62	Purchased

Regional Efforts

Specific features and areas of the Richmond landscape which have been repeatedly cited to be of regional significance include:

- The Wood Pawcatuck River Watershed. It is the most natural and scenic river system of canoeable size in southeastern New England. The combined length of the two rivers is 53 miles, major portions of which have been included in the Nationwide Rivers Inventory of natural and undeveloped rivers throughout the Country identified for protection under the National Field and Scenic Rivers Act. In Richmond, a six and ½ mile stretch of the Pawcatuck River from the Wood River in Alton to a point where it meets the Usquepaug River in the Great Swamp is included in the National Inventory. The undisturbed nature of the river corridors lands in many ways contributes to its high water quality, abundant fisheries, and extensive wildlife habitat. While most of the manufacturing formerly active along the rivers has now ceased operations, the majority of older mill housing and villages associated with these businesses are still occupied.

- The presence of many important and valuable rare species habitat areas and associated natural areas are significant to the Town of Richmond. These sites are both publicly and privately owned.

An important regional conservation entity is the privately incorporated Wood-Pawcatuck Watershed Association (WPWA) which coordinates with the nine Rhode Island and two Connecticut towns in the watershed. The WPWA mission is to educate the public about the watershed, protect the water quality of the rivers, lobby for improvements, and assist the communities in planning for river corridor and water quality protection.

In 2010, the WPWA with the support of the Town submitted portions of the watershed river system for designation as "Wild and Scenic" by the National Park Service. If the designation is approved, stakeholders with an interest in the rivers will develop a management plan to protect the values identified in the designation.

Designation as a wild and scenic river will provide added federal protection to the Watershed through the National Parks Service's review of federally involved projects. It may also provide additional funding for management projects and open space purchases by giving priority to purchases near or adjacent to the rivers.

State Conservation Efforts and Acquisitions

According to the Rhode Island Natural Heritage Program, Richmond is home to more natural habitat and more rare and endangered species than any other town in the state. By permanently protecting open space in town, Richmond provides invaluable conservation opportunities for the entire state as well as protecting habitats for endemic and endangered species. In turn, this also provides recreational opportunities for all Rhode Island residents (see **Open Space and Recreation Element**).

Public Open Space Management Areas

In the past ten years a considerable amount of conservation land has been acquired by the Forestry and the Fish and Wildlife Divisions of RIDEM and by conservation groups such as the Audubon Society, The Nature Conservancy, and the Land Trust. Most of the purchases have been concentrated around the lakes and ponds in the west section of town. RIDEM, the Audubon Society, and The Nature Conservancy all manage conservation lands for open space or recreational purposes to varying degrees. Acquiring and/or protecting private land abutting these managed areas is a current RDEM priority. If the abutting lands cannot be acquired screening and buffering can be required for any proposed development of the properties.

An abundance of hiking trails, hunting areas, waterway access for canoeing, kayaking or fishing, and camping opportunities attract many visitors to Richmond. These resources are an economic opportunity for the Town. Further discussion regarding these potential opportunities can be found in the Economic Development Element of this plan.

Unique Natural Areas Requiring Protection

Based on an assessment of conservation lands as well as open space and recreational resources, the Conservation Commission and Land Trust have made recommendations regarding the protection of unique natural areas in Town

Riparian Land along Water Resources

The rivers and streams of the Wood Pawcatuck Watershed provide important habitat and outdoor recreation (fishing, canoeing, hunting, etc.) resources to the local and statewide community. The Watershed is recognized statewide and nationally for its recreation value and relatively pristine conditions.

Most of the property adjacent to the Wood River is privately owned. To sustain native brook trout populations and other unique and/or rare species, a river/stream buffer is recommended for the protection of the water quality of the Wood and Pawcatuck Rivers and the streams that feed into it.

The WPWA has recommended that a 300-foot open space buffer[1] be left along rivers and streams if development occurs on those private parcels. The buffer would begin at the river's edge and extend landward on either side of the River. Where opportunities exist, during pre-application plan review, site planning for development should consider the buffer within required open space or as voluntary conservation easements to create a continuous river/stream corridor in the Watershed.

Unique Natural Areas with Ecological Significance

The Rhode Island Natural Heritage Program (RINHP) has recognized unique natural areas containing rare species and ecologically significant areas. A map showing the exact location of these areas is available at RIDEM. The Town of Richmond will request recommendations from the RINHP any time a proposed development is located on or near a site harboring rate species or areas of ecological significance to determine how best to protect these areas. The Town will incorporate the RINHP recommendations into their approval of a proposed development when the RINHP determines that a potential threat exists to a rare species or an ecologically significant community.

Farmland as a Land Use with a Special Value

The Agricultural Overlay Conservation Development and Residential Compound regulations are designed to create and retain large parcels that can be used for agriculture. These policies are discussed below. See the **Land Use Element** for more discussion of farmland protection.

Planning Policies

The Richmond Planning Board writes the Comprehensive Community Plan as well as Town subdivision regulations. The Board also reviews various development plans, advises the Town Council on zoning amendments and reviews Zoning Special Use variances at the request of the Zoning Board. On a town-wide basis, the re-zoning and revision of development regulations is perhaps the most critical local mechanism for counteracting the effects of scattered, mundane suburban development and avoiding negative impacts on important resources. The Town's regulations that promote conservation and preservation are listed below.

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[1] Rhode Island Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act (12-28-2010) regulate riverbank wetlands and define *Riverbank: As defined in Section 2-1-20(9) of the Act, that area of land within two hundred feet (200') of the edge of any flowing body of water having a width of ten feet (10') or more, and that area of land within one hundred feet (100') of the edge of any flowing body of water having a width of less than ten feet (10') during normal flow.*

Zoning Ordinance:

- Cluster Development
- Conservation Development
- Residential Compound
- Agricultural Overlay District
- Aquifer Protection Overlay
- Tiered Residential Densities
- Limited and Light Industrial Zones
- Development Plan Review
- Special Use Permits
- Flood Hazard Overlay

Town Ordinances:

- Soil Erosion and Sediment Control Ordinance
- Stormwater System Protection Ordinance

Land Development and Subdivision Regulations

Additionally, the Land Development and Subdivision Regulations were amended to include references and details to the RI Stormwater Design Manual adopted in December 2010.

Cluster/Conservation Development

Conventional subdivisions are no longer a permitted by right as an option for new major subdivisions development in Richmond. Since 1980, cluster development was the preferred development option and resulted in open space dedications to the Town for passive recreational use by residents of the cluster. Within the 21 cluster subdivisions approved, a total of 418 acres have been dedicated to open space. Homeowners' associations are responsible for all maintenance and enforcement of open space agreements made with the Town at the time of subdivision approval.

In 2003, the Town amended its Land Development and Subdivision Regulations and Zoning Ordinance replaced cluster development with **conservation development.** This type of land development is intended to protect the rural character of the Town, conserve open land, protect site features, and provide flexibility in the siting of structures, services, and infrastructure. A minimum percentage of open space area is required and the total amount depends on the zoning district. Conservation developments are intended in part to conserve open land on a community-wide basis and contribute to a greenway system within the Town.

Residential Compounds

In 2003, the Town also amended regulations related to **residential compounds**. The regulations permit low-density development on large parcels, which helps to protect rural character, while relieving compliance with the design and improvement standards of other subdivisions. In the R1, R2, and R3 zoning districts, five acres is minimum density for residential compound lots. Developers may also choose to combine residential compound/conservation development. Nineteen residential compounds have been created since the inception of these regulations.

Agricultural Overlay District

The Town's **Agricultural Overlay District** is designed to preserve large contiguous areas of prime agricultural soils and working farms. Large farm lots intended for both agricultural and residential uses are required in this District. Residential density is defined as one residential unit per five acres of land suitable for development. Conservation development subdivisions within the overlay district must design open space that contains both prime agricultural soils and one

or more farm lots intended for both residential and agricultural use. One acre of each farm lot is reserved for a principal residential structure. One accessory dwelling unit is permitted by right rather than by a special use permit. Residential compounds lots must have a minimum of 11 acres making them eligible for participation in the Farm, Forest and Open Space Program. Further discussion of agricultural uses can be found within the Land Use Element of this Plan.

Aquifer Protection District

Richmond is dependent on groundwater for 100% of its drinking water and protecting the high quality of groundwater in Town is a priority for all the Town's agencies. The Aquifer Protection District ordinance is an overlay ordinance and establishes land use restrictions and guidelines for on-site septic systems, thereby ensuring conservation and protection of water resources.

Flood Hazard Overlay District

The purpose of this district is to protect the public safety, minimize property damage, protect watercourses from encroachment, and preserve the ability of floodplains to retain and carry off floodwaters. Any development within floodplains designated by the Federal Emergency Management Agency will be reviewed for compliance with the current edition of the state building code regarding flood-resistant siting and construction.

RI Storm Water Design Manual

This Manual offers best management practices for decreasing flooding as well as reducing pollutants in storm water runoff, particularly during the construction phases. The Manual requires no net increase in storm water runoff and further requires that any runoff must be treated on-site before discharged. Low impact design (LID) strategies are recommended as a comprehensive approach to both managing runoff and minimizing the hydrological impacts. These strategies include minimizing impervious surfaces in developments and using natural filtration systems such as rain gardens. In light of the historic flooding of March, 2010, these strategies are particularly important. The Land Development and Subdivision Regulations reference the use of the Manual for storm water design and calculations for all development applications.

Historic District and Resource Protection

An historic district is not enabled by the Town Charter, but efforts continue to protect the cultural resources of the villages on the National Register of Historic Places. Village district design guidelines are being prepared for Wyoming and, in cooperation with the Town of Charlestown, have been prepared for Shannock. The intent of these guidelines will be to retain the village mixed use development pattern and aesthetic qualities of the historic districts. The Town should also consider guidelines for other historic districts, including Carolina and Alton.

Goals, Policies, and Actions

GOAL NCRC1: Protect and enhance the Town's Natural and Cultural Resources

Policy NC1: Limit the development of environmentally sensitive areas.

Action NC1: Determine compatible land uses, and develop land acquisition and management programs for identify open space and river corridors (See **Open Space and Recreation Element**).

Timeframe: Mid-Term
Responsibility: Planning Board, Land Trust and Town Council

Policy NC2: Protect rare and unique natural resources.

Action NC2: Monitor rare native plant and wildlife communities, determine compatible land usage and develop land acquisition and management programs.

Timeframe: On-going
Responsibility: Conservation Commission, Land Trust, and Town Council

Policy NC3: Protect water quality of the town's surface and groundwater resources.

Action NC3: Review Town GIS mapping to strengthen the Aquifer Protection Overlay District.

Timeframe: Short-Term
Responsibility: Planning Department, Planning Board and Town Council

Action NC4: Amend the Subdivision, Planned Unit Development, and Development Plan Review Regulations to include 300-foot buffer zones along major rivers, which are restricted by voluntary conservation easements.

Timeframe: On-going
Responsibility: Planning Department and Planning Board

Policy NC4: While protecting the Town's natural resources, encourage their use in a sustainable and environmentally sensitive way that promotes economic development opportunities.

Action NC5: Develop economic strategies that promote the sustainable use of the Town's abundant local and state parks and other open spaces. Strategies should support local businesses catering to users (See **Economic Development Element**).

Timeframe: On-going
Responsibility: Economic Development Commission, Town Council, Town Administrator

Policy NC5: Encourage the active use of prime farmlands for farming.

Action NC6: Incorporate into zoning ordinances and regulation policies that are designed to sustain agricultural operations and preserve open spaces.

Timeframe: Short Term
Responsibility: Planning Board and Town Council

Action NC7: Partner with farmers to preserve their lands from development.

Timeframe: On-going
Responsibility: Planning Board, Town Council, Land Trust, and Conservation Commission

Policy NC6: Identify and maintain scenic rural landscapes, vistas, and key cultural and historic resources.

Action NC8: Take the necessary steps to create Historic Districts, including an amendment to the Town Charter and adoption of appropriate ordinances.

Timeframe: Long-Term
Responsibility: Town Council

Action NC9: Reestablish Historic District Commission.

Timeframe: Long-Term
Responsibility: Town Council

Action NC10: Identify sections of streets and highways with scenic vistas for possible designation as a scenic roadway or scenic overlook areas.

Time: Mid term
Responsibility: Town Council, Planning Board, Economic Development Commission, Conservation Commission, Historic District Commission, and other local agencies

Action NC11: Adopt design guidelines that will be applied to areas in and near existing historic village areas to retain and protect historic and cultural resources and to maintain the unique aesthetic look of these places.

Timeframe: Long-Term
Responsibility: Historic District Commission

Policy NC7: Manage natural and cultural resources in cooperation with government agencies, private groups and residents.

Action NC12: Continue to maintain a GIS inventory of environmentally sensitive areas and sites that are of historical, cultural or archaeological value to the Town.

Timeframe: On-going
Responsibility: Planning Department

Action NC13: Consider developing partnerships with private property owners with recreational businesses for the continuation/protection of these uses.

Timeframe: On-going
Responsibility: Planning Department and Land Trust

Policy NC8: Use a comprehensive strategy for protecting natural, historic and cultural features.

Action NC14: Maintain and update the town's GIS mapping and prioritization of potential conservation lands and consult with the non-governmental organizations which own these properties in Richmond.

Timeframe: On-going
Responsibility: Planning Department, Land Trust, and Conservation Commission

Policy NC9: Promote conservation of Richmond's natural features and its traditional rural character (See **Land Use Element**)

Action NC15: Concentrate major developments and community facilities within and adjacent to established villages and town-designated growth areas to alleviate pressure to develop the more rural areas of town (See **Land Use Element**).

Timeframe: Short Term and On-going
Responsibility: Planning Board and Town Council

Action NC16: Review the Zoning and Subdivision and Land Development Regulations to establish mixed use development and standards appropriate for the existing villages to promote the conservation of natural and cultural resources (See **Land Use Element**).

- Review lot sizes, dimensional requirements, public amenities, building design guidelines and relationships to surrounding properties then recommend or implement any needed amendments.

Timeframe: Short Term and On-going
Responsibility: Planning Department, Planning Board, and Town Council

Policy NC10: Support the development of new town-managed recreational facilities for residents.

Action NC17: Prepare a Master Plan for the town-owned Beaver River Road recreation land for recreation trails.

Timeframe: Mid-Term
Responsibility: Planning Board, Town Administrator, Recreation Commission

Action NC18: Develop an inventory of town-owned land and review options for their use. Consider the use of these lands to endow a recreation trust.

Timeframe: Mid-Term
Responsibility: Planning Department, Land Trust, and Town Administrator

Economic Development

The **Economic Development Element** is intended to promote a positive policy environment to attract and retain businesses. The Town seeks to meet its economic goals of increasing employment opportunities while observing environmental stewardship principals. The Economic Development Component should be cross-referenced with the **Land Use Element**, **Natural and Cultural Resources Element**, and **Public Services and Facilities Element**.

Community Survey and Public Workshop

Respondents to the Community Survey cited the need for economic development as one of Richmond's greatest challenges. Specifically, how can the Town support new businesses while maintaining Richmond's rural character? However, residents at the public workshop also felt that the Town's rural qualities are important assets on which to build economic opportunities. The Town's abundant natural and cultural resources, for example, can create a niche for geotourism related businesses. State management and local conservation areas provide visitors with numerous opportunities to fish, hunt, hike, cycle, canoe, and interact with nature. Providing opportunities for businesses to accommodate and support these activities is a positive way to build an economic base while protecting natural resources.

Agricultural activities are another important aspect of rural economic development. Residents support town policies that will encourage the prosperity and perpetuation of all farms, small or large, as well as agricultural tourism.

Overall, residents would like to see a wide variety of new businesses. In addition to those mentioned above, they named medical and dental offices, restaurants, light industry, manufacturing and retail. Others suggestions included sports fields, a second grocery store, private recreational complexes, small and home-based businesses, and development similar to South County Commons. There were also those respondents who, on the contrary, believe there should be no further business development in Richmond at all.

Residents were also concerned with not only types of businesses but also where they may be located in Town. They expressed concern, for example, with the empty store fronts in Wyoming village. Wyoming and the area around I-95 can support new growth and should be the focus of new business development. Some thought that small businesses may have difficulty surviving, particularly in remote areas like Shannock.

Economic Conditions

State Trends

Economic conditions in the State and region certainly affect economic development activities in Richmond. During the past decade, the State's economy fluctuated. According to the Rhode Island Department of Labor and Training (RIDLT) (2010)[2], between December 2001 and January 2007, Rhode Island experienced an economic upswing when private sector jobs grew by 5.4%, outpacing all other New England states; however that momentum slowed later in 2007. The

[2] *Rhode Island Employment Trends 2010*. A publication by the RIDLT Labor Market Information Unit. October 2010.

state budget crisis, increased energy costs, and the housing market and credit collapse pushed Rhode Island into a recession nearly one year ahead of the rest of the nation. In December, 2009, the state's unemployment rate reached its highest in 30 years at 12.7% and for three months that percentage held steady. Nationally, unemployment reached its peak of 10.1% in October 2009 and then slowly improved. Rhode Island's rate dropped to 11.5% in September 2010; however it still has the highest unemployment rate in New England and fifth nationally. Job losses occurred in nearly all economic sectors with the largest declines in manufacturing, construction, profession and business services, financial activities, accommodation, food services, and government.

The National Bureau of Economic Research declared that the recession ended in June 2009, but in the years that followed, national job losses continued. In Rhode Island, employment continued to decline until April 2010. This loss was exacerbated by the floods from the record-breaking rainfall in March 2010. RIDLT reports that 240 Rhode Island businesses employing nearly 4,900 workers were negatively affected by significant flooding.

RIDLT projects modest job growth statewide for all education and skill levels. By 2018, employment is projected to increase by nearly 40,000 jobs over 2008 levels. This projected growth will be driven primarily by the increased demand for products and services in the health care and social assistance; professional, scientific, and technical services; educational services; retail trade; and accommodation and food services sectors. The RIDLT reports that the largest gains continue to occur in the health care and social assistance sector and project an increase of 13,000 jobs by 2018 in that sector alone. This growth will be due largely to our aging population along with medical advances and new technologies promoted by the Knowledge Economy. Many people associate the Knowledge Economy only with high-technology industries such as telecommunication and financial services. Knowledge Economy workers, however, are more broadly defined as "symbolic analysts" who manipulate symbols rather than machines. These include architects, bank workers, fashion designers, pharmaceutical researchers, teachers, and policy analysts, among many other vocations and professions.

Local Trends

A majority of the businesses in Richmond are small and employ fewer than 50 people. According to RIEDC, the number of private businesses in Richmond over the past five years has fluctuated between 138 and 148, with most jobs in the Construction, Retail, and Other Services (excluding Public Administration) industries (Table 9). Business growth occurred primarily in Professional and Technical Services as well as Other Services (excluding Public Administration). Statewide, RIDLT anticipates trends of future employment to be in Health Care and Social Assistance; Professional, Scientific, and Technical Services; Educational Services; Retail Trade; and Accommodation and Food Services sectors.

On average, in 2009, businesses in Richmond employed approximately 1,800 people, a majority of which were employed in Public Administration, Retail Trade, Accommodation and Food Service, and the Arts, Entertainment and Recreation sectors. Due to business closings or downsizing, this number has decreased since 2009. Employment peaked between 2005 and 2007, before the economic downturn.

Table 9: Number of Establishments in Richmond, 2005-2009 (RIEDC)

	2005	2006	2007	2008	2009
Total Private & Government	146	156	155	156	148
Total Private Only	138	148	147	148	140
Agriculture, Forestry, Fishing & Hunting	5	5	5	5	6
Construction	22	25	24	22	22
Manufacturing	6	6	6	6	*
Wholesale Trade	10	9	7	8	7
Retail Trade	25	25	24	23	21
Information	3	3	*	*	*
Finance & Insurance	5	5	5	*	4
Professional & Technical Services	6	7	9	10	10
Management of Companies & Enterprises	0	0	0	0	-
Administrative Support & Waste Management	8	10	10	10	10
Educational Services	*	*	3	*	3
Health Care & Social Assistance	9	9	10	10	9
Arts, Entertainment, & Recreation	6	9	8	8	7
Accommodation & Food Services	15	16	16	14	13
Other services (except Public Administration)	15	17	17	18	20
Unclassified Establishments	1	-	1	*	-
Government	8	8	8	8	8

* Data not available
Sources: Employment & Establishments: RI Department of Labor & Training, QCEW surveys

Table 10: Average Employment for Richmond Businesses, 2005-2009 (RIEDC)

Year	2005	2006	2007	2008	2009
Total Private & Government	1,889	1,890	1,838	1,921	1,810
Total Private Only	1,244	1,236	1,182	1,216	1,129
Agriculture, Forestry, Fishing & Hunting	40	43	24	17	22
Construction	72	82	81	82	83
Manufacturing	100	110	104	97	*
Wholesale Trade	51	50	31	33	32
Retail Trade	342	346	334	305	309
Information	5	5	*	*	*
Finance & Insurance	50	47	41	*	43
Professional & Technical Services	29	28	39	44	43
Management of Companies & Enterprises	0	0	0	0	-
Administrative Support & Waste Management	51	55	59	74	53
Educational Services	*	*	2	*	5
Health Care & Social Assistance	80	81	86	79	76
Arts, Entertainment, & Recreation	89	55	53	134	121
Accommodation & Food Services	237	239	243	228	197
Other services (except Public Administration)	47	51	50	50	48
Public Administration	645	654	656	705	681

* Data not available
Source: RIEDC (Population: US Census Bureau, Census 2000; *Population Estimates Program* for later years
Employment & Establishments: RI Department of Labor & Training, QCEW surveys)

With 300 employees, Kenyon Industries, located on the Charlestown/Richmond border, is the largest employer in Richmond (RIEDC 2011), followed by grocery retailer Stop and Shop. Previously, Boulder Hills/ Foxwoods Golf and Country Club was one of the top three but it is now closed. Excluding local government, Table 11 lists businesses with more than 25 employees.

Table 11: Businesses with more than 25 employees (2011)

Company Name	Line of Business	Employment
Kenyon Industries, Inc.	Finishing plants, manmade	300
The Stop & Shop Supermarket Company LLC	Grocery store	140
Wendy's	Restaurant	85
Vibco, Inc.	Construction machinery	75
Ocean Community YMCA	Civic and social associations	50
State Police, Rhode Island	Police protection	35
CVS Pharmacy	Drug stores and proprietary stores	30
Coastal Plastics, Inc	Plastics materials or resins	30
Richmond Country Club Inc	Golf club, non-membership	30
Bridges, Inc.	Intermediate care facilities	30
Rite Aid Corporation	Drug store and proprietary store	25
Meadow Brook Country Club	Golf Course	25

Source: RIEDC, communication August 29, 2011; supplemented with calls to local businesses.

Richmond Labor Force

The RIDLT[3] estimates the Town's labor force to be 4,300, with an unemployment rate for May 2011 of 7.4%, an improvement over the 2010 annual average of 8.7%. Compared to the State's rate of 11% (May 2011), Richmond's labor force appears to be returning to work.

US Census statistics show that Richmond's labor force is relatively well-educated. According to the American Community Survey (ACS) (2009), nearly 63% of residents 25 years and older had had completed a higher education degree or taken college courses. One third held a bachelor's degree or higher. Table 12 lists the industries which employ residents 16 years and older. Nearly one quarter are employed in education services, and health care and social assistance businesses, all of which require some advanced training or degree. Another growing employment sector is the professional, scientific, and management, and administrative and waste management industries. The number of Richmond based businesses in these sectors, however, is declining (Table 9). It is important to note that agriculture, forestry, fishing and hunting businesses employ the smallest percentage of residents, and the number of people employed in this sector did increase. Based on the survey, residents supported employment in this sector.

But Richmond residents, for the most part, are not employed in Town. One goal is to increase employment opportunities for residents as well as retaining existing businesses. Statistically, the ACS reports that a majority of residents (87.5%) commuted alone to work by car, which is a small decrease from 89.3% in 2000. The average commute is 29 minutes and it appears that more workers are using available, but limited, public transportation. The ACS reports 0.7% took public transportation to work, a small increase from 2000 (0.3%). Fewer are carpooling and there was little change in the number of home-based workers.

[3] RIDLT, Labor Market Information Unit "Richmond Labor Force Statistics (not seasonally adjusted) 1990-Present," 2011 (http://www.dlt.ri.gov/lmi/laus/town/laus11.htm, obtained 4/25/2011)

Table 12: Industries of Employment for Richmond residents 16 Years and Older

Industry	2000	2009
Agriculture, forestry, fishing and hunting, and mining	0.1%	0.3%
Construction	5.3%	4.8%
Manufacturing	13.2%	8.6%
Wholesale trade	3.8%	2.8%
Retail trade	13.3%	14.3%
Transportation and warehousing, and utilities	4.5%	4.6%
Information	2.0%	1.8%
Finance and insurance, and real estate and rental and leasing	8.1%	8.5%
Professional, scientific, and management, and administrative and waste management services	7.9%	9.3%
Educational services, and health care and social assistance	21.9%	24.7%
Arts, entertainment, and recreation, and accommodation and food services	8.7%	9.9%
Other services, except public administration	5.8%	5.0%
Public administration	5.6%	5.2%

Source: ACS 5-Year Estimates (2009); 2000 US Census

Economic Development Commission (EDC)

The purposes of the Richmond Economic Development Commission (EDC) are to retain and attract economic activities that are consistent with the environmental policies in the Comprehensive Community Plan, to expand and diversify Richmond's economic base. Generally the duties of this commission are to:

- Develop site criteria for business development along with suitable locations for nonresidential development,
- Promote responsible economic growth,
- Identify potential ventures with the University of Rhode Island to stimulate commercial and industrial development, and
- Research federal and state economic development funding assistance.

The activities of the commission include:

- Advocating measurable economic objectives for the Town and coordinating economic development policies,
- Preparing a marketing plan for the Town,
- Assisting in the planning of employment sites,
- Encouraging "Development Partnerships," and
- Seeking technical assistance and funding.

EDC and the Town strive to make Richmond a good place to do business. The Commission also can advise in areas of licensing, building code requirements, and land development processes to make the Town more attractive to business interests. The EDC can assist with the Town's website, e-mailings and links to regional and State programs to assure that timely and accurate information is available to prospective as well as established local businesses.

Richmond will continue to promote its local businesses. A "shop local" campaign can highlight services available in town. By marketing local businesses, residents that buy locally and support the local economy, which is important to fostering and developing community pride.

Economic Development Strategies

Richmond wants to encourage economic development strategies that retain existing businesses, increase the number and quality of local jobs and expand the local tax base. Abundant natural resources, such as golf courses, conservation areas and working farms can help to support these strategies. A municipal water supply and existing businesses in the Wyoming area can help to attract new business growth. The Town also has zoned industrial, light industrial, and flex tech areas to stimulate economic development. Proposed projects need to be assessed in relation to the availability of water, accessibility, and storm water and wastewater management (See **Land Use Element**.).

Agriculture

In Richmond there are approximately 20 working farms and many offer seasonal activities that support their operations. These include corn mazes, hay rides, educational programs and farm stands. The Town wants to sustain and encourage these businesses. Rhode Island farmers lead the country in the prices they obtain through direct marketing. The demand for locally grown food is rising because of an increased awareness and interest in food security and where and how food is produced. Food security means increasing and strengthening the capacity and sustainability of local food systems so that everyone can have access to locally-raised, healthy, safe, affordable, and culturally-acceptable food. As described in the Land Use Section there is a seasonal farmer's market held on town property. Farming in Richmond also includes many nurseries, tree farms, greenhouses, and turf grass businesses as well as one major dairy farm. Other agricultural activities may include vineyards, aquaculture, or breeding/ boarding horses. See also the **Land Use** and **Natural and Cultural Resources Elements**.

Richmond is in a good position to promote *A Vision for Rhode Island Agriculture: Five Year Strategic Plan*. This strategic plan was developed by a statewide consortium of agricultural producers and service providers, the RI Agricultural Partnership, to lay out a course for agriculture in the State over the next five years. The strategic plan outlines issues and opportunities, goals and strategies, and implementation actions. Recognizing the challenges and opportunities in maintaining a vital agriculture community, Richmond supports the efforts of the RI Agricultural Partnership and champions the goals and strategies of its plan. The Town will continue to:

- Support and enhance the Richmond Farmer's Market
- Work with the Partnership to identify and encourage agriculture as a viable economic driver in the community, and

- Support existing and new agricultural businesses through agriculturally sensitive land development policies.

Agricultural Tourism

Farms are more than just places of production and employment. Farms have become destinations. Across the State, farms and nurseries are developing new forms of recreation, entertainment, hospitality and educational programs that have made them popular destinations for residents and tourists alike. According to the Strategic Plan, between 2002 and 2007, the number of farms offering agritourism activities increased sevenfold. Farming activities alone usually cannot sustain a local agricultural business. The concept of agricultural tourism allows farmers to increase the availability of their goods and services to the public. Some farms offer seasonal events, such as corn mazes, cheese tastings, pumpkin or blueberries picking, maple syrup production, and Christmas Trees. Others may allow visitors to stay on the farm and experience a lifestyle that is part of the local heritage or offer educational programs to local schools. There is an increasing interest in leisure horseback riding and competitive equestrian activities that could encourage equestrian centers. Some local farms with sufficient resources could provide conference centers for private nonagricultural related events. The Town will seek to support existing and new agricultural businesses through agriculturally sensitive land development policies which encourage agritourism activities.

Geotourism

As discussed in the **Natural and Cultural Resources Element**, many residents originally located in Richmond to take advantage of the pristine rivers and forest resources. There are numerous access areas for canoeing, hunting, kayaking and fishing along the Wood, Pawcatuck and Beaver rivers, as well as local freshwater ponds. The National Park Service currently is considering a proposal to designate the Wood River as a *Wild and Scenic River*. Several public trails for hiking and mountain biking pass through Richmond. Adding more seasonal campgrounds or other lodging facilities may encourage visitors to extend their visit and boost the local economy. With this type of interest in Richmond, the Town should consider "Geotourism" or "Cultural Heritage Tourism," similar to that promoted in the Blackstone River Valley. This concept focuses on exposing the visitor to the unique local natural or historic resources of an area. Richmond should assess its place in the regional tourist market relative to Washington County and the State as a whole. Working with the Rhode Island Economic Development Corporation and local tourism councils is one way to promote the Town and build on existing resources. The EDC should seek businesses that cater to outdoor enthusiasts and depict the Town as a central hub for these types of activities in Washington County.

Commercial recreation development, such as seasonal campgrounds, equipment rental, outfitters, and outdoor supply stores would complement these goals. Other kinds of private recreation areas, such as zip line areas, outdoor skating rinks, a destination water park, kayaking center, or an indoor recreation venue also should be encouraged. Many residents who participated in the Community Survey supported these activities. Indoor entertainment

opportunities, such as a movie theatre, may also offer some "rainy day" alternatives, particularly for families with children.

Golf Businesses

There are four golf courses located in the Town. In addition to the economic benefits they provide, these facilities provide positive social and environmental benefits as well. According to "Eight Astonishing Benefits of Walking," walking a golf course leads to better health; walking 18 holes is equal to 40% to 70% of an intense aerobics exercise class. Golf courses also have a positive environmental impact. The Golf Course Superintendents Association of America surveyed more than 16,000 golf courses and learned that the average course covers 150 acres, of which approximately 100 acres is maintained turf grass. The turf grass on a golf course helps to control flooding, filters runoff, and green spaces provide a cooling effect for surrounding properties. The remaining 50 acres of an average golf course are devoted to forests, woodlands, wetlands and/or water bodies which can support wildlife habitats. Additionally, golf course landscapes can be designed with a minimal need for irrigation. According to a United States Geological Survey, golf course irrigation accounts for only 0.5% of the 408 billion gallons of water used per day in the US.

Golf courses have a positive economic impact. Research conducted in 2005 by SRI International found that the U.S. golf economy alone generates $76 billion in goods and services annually and employ two million people. The golf industry is larger than the movie business, professional spectator sports, or the newspaper industry. And, the economic impact of golf is growing. For example, the South Carolina Department of Parks, Recreation and Tourism reported golf's economic impact for 2009 statewide at more than $700 million, including $276 million in federal, state and local taxes, and employing more than 33,000. A good portion of that revenue was generated by tourists—people traveling to South Carolina specifically for golf or including golf as part of business or other leisure activity. The golf industry also generates local construction and building maintenance jobs.

Golf courses increase neighboring property values. Studies nationwide support the positive impact that green spaces and parks have on home and real estate values. The following are the current operating golf clubs in the Town (See Map 1 in Appendix B):

- Richmond Country Club is an 18 hole, 6,826 yard, par 71 golf course. It is sculpted out of a pine forest abutting the Wood River. The clubhouse has panoramic views of the golf course, ponds and a footbridge. Richmond Country Club also offers a pro-shop, banquet facilities and a full-service restaurant.

- Beaver River Golf Course is an 18 hole, 6,006 yard, par 70 golf course located on Route 138 three miles east of I-95. It has a clubhouse containing a full service bar and grille and pro-shop.

- Meadow Brook Country Club is an 18 hole, 7,400 yards, par 72 golf course located 2 miles east of I-95 also on Route 138. Originally opened in 1929, Meadow Brook was completely renovated in 2006 by world renowned course designers, Roger Rulewich and Dave Fleury. The existing clubhouse was also renovated retaining much of the

original granite work. The clubhouse serves breakfast and lunch along with a full bar.

- Pine Crest Golf Club is 9-hole, 2991 yard, par 35, golf course at 25 Pinehurst Drive near the Village of Carolina. It has a clubhouse containing a full service Bar & Grille.

There are also four golf courses and a driving range facility located within a ten mile radius in the Towns of Hopkinton and South Kingstown. With this concentration of golf facilities, Richmond should evaluate its place in the regional and statewide golf market. As discussed above, working with the Rhode Island Economic Development Corporation and local tourism councils is a way to promote the Town and build on existing resources. The Town should encourage additional golf courses as well as businesses that cater to the golfing enthusiast development. Richmond could be a central hub for golfing activities in southern Rhode Island.

Commercial Development

Richmond's existing business center is at the Route I-95/138 interchange and within the Village of Wyoming. This area has municipal water service as well as easy access to the Interstate. Existing commercial uses are located either in stand-alone buildings or in small strip development centers with large parking areas. In the Land Use Element, the Town would like to encourage a mix of uses, incorporating housing and offices, such as medical or dental. There are some vacant storefronts and opportunities for infill development in Wyoming. The Town is considering way to focus commercial development and mixed uses in these areas. A mixed used ordinance for Wyoming is in the drafting stage.

The Town has adopted commercial design standards regarding the appearance of new or renovated structures, as they are redeveloped. Building façade, landscaping, and parking layout also are addressed in the Development Plan Review Ordinance, along with circulations and traffic impacts. Residents contend that the appearance of existing development needs improvement. Management of curb cuts, driveways and vehicle access are also concerns and are discussed in the **Circulation Element**. Overall, future development strategies, as discussed in the **Land Use Element** should respect the Town's rural character.

Richmond is in the process of approving a unique commercial and residential development known as Richmond Commons. It is located in a unique zoning district, Planned Unit Development Village Center, which was created specifically for the property. It will feature a concentrated commercial area complimented by age-restricted residential community. Its proximity to Wyoming will expand and enhance the existing business center. Richmond Commons will have privately owned roads and stormwater management utilities, as well as community onsite wastewater treatment system. It also will have access to the Richmond public water system. The current preliminary plans include development of a village center with a variety of smaller scale retail or commercial anchored by two larger retail or commercial establishments. To mitigate traffic congestion, the developer will upgrade Route 138 from the main access point of the development to the exit ramps for I-95, including realignment of the Stilson Road Route 138 intersection.

The Town also proposes to study the feasibility a new growth center development at the intersection of routes 112 and 138, as discussed in the **Land Use Element**. It is the convergence of two State highways, Route 138 and Route 112, and the location of the Richmond Elementary

School and Town Hall. The municipal water line was extended in 2011 to this area for correction of water quality and fire code compliance problems at the Richmond Elementary School. The feasibility study would evaluate potential economic development and what types of housing that would be most appropriate for the area. Circulation and access management issues should also be reviewed, as well as ways to attract development to the area.

Industrial or Business Parks / Manufacturing

The Flex Tech Zone would be the most appropriate place to establish an industrial or business park in Town. This zone allows a mixture light industrial uses with a unified design, clustering of buildings, and requires incorporation of open space areas. Its proximity to the Richmond Common development and access to major highways would make it attractive to small scale manufacturers and distribution centers. See also the **Land Use Element**. The Town needs to be strategic and seek development that qualifies for state economic development assistant as well as focusing on the growing Knowledge Economy sector. Qualifying for this type of assistance allows developers to obtain capital as well as other incentives that encourage projects that might not otherwise happen. The Rhode Island Economic Development Corporation published the *Statewide Strategic Plan for Office and Industrial Site Development* in 2009, which outlined and described real estate requirements for advancing economic development statewide. While no Richmond property specifically is cited in this plan, the report highlights properties along the Route 138 corridor to the nearby University of Rhode Island in Kingston. New businesses that spin off from University expansion may well find suitable locations in Richmond. The Flex Tech and a new growth center at Rte 138 and 112 are both easily accessible to the University. Because Route 138 is already plagued with traffic congestion, traffic impacts should be reviewed for any proposed development.

Regional Cooperation

A critical aspect of economic development is regional cooperation among communities. Through its membership in the Washington County Regional Planning Council, Richmond has participated in several regional studies, including the *Washington County Sustainable Economy Project* (March 2004), by Taintor and Associates, Inc. (herein referred to as the Taintor Report). The Taintor Report highlights the issues and challenges of economic development in Washington County, specifically preserving the County's community character. The Report advocates economic development in village centers in order to protect open space and rural character. Another challenge for the County is access to public water and sewers, as needs vary widely by community. Richmond has a limited public water district and no sewers. See also **Public Services and Facilities Element**. The Taintor Report cautions against large-scale economic development projects and urges careful examination of all construction and maintenance impacts, water availability, wastewater disposal, and infrastructure maintenance issues.

Richmond should not limit itself to regional and statewide resources. For example, the New England Mountain Biking Association, which organizes over 1,000 trips a year for its membership, is organizing a ride through the Richmond area. The Association provides destination information, including location of bike repair shops and options for meals and accommodations.

Opportunities also exist in developing links between Richmond and regional transportation hubs. Making connections between the Westerly and Kingston Train Stations through public

transportation, bike paths, and pedestrian ways can enhance accessibility to Richmond. See **Circulation Element**.

Goals, Policies, and Actions

Goal ED 1: Promote economic activities that enhance and support the rural character and natural environment of Richmond.

Policy ED 1: Advocate for business models and types which complement the Town's rural character.

Policy ED 2: Continue to support home-based business enterprises.

Policy ED 3: Encourage regional strategies, communication, and joint economic development efforts with surrounding communities and the RI Economic Development Corporation.

Action ED 1: Identify the types of enterprises and industries that will be needed to serve the town's current and future population.

Timeframe: Mid-Term
Responsibility: Economic Development Commission

Action EC 2: Annually review the stated goals and mission of Economic Development Commission.

Timeframe: On-going
Responsibility: Economic Development Commission and Town Council

Action ED 3: Make regular contact with the RI Economic Development Corporation and other state agencies and departments regarding the relationship between economic development and meeting the state-mandated goal for affordable housing. Coordinate these efforts with regional officials.

Timeframe: Mid-Term
Responsibility: Economic Development Commission and Town Council

Policy ED 4: Invest in public infrastructure to support appropriate light industrial and commercial development at specific locations in the town.

Action ED 4: Concentrate major commercial and industrial activity in the vicinity of the intersections of State Routes 138 and Interstate Route 95 (See **Land Use Element**).

Timeframe: On-going
Responsibility: Planning Board and Town Council

Action ED 5: Open a dialogue with property owners in the Interstate 95 and Route 138 interchange area to determine if infrastructure is a constraint against future commercial development.

Timeframe: Mid-Term
Responsibility: Economic Development Commission and Town Administrator

Policy ED 5: Maximize the supply and choice of land capable of supporting business and industries.

Action ED 6: Review current land development controls and recommend amendments that will complement the economic development goals.

Timeframe: Mid-Term
Responsibility: Planning Board, Planning Department, and Town Council

Action ED 7: Continue to investigate the feasibility of mixed use zoning in villages to allow for the flexibility of design and to maximize open space (See **Land Use Element**).

Timeframe: Mid-Term
Responsibility: Planning Board, Planning Department, and Town Council

Policy ED 6: Identify a physical development strategy for industrial development through use of existing environmental site analyses.

Policy ED 7: Maximize the investment and use of the existing public services, and facilities for economic development opportunities.

Action ED 8: Identify road improvements needed in business districts and coordinate efforts with RI Department of Transportation as appropriate (See **Circulation Element**).

Timeframe: On-going
Responsibility: Public Works Department and Town Administrator

Policy ED 8: Support policies and initiatives that promote agriculture and agricultural businesses (See **Natural and Cultural Resources** and **Land Use Elements**).

Action ED 9: Continue to support the Richmond Farmer's Market.

Timeframe: On-going
Responsibility: Town Council and Economic Development Commission

Action ED 10: Partner with RIDEM Division of Agriculture to create relationships between private sector agricultural firms to help farmers gain access to technical assistance programs.

Timeframe: On-going
Responsibility: Economic Development Commission

Policy ED 9: Encourage economic development opportunities for ecotourism based on the Town's abundant natural and cultural resources (See **Natural and Cultural Resources Element**.).

Action ED 11: Coordinate with RIEDC and local tourism councils to promote Richmond as a destination for ecotourism.

Timeframe: Short-Term
Responsibility: Town Council and Economic Development Commission

Policy ED 10: Encourage new businesses to locate in Richmond as well as retain and promote existing businesses.

Action ED 12: Develop web material to be posted on the Town's website that explains the requirements of opening a business in Richmond. It should direct individuals to local, regional, and state resources.

Timeframe: Short-Term
Responsibility: Information Technology Department, Town Council and Economic Development Commission

Action ED 13: Create and fund a "shop local" campaign that encourages residents to shop and do business with local establishments.

Timeframe: Mid-Term
Responsibility: Town Council and Economic Development Commission

Action ED 14: Create and fund an informational town wide signage program that directs residents and visitors to local establishments and businesses.

Timeframe: Mid-Term
Responsibility: Town Council and Economic Development Commission

Circulation

The creation of new roads, the condition of existing roads, and pedestrian or bicycle pathways, together with access to public transportation all can have a profound effect on the Town's character. Furthermore, the effectiveness of land use decisions depends on the circulation network. Determining where employment and housing sites should be located or estimating "who or what" will be going "where, when, and how" depends in part on levels of service, access, and mobility. These concepts play a major role in linking travel and land development with road improvements and other transportation options.

The goals and policies outlined in the **Circulation Element** must be consistent with the State's *Transportation 2030*, as amended. The Town's transportation network is shown on Map 9 in Appendix B.

Community Survey and Pubic Workshop

During the public workshop, residents expressed a number of concerns about the impacts of increasing traffic along Route 138. Exit 3 is the primary exit from Interstate Route 95 to northern Hopkinton, the South County Beaches, Newport, the University of Rhode Island, and American Power Conversion in Kingstown. As a result, traffic is heavy year round on this main east-west highway through Richmond. When seasonal out-of-state traffic is heavier on Route 138, travel for local residents is more difficult, particularly in Wyoming village. One resident suggested that this transient traffic is a missed opportunity for the Town, as there is little reason for travelers to stop here other than for gasoline or fast food purchases.

There are numerous duplicate curb cuts and driveways in the Wyoming area, but the Town has found it is difficult to encourage adjacent property owners to share driveway accesses. Residents are concerned about how future development in the area will increase traffic congestion. Alternate routes should be considered for through traffic; high volume generating drive-through businesses should be prohibited in this area, and shared curb cut standards should be adopted to improve circulation in the area.

Residents also discussed pedestrian and bike access. Workshop participants agreed that pedestrian amenities should be enhanced in the villages, specifically in Wyoming village. Residents noted that lack of sidewalks under the I-95 overpass or at the on and off ramps make it dangerous to walk from one side of Wyoming to the other. Residents also would like to see increased pedestrian ways outside of the village in the form of trails. Residents, both at workshop and in response to the Community Survey, also liked the idea of bike paths throughout town with specific links into villages.

Current development standards require that new roads must maintain the rural character of Town. Also it is current policy that, outside of the villages, residential developments do not need sidewalks or street lights, a concept with which most residents agreed.

A majority of those responding to The Community Survey cited a need for increased public transportation (bus service) for commuters. Parking was also discussed, particularly in villages. Municipal parking was advocated for the villages of Shannock and Wyoming.

Roads and Traffic

Roads

The Rhode Island Department of Transportation (RIDOT) Functional Classification is a grouping of roads according to their actual or expected use. Roads in Richmond are classified as Interstate, Rural Principal or Minor Arterial, or Rural Major or Minor Collector. They are shown on Map 9 (Appendix B) and listed in Table 13. The lengths in this table only reflect those portions of the roadways classified by RIDOT; the distances are not necessarily the entire lengths of the roads. For example, only a half mile of Shannock Village Road functions as a Rural Major Collector. The remaining portion is unclassified.

Table 13: RIDOT Functional Classification of Richmond Roads

Road		Length (miles)
Principal Arterial – Expressway		
Interstate 95		5.2
Rural Principal Arterial		
Route 138	Kingstown Road	5.4
Rural Minor Arterial		
Route 2	South County Trail	2.6
Route 3	Nooseneck Hill Road	5.6
Route 91	Portions of Alton Carolina Road, Church Street	2.4
Route 112	Portions of Carolina Back Road, Carolina Main Street, Richmond Townhouse Road	3.0
Rural Major Collector		
Route 138	Main Street, Kingstown Road	0.8
Heaton Orchard Road		1.4
New Kings Factory Road	(portion of)	0.4
Shannock Village Road	(portion of)	0.5
Switch Road		4.0
Rural Minor Collector		
Arcadia Road	(portion of)	1.8
Bridge Street	(portion of)	0.1
K G Ranch Road	(portion of)	0.3
Kenyon School Road	(portion of)	0.5
Lewiston Avenue		1.2
Pine Hill Road		2.2
Shannock Hill Road		2.5
Sherman Avenue	(portion of)	0.2
Skunk Hill Road	(portion of)	0.1
Woodville Road	(portion of)	1.1

Source: RIDOT and RIGIS (March 2010)

Traffic

The goal of any roadway system is to provide adequate access to move people and goods safely and efficiently. Level of access determines the functional classification of roads. Referred to as "Level of Service" (LOS), A road's LOS describes traffic circulation standards based upon anticipated delays (see Appendix D). It is calculated generally by comparing actual or anticipated traffic volume with a road's capacity taking into account times of the week and day, and unique elements such as traffic signals, turning lanes and curb cuts. Just as periodic economic and social factors may affect travel behavior, traffic volumes will also vary in response to seasonal changes, holidays and a myriad other factors. If a proposed development decreases the existing level of service in congested areas and does not offer a mitigating plan, this factor should be considered a negative finding of fact by the Planning Board.

Traffic volume on Richmond's roads continues to increase. Table 14 lists traffic flow growth in Richmond. Traffic along Route 138 has increased more than 50% in the last 20 years. Between Route 112 and Heaton Orchard Road, data indicates that traffic increased more than 300%.

Table 14: Change in Daily Average Traffic: 1989, 2000, and 2009

	1989	2009
Rte. 138 between Rte. I-95 – Rte. 112	9,300	14,000
Rte. 138 between Rte. 112 – Heaton Orchard Road	5,000	20,200
Rte. 112	3,310	5,200
	2000	**2009**
Southwest 91, Church Street east of Switch Rd	3,100	7,400
Switch Rd, between Crestwood Drive and Kenyon	2,700	2,600
Shannock Hill Rd, between W. Shannock Rd and North Rd	1,100	NA
Woodville Rd, between Sandy Pond Rd and Hopkinton T/L	700	1700
Pine Hill Rd, between Meadow Brook Trail and Dawn Lane	700	NA
Southwest 2 South County Trail between Heaton Orchard and South Kingstown T/L	4,000	6,200

Sources: Traffic Flow Map, RI Department of Transportation, 1989, 2000, & 2009

Traffic Collisions

According to the Richmond Police Chief, the following are total motor vehicle collisions for the years 2008 through 2010:

- 2008: 220
- 2009: 246
- 2010: 216

The Chief states the largest number of collisions, up to 41%, occurred along Route 138 (Main Street and Kingstown Road) and at the intersection of Routes 138 and 112. The largest percentage of these mishaps involved collisions with parked vehicles or other fixed objects rather than with another moving motor vehicle. It was also noted that roadway conditions, such as wet, icy, or snow-covered surfaces, contributed only to 11% to 23% of these collisions.

Transportation Improvement Program (TIP)

The Transportation Improvement Program (TIP) is a biennial document developed and adopted by the State Planning Council with the assistance of its Transportation Advisory Committee. Its programs provide federal funding to State and local transportation projects. Prospective

projects are initially rated according to the following criteria: mobility benefits, cost-effectiveness, economic development impact, environmental impact, and degree of support to local and state plans. Projects in Richmond on the TIP for fiscal years 2009-2012 (Amendment 10, March 25, 2011) include:

Bridge Program

- Wyoming North and South Bridge #43 & #44 (also in Hopkinton)
- Kingston Road Bridge #403
- Carolina Bridges (Route 112 over Pawcatuck River)

Study and Development Program

- Route 138, including 138/112 Intersection (South Kingstown town line to Hopkinton town line)

Highway Safety Improvement Program

- High hazard ramps - Interstate (C-3), long term, to be determined after analysis of crashes is complete

Roadway Lighting Improvements

- Interstate 95, Exits 1 through 5

Public Transportation

Rhode Island Public Transit Authority (RIPTA) is the only public transportation serving Richmond. A public Park and Ride lot at the Route 138/I-95 interchange is one of 90 stops along I-95 into Kennedy Plaza in Providence. Inbound, there are two busses stopping in Richmond at the I-95 Exit 3B Park and Ride: one at 6:56AM and the second at 7:26AM. Outbound, two leave Kennedy Plaza at 4:39PM and 5:09PM, arriving in Richmond at 5:29PM and 5:59PM, respectively. There is no weekend or holiday service for this bus route.

In the Community Survey, residents expressed interest in increasing public transit options. The **Land Use Element** encourages increased density as infill in Wyoming and a new growth center at the intersection of Routes 138 and 112, both of which will increase need for RIPTA service. Other options are to provide pedestrian access or bike paths. These alternatives should be considered when redevelopment is proposed in Wyoming and when the Town moves forward with its new growth center study.

In its Five-Year Strategic Plan (March 2011), RIPTA recognizes the growth in the southern part of the State and the increased demand for transit alternatives. RIPTA initiatives include "performing a South County local transit enhancement study with the Washington County Council of Governments." Richmond should play an integral part in this study

Bikes and Pedestrians

The concept of mobility also includes bicycles and pedestrians. In a rural community these mobility choices are far different than those designed for a more urban environment. In the village centers and growth areas, mixed-use or compact development are preferred (See **Land Use Element**); therefore, the pedestrian should be the focus of the circulation pattern.

Development should consider the level of service required together with the scale, access, and safety of sidewalks and crosswalks. These areas include Wyoming, the area around the I-95 and Route 138 interchange, development associated with Richmond Commons, and the future growth area at Routes 138 and 112.

Sidewalks, however, are not considered appropriate or necessary for the more rural areas of the Town. Walking or bike trails are a better alternative to linking villages and other places of interest. Both the **Natural and Cultural Resources Element** and the **Open Space and Recreation Element** discuss trails in Richmond. Each offers suggestions to build a local network connecting open space with conservation areas and local villages. For economic and safety reasons, dedicated bike lanes are not suggested for Richmond's narrow arterial and collector roads. Off-road bike paths or multi-purpose paths are better alternatives.

Parking Alternatives

During the Public Workshop, residents expressed a concern about availability of parking spaces in villages, particularly Shannock. It was suggested that a municipal lot might be a way to attract businesses where space is limited. The concept of shared parking areas, particularly near the I-95/Route 138 interchange, will reduce congestion, paved surface areas, stormwater runoff and pollutants. Parking alternatives should be specific to existing villages or the proposed growth center, and linked to bikeways, pedestrian ways, and RIPTA service.

Regional Intermodal Opportunities

The Town should look to link with regional transportation hubs and make intermodal connections. This includes the Westerly and Kingston Train Stations as well as the future commuter station at Wickford Junction. Links through public transportation, bike paths, and pedestrian ways should be explored to enhance mobility for residents and visitors.

Goals, Policies, and Actions

GOAL C1: Provide for safe and accessible mobility opportunities for all residents.

Policy C1: Ensure that road construction and maintenance meets safety standards but does not negatively affect the town's rural character.

Action C1: Adopt access management standards within regulations to control access to properties served by arterial and major collector roads. Policies may include, but are not limited to:

- Requiring a service road or shared access roads for new development proposals or for any land use changes.
- Limiting the spacing between curb cuts, service and access roads.
- Requiring that access to development sites fronting on two or more roads be located on the roadway with the least traffic volume.
- Encouraging links between parcels/developments.
- Prohibiting high volume generating uses from locating in congested areas.
- Adopting standards which prohibit impacts to existing levels of service.

Timeframe: Short Term
Responsibility: Planning Board

Action C2: Encourage developers, non-profit agencies, and housing agencies to locate new affordable housing units along main transportation corridors with access to public transportation (See **Housing Element** and **Land Use Element**).

Timeframe: Short Term
Responsibility: Planning Board and Town Council

Policy C2: Ensure that the construction of new roadways and the maintenance of existing roadways meet current and future demands without negatively affecting the town's rural character.

Action C3: Approve new developments and or road construction projects which have a clearly demonstrated need based on improved safety and on minimized environmental effects.

Timeframe: On-going
Responsibility: Planning Board, Town Council, and DPW

Action C4: Maintain an inventory of town roads according to the hierarchy and level of service of each; see Table 13, supra.

Timeframe: On-going
Responsibility: Planning Board and DPW

Action C5: Adopt Level of Service standards for the town's roadways, specifically including design and construction standards for new streets, necessity for signalization, shared curb cuts, and off-street and on-street parking.

Timeframe: Mid-Term
Responsibility: Planning Board

Action C6: Maintain street design standards that are consistent with the rural character of the Town.

Timeframe: On-going
Responsibility: Planning Board, DPW

Policy C3: Promote alternative modes of transportation.

Action C7: Encourage compact development design which prioritizes pedestrian access and safety in village centers and growth areas (See **Land Use Element**).

Timeframe: On-going
Responsibility: Planning Board

Action C8: Encourage pedestrian and bicycle links to existing bikeways, hiking/biking trails, and pedestrian ways in new and redevelopment projects, as appropriate (See **Natural and Cultural Resources Element**).

Timeframe: On-going
Responsibility: Planning Board

Action C9: Work with RIDOT and RIPTA to improve access to the RIPTA Park and Ride from neighboring businesses.

Timeframe: Mid-Term
Responsibility: Town Administrator and Town Council

Action C10: Work with RIDOT to improve pedestrian links under the I-95 overpass and Exit 3 ramp system.

Timeframe: Mid-Term
Responsibility: Town Administrator and Town Council

Action C11: Explore intermodal connections between regional transportation hubs and Richmond to enhance economic development opportunities (See **Economic Development Element**).

Timeframe: Mid-Term
Responsibility: Planning Board, Town Council, and Economic Development Commission

Policy C4: Promote parking alternatives in village centers and future growth areas.

Action C12: Evaluate the feasibility of parking strategies for new and redevelopment projects which use less land area and encourage better use of limited available land.

Timeframe: Mid-Term
Responsibility: Planning Board and DPW

Action C13: Evaluate the feasibility of municipal parking in village centers and future growth areas.

Timeframe: Long-Term
Responsibility: Planning Board and Town Administrator

Public Services and Facilities

Like most rural towns, Richmond offers few public services. The **Public Services and Facilities Element** details those services that are offered and evaluates the improvements needed to meet future demands. The location and extent of services, such as public water supplies, significantly influence the location and intensity of new development projects. This element addresses education facilities, library services, fire and police, public works, and public water supplies, among other municipal services. Public services and facilities in Richmond are identified on Map 10 in Appendix B.

Community Survey and Public Workshop

During the public workshop, residents expressed satisfaction with the public services available in Richmond. A majority of respondents to the Community Survey agreed that the Town should attract or create more developed recreational facilities expressing a preference for private rather than publically owned facilities. When asked if the Town should invest in public services and facilities to encourage economic development opportunities at targeted locations, a majority of respondents agreed it should.

Education

The Chariho Regional School District manages and oversees public education for the Towns of Richmond, Hopkinton and Charlestown. There are 4 elementary schools in the District, one of which is located on RI Route 138 in Richmond at the junction of RI Route 112. The regional Middle School, High School and Vocational School, as well as the administrative offices are located on Switch Road in Richmond.

Richmond Elementary School has approximately 485 students enrolled. A facilities assessment conducted in 2011 for the District identified a need for physical improvements to all District buildings and grounds, including roof replacement, asphalt repaving and resurfacing of play areas for Richmond Elementary School. The report also identified need for a walkway from the gravel parking area to the school building. Other recommendations included upgrading electrical, HVAC, plumbing, and fire suppression systems. The full report is available from the administrative offices of the School District.

Table 15 shows declining school enrollment over the last five years. Richmond children make up roughly one third of the school district student population and their numbers have proportionately declined. The Superintendent of Schools projects further decreases in the number of students and does not anticipate the need for additional facilities. The District struggles with maintenance, modification and upkeep of existing structures, particularly in response to State education mandates

The Town levies a Proportionate Share Development Fee on building permits to finance future school facility and Town recreation needs. These fees are designed to help offset capital expenses resulting from the impact of new residential development.

Table 15: School Enrollment in the Chariho Regional School District (2005-2010)

School Year	District	Richmond
2006-2007	3827	1345
2007-2008	3805	1345
2008-2009	3724	1303
2009-2010	3668	1263
2010-2011	3639	1282

Source: Office of the Superintendent, Chariho Regional School District (2011)

Libraries

Rhode Island's Strategic Plan for Library Services identifies three aspects of local library services 1) Libraries should be cooperatively planned; 2) they should be maintained and developed locally, and 3) local governments should be expected to fund library services .

In 1983, the Clark Memorial Library relocated from Shannock Village to Carolina. It is a private, non-profit organization. In 2010, the Library had nearly 2,400 cardholders and 26,000 visitors annually. Its collection includes 42,330 circulated and reference items and circulation is increasing. The library participates in the Ocean State Libraries System, which increases residents' access statewide. According to the Librarian, the meeting room is used extensively by local groups and audio visual services are in high demand. The Richmond Historical Society archives are housed at the Library and the local archivist is available one day a week to answer questions on documents or the Town's history. The Librarian indicates that there is a need to expand library space, either on site or at a new location, particularly one that is more visible.

The Langworthy Public Library in Hope Valley also serves the Hope Valley and Wyoming sections of Richmond. The Director reports that 25% of the patrons using Langworthy on a regular basis are Richmond residents.

Fire Districts

Two separate volunteer fire districts provide coverage to the Town, Hope Valley/Wyoming and Richmond/Carolina. The types of assistance offered by the districts include fire prevention and suppression, fire code reviews and enforcement, emergency rescues, and providing shelter during emergencies.

Hope Valley/Wyoming Fire District

About one third of the western portion of the Town is covered by the Hope Valley/Wyoming Fire District. Coverage in Richmond is provided from the main facility located on Main Street in Hopkinton, and a second station located on Route 91 in Alton. In addition to the 80 volunteer firefighters, there also are two full time staff persons at the main station, the Assistant Deputy Fire Marshall and Secretary/Tax Collector. The District has special equipment such as HAZMAT, a 3,000 gallon tanker (3,000 gallons) and a special hazards truck that they share with all of Washington County through mutual aid agreements

The District participates in the ISO's Public Protection Classification Program, which helps establish fire insurance premiums for properties within five miles of the station. The rating provides insurance companies data on which to base premiums. Classifications range from 1, which represents superior property fire protection, to ten, which is means the fire protection

program does not meet minimum ISO criteria. The Alton and Hope Valley Stations have a Class 4 ISO rating.

Richmond/Carolina Fire District

The remainder of the Town is covered by the Richmond/Carolina Fire District. Coverage is provided from three facilities: Station 3, located on Bell School House Road, serving the northern portion of town, Station 2 on Route 138, and the original Station 1, which is on Route 112 in Carolina. Station 1, which also houses administrative offices for the District. Handicap accessible meeting rooms in Station 1 are also available to the Town and other local organizations. Like the Hope Valley/Wyoming District, the District shares its equipment with all Washington County companies through mutual aid agreements.

Police Department

The Richmond Police Department is headquartered on Main Street in Wyoming. The Department occupies the ground floor and basement of a former bank building. The Town's Community and Senior Center occupies the second floor. The Police Department has a total staff of 13 officers, including the Chief, four reserve patrolmen, and an animal control officer. The Department operates with a fleet of eight marked patrol cars, one unmarked car, a four-wheel drive utility vehicle, two military surplus humvee-style vehicles, and an animal control van.

Renovations are planned to the building to address privacy and security issues. The cell block will be moved to a new location in the building with a private entrance to the holding area. The car ports will also be reconfigured to better accommodate patrol cars. Construction is expected to be complete by the summer of 2012 and will be under the supervision of the Richmond Department of Public Works.

Social and Health Services

There are no health service facilities located in Richmond. Some residents use the Wood River Health Services (WRHS) in nearby Hopkinton. WRHS offers general medical and dental services. According to its Executive Director WRHS's facilities are sufficient to meet the near-term needs. Services also include audiology, nutrition, family planning, mammography, radiology, clinical psychology, laboratory testing, food bank, and general social services.

South County Community Action Agency in Wakefield also provides services to many Richmond residents, including Head Start, weatherization, food, clothing and housing assistance, homelessness prevention, youth programs, emergency services, and job training and placement. Other social service agencies serving Richmond residents that receive grant funding from the Town of Richmond include the VNA of Washington County, South Shore Mental Health Center, Frank A. Olean Center, Women's Resource Center, Bradford Jonnycake Center, Sympatico, Hospice of Washington County, and Westerly Adult Day Care. Qualified Richmond residents also may apply for heating assistance and home improvement funds (primarily Community Development Block Grant funds) through the Community Development Consortium.

The Westerly WARM Center and the Welcome House of South County offer shelter and meals to the homeless. The Welcome House of South County listed eight Richmond residents using the shelter and 90 attending its soup kitchen. Assistance also is available from Rhode Island Center

Assisting those in Need (RICAN). RICAN maintains a food pantry and is seeking to expand its services to include housing assistance.

Richmond has several group homes maintained under the direction of the State Department of Mental Health, Retardation and Hospitals (MHRH). There are 39 group home beds in Richmond. There is also a drug treatment facility on Baker Pines Road, with a capacity of 20 beds. Under the definitions in Rhode Island General Law, these beds also qualify as "affordable housing" units.

Public health and well-being can be encouraged through zoning and planning concepts. For example, residential development design that encourage residents to walk or bicycle to schools, libraries, commercial areas and work, rather than driving a motor vehicle. Another way to promote healthier life styles is to seek out and promote businesses which supply healthy food sources, health and social services and recreational opportunities (See also the **Economic Development Element**).

Community Center

The Richmond Community Center (formerly known as the Senior Center) occupies the second floor above the Richmond Police Station. The Center is primarily used as a senior center; however, some programs are open to all ages. The Arcadia Branch of the YMCA, located in Wyoming, offers a wealth of programs for physical fitness, teen socialization, child care, summer camps and community outreach.

An ad hoc committee currently is reviewing the Center's structure and developing an operating program. The Richmond Senior Activities Committee currently oversees the operation of the Richmond Senior Center. Outreach services are provided by the VNA, University of Rhode Island School of Pharmacy, and the Rhode Island Department of the Elderly. There is also a hot meal program offered at the Crandall House in Hopkinton, Meals on Wheels and several other nursing services agencies.

The Town Council has established an Elder Affairs Commission in Chapter 4.16 of the Code of Ordinances and charged its members with the responsibility of reviewing and evaluating existing programs for the senior citizens of Richmond, and presenting short and long term recommendations for improvements to services and programs.

Drinking Water Supply

A sufficient and dependable supply of water is critical to the Town's future development. Underground aquifers in the Beaver and Wood Rivers supply most of the town's private wells. The most productive aquifer areas are the central parts of these river valleys where the saturated thickness and water transmitting capacity of the sediments are greatest. These include the Chipuxet, Usquepaug-Queen's, Beaver-Pasquisset, Upper Wood, and Lower Wood basins. In addition to providing drinking water, these ground and surface waters sustain thriving ecosystems and aquatic base flows, as well as supporting domestic, industrial, and fire suppression needs.

The US Geological Survey (USGS) rates the water quality of Richmond's watersheds as generally suitable for most uses. Similarly, the Rhode Island Department of Environmental Management (RIDEM) describes most water resources in Richmond as "known or presumed to be suitable for drinking water use without treatment." The uncontaminated surface water and groundwater is soft and slightly acidic. There are excessive levels of naturally occurring iron and manganese in some areas of Town.

According to the USGS Water Use and Availability Study for the Pawcatuck Basin (2004), Richmond residents (either through public water service or private wells) withdrew 6% of total withdrawals in the Upper Wood sub-basin and 0.4% of total withdrawals in the Pawcatuck Basin. Withdrawals from each of the aquifers are shown in Table 16.

Table 16: Withdrawals in Richmond by Sub-basin in Million Gallons per Day (MGD)

Aquifer	Public-supply Withdrawals (MGD)	Self-supply Withdrawals (MGD)
Chipuxet	--	0.050
Beaver-Pasquiset	0.005	0.305
Usquepaug-Queen	0.013	0.067
Lower Wood	--	0.393
Upper Wood	0.045	0.231

Source: USGS, *Estimated Water Use and Availability in the Pawcatuck Basin, Southern Rhode Island and Southeastern Connecticut, 1995-1999*.

Richmond Water Department

The Richmond Water Department (RWD) is a community water system created in the early 1980s by the State Water Resources Board in response to groundwater contamination from gasoline stations in the Wyoming area. It now supplies water to the Wyoming area and a small section of Hope Valley in Hopkinton. The RWD operates under Article 5, Section 2.D of the Richmond Charter and Chapter 13.04 of the Municipal Code of Ordinances as a Town Department. There are no emergency connections to other systems or redundant backup sources of supply at this time. The groundwater source is two wells in the Upper Wood Aquifer off Foley Drive. The primary well produces 648,000 gallons per day (GPD) and the back-up emergency well produces 324,000 GPD when the primary well is not in service. The emergency well is not used during the course of normal daily operations but can run simultaneously with the primary well in the event of an extreme emergency such as a large fire. The RWD does not own or operate any water treatment facilities. There is a 300,000 gallon water storage facility that consists of one above ground standpipe with an overflow elevation of 281 feet. There is approximately 38,500 feet of 12-inch water main and approximately 5,700 feet of eight-inch water main. The system has no booster or transmission pumping stations. Well pumping and the Standpipe elevation operate the gravity feed distribution system. It has a single pressure zone.

There are 94 residential and 44 commercial service connections. From 2000 to 2004 the average usage ranged between 39 GPM up to 108 GPM. The average daily demand is 60,000 gallons per day. Subscribers are billed bi-annually for water service.

The Town wishes to improve the existing water system by installing an additional elevated storage tank and booster pump station. Table 17 compares the current or "known" usage with maximum anticipated water demands. The water system must maintain the ability to supply the anticipated maximum demand[4].

Table 17: Comparison of Current or "Known" Water Usage

Description	Average GPD	Maximum GPD
Existing System	60,000	155,000
Richmond Commons	130,000	225,000
Route 138/Elementary School	16,000	41,000
Fox Run Development	27,500	55,000
Total	**233,500**	**476,000**

The average day GPD is calculated over the course of a year, as demands change seasonally. It is anticipated that average winter demand would be 75 % of the average annual daily demand or 175,125 GPD. The average summer demand is expected to be in the range of 150 % of the average annual demand or 350,250 GPD.

In 2011, the Town completed a 9,500-foot long extension of a 12-inch water main from Wyoming easterly to the Richmond Elementary School. The extension is available to service infill along Route 138, as appropriate, and any proposed growth center at the intersection of Routes 112 and 138 (See **Land Use Element**).

The Town currently maintains supply to meet a maximum daily demand of 648,000 gallons from the existing primary well source. Because of proposed new development, particularly in the Richmond Commons, the RIDEM will likely place a restriction on the volume of water which may be withdrawn from the aquifer with an estimated maximum of 338,000 GPD allowed. Based on current usage, if the maximum average daily withdrawal rate is 338,400 GPD, it would allow the Town a surplus of 132,000 GPD to accommodate future growth.

The Water Department lacks a formal plan for its operation. The Town needs to develop a management plan and a water supply service area map for the RWD. Water system management plans are used to facilitate conservation, development, protection of drinking water resources and a guide for proper decision making. The supply service area boundaries should be clearly defined on the water service supply area map. This plan and the map should be consistent with this Comprehensive Community Plan and include the following:

- Source water and wellhead protection strategies;
- A description of the system's infrastructure;
- Water production data, including volume of water withdrawn and water use by category of users;
- Water quality standards;
- Description of rates and charges;

[4] Memorandum to Leon Millis, Richmond Water Supply Board, C&E Engineering, Current and Anticipated Future Water Demands, March 4, 2009.

- Capital improvement plans;
- Drought contingency procedures;
- Supplemental supplies; and
- Emergency and demand management programs.

The Plan should be reviewed and updated as necessary or at least every five years.

In the **Land Use Element**, the Town proposes infill in the area around the I-95 and Route 138 interchange and Wyoming, both serviced by the Richmond Water Department. The Town will also consider developing a new growth center at the intersection of Routes 138 and 112, at the end of the water line extension. Further, the **Housing Element** identifies this area as the location of future low and moderate income units. Development within these areas must be assessed in relation to the availability of water and the capacity of the water system.

Shannock Water District

The Shannock District is a privately owned district approved by the RI General Assembly in 2004, enabling the District to apply for grant funds to acquire land and re-locate its wellhead site. The Shannock Water District provides water to an estimated 90 households and businesses in Shannock Village, and the Columbia Heights neighborhood in Charlestown (See Map 10 in Appendix B). The new system has two new wells, new distribution piping, and new laterals. It was funded through USEPA and US Department of Agriculture grants. The main well yields 75 gallons per minute and the second well serves as a backup. The wells have surplus capacity which may allow new low to moderate income units to be built in accordance with the goals stated in the **Housing Element**.

Alton Water District

The Proposed Alton District will also be a privately owned district. It is expected to be approved by the RI General Assembly in 2012 to allow the villagers to address water quality problems in private wells. The Alton Water District is in the process of locating a site for public well and distribution system. The District has been assisted by the Community Development Consortium, the Atlantic States Rural Water Association and the Rhode Island Water Resources Board. Existing individual private wells are shallow and at risk of contamination from a former textile sewage lagoon and cesspool wastewater effluence.

Water Availability and Need

Private wells serve most residents and business. Property developers are responsible for making sure there are sufficient water sources to support a development project. This includes meeting fire suppression requirements, potable drinking water standards and RIDEM approval for OWTS (Onsite Wastewater Treatment Systems). The Town of Richmond has adopted land development policies designed to protect water quality and quantity. The Aquifer Overlay Zoning District, for example, controls uses in sensitive groundwater recharge areas (See the **Land Use Element**).

Severe droughts always raise concerns about the capacity of public water systems. The Richmond Water District needs to plan carefully for emergencies, especially drought. Individual private wells are generally located to assure adequate water supply, even in drought conditions. Over many years, it has become obvious that population density cannot exceed the ground's

capacity to supply adequate well water and those density requirements are largely reflected in minimum house lot areas and setbacks.

The location of water service should support the land use goal of promoting compact growth but of a sufficient minimum density to protect water supply. Town facilities should be located within the Urban Service Boundary of the State's Land Use Plan, growth centers, and public water distribution should be confined to those immediate areas.

The Town's land use planning and other efforts are consistent with the State's Element 724: *Drought Management Plan* in reducing the Town's vulnerability in periods of low precipitation, and minimizing its effects on public health and safety, economic activity, and environmental resources.

Wastewater

Richmond has no public wastewater collection or disposal system; therefore, all residences in Richmond are served by Onsite Wastewater Treatment Systems or older septic systems. Disposal of wastewater through inadequately maintained or failing on-site disposal systems can adversely affect the Town's drinking water supply. Now that the Town has an Onsite Wastewater Management Plan, which was conditionally approved by RIDEM in 2011, it should apply for the Rhode Island Clean Water Finance Agency Community Septic System Loan Program (CSSLP). The CSSLP allows communities without wastewater treatment facilities to access low-interest State Revolving Funds. Once the Plan appears on RIDEM's Project Priority List the Town can negotiate a loan with the Agency. The amount requested should be sufficient to repair or replace failing, failed or sub-standard septic systems. Once the loan is negotiated, the Town may then allow residents to access the funds. The borrowing cost for the homeowner will be 2% for a maximum term of ten years. The Town may not raise or lower the current homeowner CSSLP rate of 2% but may combine the CSSLP with other sources of money to provide additional funding.

Solid Waste Disposal

In 1989, RIDEM ordered the town to close its sanitary landfill on Buttonwood Road. Residential refuse has been deposited at a transfer station adjacent to the former landfill since then. Richmond does not offer municipal refuse pick-up; residents either use one of the commercial refuse haulers licensed by the town or bring their refuse to the transfer station.

For most of the period between 1989 and 2012, private contractors operated the town's transfer station. On July 1, 2012, the town assumed operation of the transfer station so it could establish and enforce a mandatory recycling program to satisfy the 35% recycling and 50% diversion rated mandated by state law. At the same time, the Town Council enacted amendments to the ordinance requiring licensing of refuse haulers. The ordinance now requires source separation of recyclables. As an incentive to increase recycling rates, licensed haulers are allowed to deposit their recyclables at the transfer station at no charge, and the town transports them to the RIRRC facility.

The Town Council also enacted a revised ordinance governing operation of the transfer station. The revisions, which make the ordinance consistent with current state law, require residential

recycling, increase the number of days the transfer station is open and the types of material it accepts, and make the Conservation Commission responsible for developing and implementing public education programs on recycling and diversion.

According to the RIRRC (Table 18), the current town recycling rate is about 25.5%. Reported rates have been inconsistent over the past six years because the private contractor operating the transfer station misidentified materials delivered to RIRCC. The contractor's record-keeping practices made it difficult for the town to measure the actual recycling rate and to develop a plan to increase it. Assumption of operation of the transfer station will enable the town to enforce its mandatory recycling ordinances to increase recycling and diversion rates, as well as more accurately forecast future needs.

Table 18. Delivery of Solid Waste and Recyclables to RI RCCC (tons)

	Calendar 2007	Calendar 2008	Calendar 2009	Calendar 2010	Calendar 2011	Calendar 2012*
Residential Recycling	**540.18**	**598.98**	**820.48**	**639.40**	**623.01**	**407.73**
Solid Waste	**2,173.31**	**4,170.41**	**15.40**	**4,358.05**	**2,056.87**	**1,320.50**
Other Materials	**259.46**	**137.34**	**28.21**	**702.88**	**46.76**	**20.43**
Construction and Demo Debris - For Processing	226.31	98.48		670.33	17.62	
White Goods	2.16					
Mattresses, Box Springs				4.15	7.29	5.07
Mixed Ridgid Plastics	5.60	19.27	21.15	22.40	15.02	12.20
Sheet Rock Waste	12.15					
Tires	6.84	16.64	7.06	6.00	6.83	3.16
Leaf/Yard Debris	6.40	2.95				
Grand Total	**2,972.95**	**4,906.73**	**864.09**	**5,700.33**	**2,726.64**	**1,748.66**
Recycling Rate	26.9%	15.0%	98.2%	23.5%	24.6%	24.5%

*As of October 2012
Source: Rhode Island Resource Recovery Corporation

The closed landfill is now a fenced-in grassed area which functions as a non-sanctioned dog park. It is the only fenced in area in the Town where dogs can run freely and not interfere with recreational or open space uses. Residents have expressed interest in a formal dog park in the Town, which should be managed privately by volunteers. However, the Town may encourage a dog park by, for instance, allowing town-owned land to be developed as a dog park.

Hazardous Materials

The US Environmental Protection Agency (USEPA) administers the CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) or the Superfund Program to remediate abandoned hazardous waste sites. The responsibility of managing these sites has been delegated to Rhode Island to RIDEM's Office of Waste Management. This program has identified five sites in Richmond which have been under, or are currently under remediation. Two are active and three have been archived. Details are provided in Table 19.

Table 19: Contamination Sites listed by EPA's Superfund Program (National Priority List (NPL))

EPA ID	Site Name	Non-NPL Status Code	Non-NPL Status Date	NPL Status Code
RID987468097	Beaver River Dump	Assessment Completed, Decision Needed	5/17/2007	Active
RID981064207	Richmond Town Landfill	Site Reassessment Start Needed	4/19/2007	Active
RID980731467	Canob Park	NFRAP-Site does not qualify for the NPL based on existing information	5/1/1982	Archived*
RID002042216	Carroll Products Inc.	Deferred to RCRA	6/1/1982	Archived*
RID982542425	Pine Hill Road Dump	NFRAP-Site does not qualify for the NPL based on existing information	8/16/1994	Archived*

Source: CERCLIS Public Access Database, access 9/7/2011 http://cumulis.epa.gov/supercpad/cursites/srchsites.cfm
RCRA: Resource Conservation and Recovery Act
NFRAP: No Further Remedial Action Planned
*The Archive designation indicates the site has no further interest under the Federal Superfund Program based on available information. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. The Archive designation is removed and the site is returned to the CERCLIS inventory if more substantitive assessment and/or any cleanup work is necessary under the Federal Superfund program.

Emergency Management

The Town of Richmond currently has Emergency Management (EMP) and Hazardous Materials (HAZ-MAT) Plans that are administered by the Town's part-time Emergency Management Director. The Hazardous Materials (HAZ-MAT) Plan addresses the issue of hazardous materials in both the work place, and on the state and local roadways. Both fire districts and the following Town departments have copies of the EMP available for public reference:

Town Administrator	Public Works Department	Police Department
Town Clerk	EMA Director	

The Emergency Operations Center is located in the Public Works Department building on Buttonwoods Road where officials would congregate in the event of an emergency The Chariho Middle School, located on Switch Road, can serve as a licensed public emergency shelter under an agreement with the Red Cross

The Town also has a multi-hazard mitigation strategy plan, which identifies the short and long term actions needed to reduce potential loss of life and property due to winter storms, flooding, thunderstorms, wildfires, droughts, hurricanes, and earthquakes.

Municipal Offices

Municipal offices are located at the Town Hall, on Richmond Townhouse Road at the intersection of Routes 112 and 138. The Town Hall is a two story building housing the following Town Officials and number of employees:

Town Administrator (1)	Tax Collector (2)	Zoning Enforcement Officer (1)
Town Clerk (4)	Tax Assessor (2)	Plumbing/Mechanical Inspector (1)
Financial Director (2)	Town Planner (1)	Electric Inspector (1)
Building, Planning & Zoning Clerk (1)	Building Inspector (1)	

Public Works

The Public Works Department is located on Buttonwoods Road. The Department has a director and five staff persons. Its primary responsibility is maintenance of municipal roads and storm water structures; as well as snow removal. The Department has the following equipment:

6 trucks	1 car	1 grader	6 snowplows
2 4x4 pick ups	1 backhoe	1 tractor with brush mower	1 street sweeper
1 payloader			

The Department plans to upgrade and replace existing equipment as needed.

Goals, Policies, and Actions

Goal PSF 1: Provide residents with public services that are consistent with the Town's need and financial ability.

Policy PSF 1: Support a high level of library services for residents.

Action PSF 1: Consider the feasibility of locating a library or media center in the proposed growth center at Routes 112 and 138 as it is studied (See **Land Use Element**).

Timeframe: Mid-Term
Responsibility: Town Administrator, Town Council, and Planning Board

Policy PSF 2: Sustain adequate social services for Town residents.

Action PSF 2: Evaluate existing programs for senior citizens and all residents and develop short and long term recommendations for improvements to services and programs.

Timeframe: Short-Term
Responsibility: Town Administrator and Town Council

Action PSF 3: Support appropriate grant applications seeking to expand services for Richmond residents.

Timeframe: On-going
Responsibility: Town Administrator and Town Council

Policy PSF 3: Balance new development proposals with available water supply and locate employment, residential, and recreation sites to minimize the necessity of infrastructure improvements (See **Land Use Element**).

Policy PSF 4: Initiate source water augmentation if demand cannot be reduced by conservation measures.

Action PSF 4: Manage Richmond's growth through regulations which assure there will be sufficient water quantity and quality.

Timeframe: On-going
Responsibility: Planning Board and Planning Department

Action PSF 5: Ensure that existing water resources are protected and can support future sustainable development proposals.

Timeframe: Mid-Term
Responsibility: Town Council and Water Department

Action PSF 6: Encourage additions and tie-ins to existing and proposed water lines to facilitate infill development and the construction of affordable housing units (See **Land Use Element** and **Housing Element**).

Timeframe: Mid-Term
Responsibility: Affordable Housing Committee and Water Suppliers

Action PSF 7: Develop a water supply systems management plan with a service area map for the Richmond Water Department consistent with this Comprehensive Community Plan, including among other issues, demand management and water conservation, wellhead protection, and a capital improvement plan.

Timeframe: Short-Term
Responsibility: Richmond Water Department, Planning Board, and Town Council

Action PSF 8: Continue to evaluate the equitable costs of public services and facilities and use impact fees to finance infrastructure improvements that are directly related to development proposals.

Timeframe: On-going
Responsibility: Town Administrator and Town Council

Action PSF 9: Encourage developers, non-profit agencies, and housing agencies to locate new affordable housing units along main transportation corridors and existing water mains. Use existing infrastructure as a guide to locate new affordable housing to reduce the need for infrastructure extensions, and water supply augmentation.

Timeframe: On-going
Responsibility: Planning Board

Policy PSF 5: Identify capital improvement projects in order to maximize local resources.

Action PSF 10: Continue to maintain an annual inventory of needed capital improvements ranked in order of priority and continue the five-year Capital Improvements Program.

Timeframe: On-going
Responsibility: Finance Board, Town Administrator, and Town Council

Action PSF 11: Ensure that the Richmond Water Department operates as an Enterprise Fund.

Timeframe: On-going
Responsibility: Finance Board, Town Council, and Town Administrator

Action PSF 12: Require that all development proposals provide public facilities and services impacts with application for subdivision or Development Plan Review.

Timeframe: On-going
Responsibility: Planning Board

Action PSF 13: Update and stay current with new techniques and information on emergency management and natural hazard mitigation.

Timeframe: On-going
Responsibility: Emergency Management Director

Action PSF 14: Update when necessary the strategies developed in the Richmond Multi-Hazard Mitigation Plan.

Timeframe: On-going
Responsibility: Emergency Management Director and Town Administrator

Policy PSF 6: Promote proper wastewater management throughout the Town.

Action PSF 15: Consider establishment of waste water management districts and engage the RI Clean Water Finance Agency and Community Development Consortium to leverage funding to assist homeowners with repairs and maintenance.

Timeframe: Mid-Term
Responsibility: Town Council and Community Development Consortium

Action PSF 16: Prepare a wastewater management program.

Timeframe: Mid-Term
Responsibility: Town Council and Planning Board

Policy PSF 7: Achieve 35% recycling and 50% diversion rates by reducing solid waste generation and increasing recycling opportunities for municipal operations, residents, and businesses.

Action PSF 17: Develop baseline waste generation and recycling data and assess the effectiveness of the Town-managed transfer station in meeting State-mandated recycling and diversion goals.

Timeframe: Short-Term
Responsibility: Public Works Department

Housing

The Housing Element addresses three primary housing issues:

- The distribution and location of housing sites
- Meeting housing needs in town and the region; and
- The affordability of the available housing.

In 2004, the Rhode Island General Assembly passed legislation in response to affordable housing needs. Subsequent amendments to this law, known as the Low and Moderate Income Housing Act (RIGL 45-53) implement a statewide plan to provide safe and affordable housing to low and moderate income families, the elderly, and low wage workers. The Act requires all municipalities to prepare an affordable housing plan that outlines strategies to meet a 10% goal of affordable local housing as defined in the Act.

In 2003, Richmond was one of nine towns which participated in the Washington County Regional Planning Council's (WCRPC) in development of an affordable housing plan for Washington County. From that collaboration, and Affordable Housing Plan emerged, which the Town Council adopted in 2005 as amendment to the Comprehensive Community Plan. The amendment was approved by the Rhode Island Department of Administration and Rhode Island Housing (RIH) The Plan was updated in 2006. the Richmond Affordable Housing Plan now has been incorporated into the Housing Element to present a comprehensive, town-wide approach to housing.

The overarching goal of the Housing Element is *to provide the residents of Richmond adequate, safe, and affordable housing opportunities, developed in a way that protects the natural environment and the rural character of the Town that its residents value most*.

Community Survey and Pubic Workshop

In the Richmond Community Survey, residents were asked if there were adequate rental and homeownership opportunities in town for all residents, including young adults, the elderly, and families and individuals with low and moderate incomes. More than half of respondents (53%) believe the town has inadequate rental opportunities. Residents were almost equally divided in their opinion as to whether adequate homeownership opportunities exist in Richmond

Housing Demand

The demand for housing mirrors demographic and economic development processes. In 2005, the housing boom of the beginning of the twenty first century peaked and by 2008 the nation and the region were in economic recession. Before the recession, RIH reports that the state experienced a shortage of 13,000 housing units that were affordable for the average working family. In 2008 and 2009 only 2,000 building permits for new homes were issued in Rhode Island, including high-end homes. Unemployment rates reached nearly 13% in Rhode Island in 2009 (second in the nation after Michigan) and this had a direct impact on foreclosures, which were occurring at a record-high rate throughout the region. Home sales decreased as new home construction slowed and median home sale prices dropped. Table 20 shows how the

economic downturn influenced housing market and economic trends in Rhode Island from 2005 to 2009.

Table 20: Select Housing and Economic Indicators of Rhode Island, 2005, 2008 and 2009

	Median Number of Home Sales	Building Permits for New Home Construction	Median Home Prices	Foreclosures	Unemployment Rate
2005	9,711	2,836	$282,900	.42% (42nd in US)	5.1%
2008	6,662	1,058	$234,700	3.49% (10th in US)	9.4%
2009	7,720	958	$199,900	3.97% (13th in US)	12.9%

Source: Rhode Island Housing, 2011

The nation is experiencing slow economic improvements, but Rhode Island still lags behind in these trends. It is expected that the return to prosperity will be slow over the next decade, much of it dependent upon availability of housing, employment opportunities, and the willingness of banking institutions to lend money for home financing or business development. As such, Richmond, along with Washington County and the State of Rhode Island, needs to take strategic steps in creating affordable housing for its residents.

Since the mid-1970's the demand for housing in Richmond has been strongly influenced by either residents in the 35 to 44 age group (many of whom are "trading-up") or by first time home buyers whose median age is about 28 years. It may be that Richmond's appeal to both groups has been the availability of moderately priced lots and dwellings, the town's accessibility to major highways, and its environmental amenities. The 2000 census showed approximately 89% of workers ages 16 and older in Richmond commuted to work in an automobile alone with a mean travel time to work of 29.7 minutes. Several other demographic trends that are likely to continue to shape housing needs during the planning period they are:

- Continuing migration to Richmond,
- Declining household sizes and
- The aging of the population.

As the economy recovers slowly, residential growth in Richmond may also be slower than projected in past studies and this slow recovery should be considered in making future projections about growth and development.

Housing demand is certainly influenced by income level and, accordingly, housing choices are limited by household “affordability”. The distribution of household incomes is listed in Table 21, where median incomes have been inflation-adjusted to show 2009 dollars for comparison. It should be noted that, due to inflation, direct comparisons of income distributions cannot be made between the decennial census years (1990 and 2000) and the American Community Survey (ACS) five-year estimates[5].

[5] The American Community Survey is conducted every year to provide period estimates that represent characteristics of the population and housing over a collection period. Data is released as 1-year estimates for areas with populations of 65,000 and greater; 3-year estimates for areas with populations of 20,000 and greater; and 5-year estimates for all areas. The decennial census (every 10 years) obtains official counts of the population and housing.

Table 21: Household Incomes in Richmond

	1990	2000	2005-2009 Estimate
Less than $14,999	8%	5.5%	-
$15,000-24,999	15%	3.9%	-
$25,000-49,999	42%	28%	-
$50,000 or more	35%	62.5%	-
Median Income	$70,892*	$77,058*	$75,273*

Sources: Rhode Island Housing and Mortgage Finance Corporation, 1990
Rhode Island Statewide Planning Program, 2000
American Community Survey 5-Year Estimate, 2005-2009
*Adjusted using the Consumer Price Index (CPI-U-RS factor) published by the Bureau of Labor Statistics to show 2009 dollars

There was an increase from 1990 to 2000 in the percentage of households with incomes over $50,000. Table 21 shows that during this time period, Richmond household income of less than $14,999 decreased to 5.5% while the percentage drop in the $15,000 to $24,999 income category was even more dramatic, from 15% to 3.9%.

The US Department of Housing and Urban Development (HUD) defines *low income households* as households that fall at or below 80% of the area median income. For 2011, HUD defined a low income household for a family of four in Richmond as having an income of $59,600. *Moderate income households* fall between 80% and 120% of the area median income. In 2011, HUD defined a moderate income household for a family of four in Richmond as having an income between $59,600 and $75,500.

For comparison purposes, 2000 and 2004 Census data are reviewed because, at the time of this update, HUD's Comprehensive Housing Affordability Strategy (CHAS) data for 2010 had not been released; however, due to the economic conditions of the state and nation, it can be determined that the number of low and moderate income households is at least at this level. Therefore, looking at 2000, Richmond has a solid moderate- and middle-income base, with over 50% of households with incomes between $25,000 and $75,000. In spite of these statistics, Richmond's total number of low to moderate income residents increased slightly during this period. HUD's CHAS data for 2004 indicated that 744 households in Richmond (renters or owners) met the criteria of low to moderate income households.

As shown in Table 21, median income in Richmond decreased slightly by 2009. A general decline of the local, regional and national economies as well as the State's dramatic unemployment and under-employment rates both contributed to this decrease. Job loss can also lead to home foreclosures and may cause residents to leave town for areas that are more affordable. Table 22 lists the number of foreclosures in Richmond from 2001 to 2010, the largest number of which occurred between 2007 and 2010, the height of the economic downturn.

Table 22: Number of Foreclosures in Richmond, 2001 to 2010

Year	Number of Foreclosures	Year	Number of Foreclosures
2001	1	2006	1
2002	2	2007	10
2003	0	2008	15
2004	4	2009	12
2005	2	2010	10

Source: Richmond Tax Assessor, 2010

Total foreclosures in Rhode Island for 2010 were 1,886, a 33.8% decrease from 2,852 in 2009[6]. The majority of foreclosures were in urban areas, with Providence counting for 24% of the state's total number of foreclosures. It was followed by Warwick (12.5%), Cranston (9%), Pawtucket (7.9%) and Woonsocket (5.1%).[7]

Housing Supply

Age

Table 23 compares the age of existing housing units in Richmond with the rest of the State. Over half (57.6%) of Richmond's homes were built after 1979. Statewide, over 77% of housing was constructed prior to 1979.

Table 23: Estimated Percentage of Housing Units by Age, 2005-2009

Period	Richmond	Rhode Island
Before 1940	13.8%	34.4%
Between 1940 – 1979	28.6%	43.0%
Between 1980 – 1989	17.4%	11.0%
Between 1990 – 1999	28.9%	7.1%
After 1999	11.3%	4.5%

Source: American Community Survey 5-Year Estimate, 2005-2009

Housing Type

It is obvious to the casual observer that Richmond is a community of single family homes. The 2000 Census information Table 24 in confirms this. The ACS estimates that the remaining 6.9% is either multi-family or mobile homes. Census data indicate that no multi-family units have been constructed since 1996; however, building permit records reflect that a few multi-family units were constructed in 1999 and 2002.

Table 24: Housing Types in Richmond

	1990	2000	2009
Single Family	87.3%	90.2%	93.1%
2-4 Units	6.2%	4.9%	2.4%
5 Plus Units	0.4%	0.3%	0.6%
Mobile Home/Other	6.1%	4.7%	3.8%
Single Family	87.3%	90.2%	93.1%

Source: US Census, 1990 and 2000; American Community Survey 5-Year Estimate, 2005-2009

[6] "Foreclosure Tracking Report" Rhode Island Housing, February 2011.
[7] *Special Report: Foreclosures in Rhode Island*. HousingWorks RI. Winter 2010.

Trends

Recent housing supply trends show a deficit of affordable housing units in Richmond and throughout the State. According to RIH, prior to the recent economic recession, Rhode Island housing stock has a shortage of 13,000 affordable housing units.

Because Washington County has experienced significant population growth since 1990 and housing supply failed to meet new demands, the cost of homes in Rhode Island increased dramatically and at a much faster pace than the rate of inflation. As a result, from 1990 to 2000, Richmond's total number of dwelling units increased by nearly 40% (Table 25).

Table 25: Housing Supply: Total Number of Dwelling Units, 1970-2010

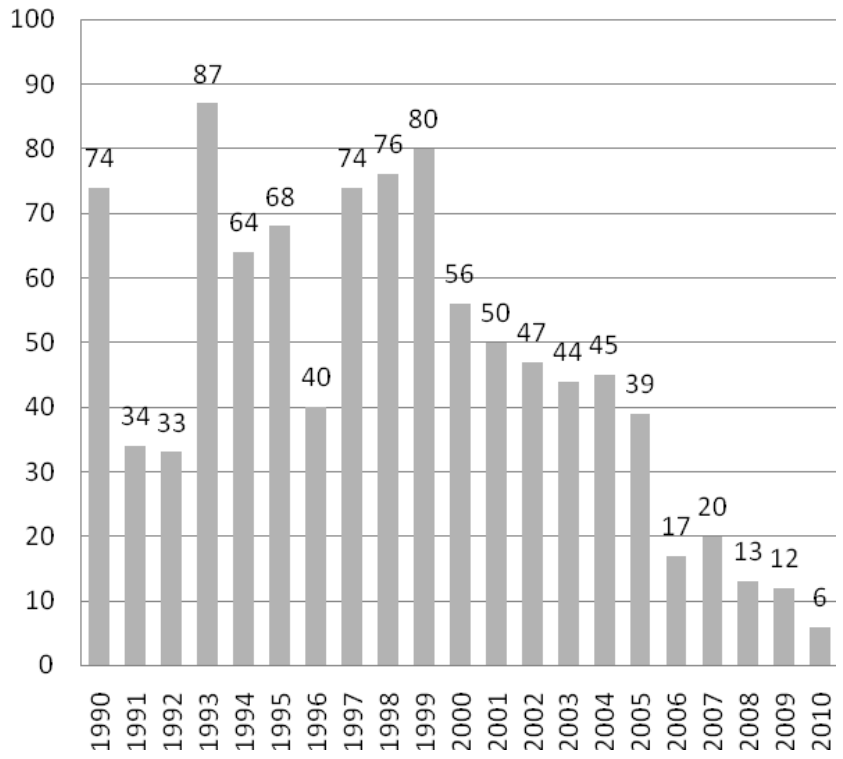
	1970	1980	1990	2000	2010	Change 2000-2010
Richmond	**803**	**1,384**	**1,874**	**2,620**	**2,952**	**12.7%**
Charlestown	1,971	3,064	4,256	4,797	5,142	7.2%
Exeter	795	1,390	1,919	2,196	2,511	14.3%
Hopkinton	1,693	2,264	2,662	3,112	3,458	11.1%
South Kingstown	6,020	8,138	9,806	11,219	13,218	17.8%

Sources: BC Stewart & Associates, 2004. Planning Staff, Town of Richmond
US Census, 2000, 2010

Since Richmond is a residential community, the number of single family home building permits issued accurately measures population growth. Table 25 above clearly shows the dramatic increase in housing units, particularly in the decade of the 1990's. Richmond's percentage of single-family owner-occupancy is the highest in Washington County.

Figure 1 shows the number of building permits issued for new, single family home construction between 1990 and 2010. No permits for multi-unit housing have been issued since 2000. A growth rate cap of 36 permits per year was instituted between the years 1995 to 2007 in response to sustained demand. The number of building permits issued generally reflects regional economic cycles with low issuance rates matching recessions. The housing boom of the 2000s peaked in 2005. When the growth rate cap expired in 2007, the number of permits issued slowed with the general economic downturn toward the end of the decade. During 2010, only six permits were issued for new-home construction.

The number of available rental units has slowly decreased since 1980. Owner-occupied units made up 80% of the town's occupied dwelling units in 1980 and this increased to about 90% in 1990. The 2000 Census reported a 91% rate of owner-occupancy and the ACS now estimates that this rate has increased to nearly 94% between the years 2005 and 2009.



Source: BC Stewart & Associates, 2004; Town of Richmond Building Department, 2010

Figure 1: Single Family Building Permits, 1990 to 2010

Housing Affordability

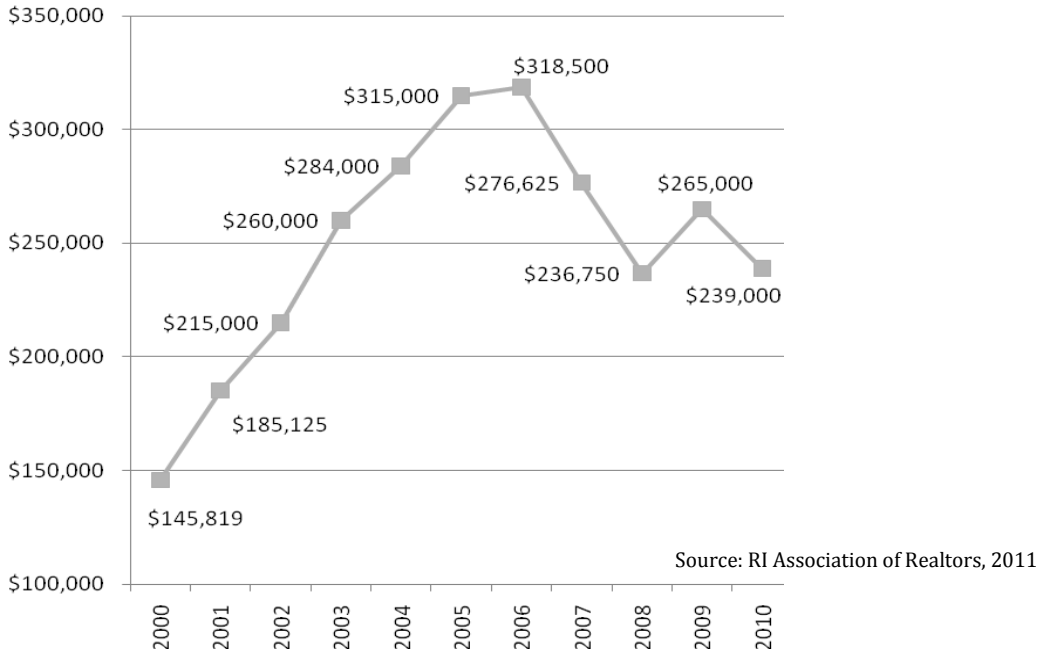
Guidelines established by HUD recommend that a household pays no more than 30% of its income for housing (rent and utilities). There is no data available for Richmond for the number of households earning less than $10,000 annually. However, the 2000 Census and 2004 CHAS data indicate that 100% of the households earning $10,000 to $20,000 per year do pay more than 30% of their incomes for rent. Overall, available data identifies 18 households in Richmond that are burdened by high rent payments, all of whom are under 55 years of age. In fact, the 2000 Census did not show any senior renter households (aged 65 years or older) in Richmond.

Table 26 compares the median sales prices of existing single family homes in Richmond to Exeter, South Kingstown, Hopkinton and Charlestown, as well as the State as a whole. While Richmond has the lowest median price of the five towns surveyed in 2010, its median sale price is still $29,000 higher than the State average. Figure 2 shows the rise and fall of median sales prices for single family homes in Richmond over the past ten years. As one might expect, during times of economic prosperity and the inflated prices which result from demand exceeding supply, the price climbed 118% between 2000 and 2005, from $145,819 to $318,500. Prices subsequently fell, as they did throughout Washington County and the state. In 2009 there was an indication of a possible up-swing when the median sale price rose; however, it dropped again in 2010. It is anticipated that as the state recovers economically, the median prices will continue range of $200,000 and $250,000.

Table 26: Median Sales Prices for Single Family Homes: Richmond and Select Washington County Communities, 1990, 2000, 2004-2010

Town	1990	2000	2004	2005	2006	2007	2008	2009	2010
South Kingstown	$158,700	$165,000	$334,250	$374,500	$365,000	$355,000	$316,000	$286,250	$290,000
Hopkinton	$133,100	$137,700	$230,000	$303,500	$282,500	$302,000	$249,450	$250,000	$225,000
Richmond	**$135,500**	**$145,819**	**$240,000**	**$315,000**	**$318,500**	**$276,325**	**$236,750**	**$265,000**	**$239,000**
Exeter	$149,600	$184,450	$338,950	$390,000	$377,500	$296,000	$350,000	$285,000	$311,500
Charlestown	$161,000	$177,950	$290,900	$389,900	$392,500	$400,000	$390,000	$288,000	$350,000
State of RI	$133,500	$135,976	$235,000	$282,900	$282,500	$275,000	$234,900	$199,400	$210,000

Source: RI Association of Realtors, 2011



Source: RI Association of Realtors, 2011

Figure 2: Median Single-Family Sales Price in Richmond, 2000-2010

Statewide, sales of multi-family homes have stagnated during the past decade. The RI Association of Realtors reports that in 2010 and 2009 only four multi-family buildings sold in Richmond at median sales prices of $142,500 and $100,000, respectively for those two years. Richmond has very few affordable multi-family units.

Richmond also has few renter households compared to other towns in Washington County. The steep appreciation in single-family housing prices is likely the reason that so few renters can afford these housing units.

Rents ranged from $500 to $750 in 2002 for about half of the rental units in Richmond. The median monthly rent increased from $162 in 1980 to $569 in 1990 to $620 in 2009 (ACS). Almost no rental housing currently is available to households with extremely low incomes and Richmond does not sponsor public housing.

HousingWorks RI, a coalition of nearly 140 organizations working to ensure that all Rhode Islanders have a quality, affordable home, assessed current housing affordability in the state in

their 2011 Fact Book. In 2010, the median selling price for a single family home in Richmond was $239,000. Based on assumptions regarding lending rates and practices in the state[8], the typical monthly mortgage payment for a house costing $239,000 would be $1,804. The household income required to afford this payment is $72,140[9]. Current residents can afford this housing, as ACS estimates the median income in Richmond to be $75,273 (2005 to 2009), but it is clearly unobtainable for those making the estimated state median income of $55,569. The Fact Book states that the average private-sector wage for jobs located in Richmond is $26,208, indicating that those who work in Richmond may not necessarily live in town.

But income is only one criteria of determining need. The survey does not take into account large families that may be living in overcrowded houses, or the elderly residents and households headed by women who may require housing assistance. Table 27 compares these Special Needs Households for the year 2000. These categories are not cumulative, but mutually exclusive.

Table 27: Special Needs Households in Richmond

Group	Number
Elderly - 65+	397 (7.4% Of Population)
Mobility, Self-Care Limitations Or Both	159 (Over the age of 16)
Poverty Status	128 Residents (2.4%)
Small Households	253 Residents (14%)
Large Households	261 Residents (14%)
Female Head Household	68 Residents (3%)

Source: US Census, 2000 and CHAS Data Book, 2004

Though affordable housing has long been an issue in Rhode Island, several other factors are often overlooked in the discussion of affordability. These factors directly and dramatically increasing the cost of housing:

- Suburban populations moving into Town are willing to pay higher housing prices;
- Lumber prices and general construction costs have risen sharply across the country;
- Homes are generally much larger than those constructed 40 years ago;
- Building codes are stricter to ensure energy and safety efficiency;
- Developers build high-end housing because the profit margin is higher;
- There are minimal public transportation options in Richmond
- The price of gasoline and cost of automobile maintenance have risen sharply across the country; and
- There is a lack of employers offering jobs for all income levels within Town.

Together with a number of other societal and economic factors, these factors have made it difficult to foster an affordable housing market in Richmond.

[8] Calculated using a 30-year mortgage at 4.69% interest with a 3.5% down payment and including municipal property taxes, hazard insurance ($75/month) and Federal Housing Authority (FHA) mortgage insurance (1.15%/month as well as financed upfront 1% insurance fee required by FHA). (HousingWorks RI 2011 Fact Book, obtained from www.housingworksri.org).

[9] Based on the generally accepted federal standard that a household should spend no more than 30 percent of its monthly income on monthly housing payments (including rent or mortgage, utilities, taxes, and insurance).

Housing Needs

There are three types of housing needs in Richmond: for individuals and families not income-eligible for subsidized housing but need affordable housing, for the elderly, and for those that meet low and moderate income guidelines for state-defined affordable units. To meet the needs of individuals and families that are not looking for subsidized housing, there are opportunities the town can take advantage of to meet their needs. For example, the expansion of senior housing, such as the proposed age-restricted Richmond Commons, might place older, less-costly housing stock back into the market and make it available for moderate-income families. In many towns, this older housing stock is being torn down and replaced by newer higher priced and larger homes. Though this phenomenon is not yet occurring in Richmond, it will be necessary for Richmond to strongly encourage the re-use of older housing. If older Richmond residents can move into other housing choices, older moderate-priced homes may become available to younger families.

There is also a need for rental units to serve the populations that cannot afford homeownership in Richmond, including the elderly and young adults. Rental units make up a very small percentage of the Town's total housing stock. By increasing opportunities to develop multi-family structures, the Town can increase its numbers. This can be done by allowing multi-family in certain existing zoning districts and through new mixed use or village zoning districts, such as those discussed in the **Land Use Element** in Wyoming or the new growth area proposed at the intersection of Routes 138 and 112.

The second need is for affordable senior housing and/or affordable assisted living. There are few options for lower income seniors who want to give up their homes but not leave the community, especially if they need assisted living. There are no retirement communities or senior citizen homes in the Town.

The third category is for housing that meets the requirements of the State's Low and Moderate Income Act (the Act). It requires that each city and town provide affordable, accessible, safe, and sanitary housing for its citizens (R.I.G.L. 45-53) and that 10% of the total housing in each community be affordable, as defined by the Act as follows:

> *"Low or moderate income housing" means any housing subsidized by the federal, state, or municipal government under any program to assist the construction or rehabilitation of housing as low or moderate income housing, as defined in the applicable federal or state statute, or local ordinance whether built or operated by any public agency or any nonprofit organization, or by any limited equity housing cooperative or any private developer, that will remain affordable for ninety-nine (99) years or such other period that is either agreed to by the applicant and town but shall not be for a period of less than thirty (30) years from initial occupancy through a land lease and/or deed restriction or prescribed by the federal or state subsidy program but shall not be for a period less than thirty (30) years from initial occupancy through a land lease and/or deed restriction.* (R.I.G.L 45-53-3)

As previously stated, HUD defines *low income households* as households that fall at or below 80% of the area median income. For 2011, HUD defined a low income household for a family of four in Richmond as having an income of $59,600. *Moderate income households* fall between

80% and 120% of the area median income. In 2011, HUD defined a moderate income household for a family of four in Richmond as having an income between $59,600 and $75,500.

For Richmond, meeting the 10% statutory threshold has been and will continue to be a challenge. In 2005, Richmond had 65 low moderate income (LMI) units out of its 2,830 year-round housing units (2000 Census) that counted under the statutory definition. In 2011, the inventory lists 60 LMI units available, or 2.0% of Richmond's 2,952 total housing units. Loss of a local group home resulted in loss of LMI units. The distribution is as follows:

- one single family home
- ten duplexes
- 39 group home beds for special needs

The current LMI unit deficit of 235 units requires Richmond to play "catch-up" over the next several years. Table 28 shows data from 2000, 2005, and 2010 data along with the assumptions used to project Richmond's future affordable housing need in 2005 when the Richmond Affordable Housing Plan was approved. Because 2005 was the peak of the housing boom, growth was expected to continue as it had been, even with the building permit cap effective through 2007. Between 2006 and 2011, however, Richmond only issued 107 building permits, not the 300 projected, substantially reducing the number of new housing units.

Table 28 has been updated to reflect a more reasonable outlook due to current economic conditions. The 2010 US Census revealed a lower number of housing units than projected, thereby lowering the 10% goal to 295 LMI units. By 2030, the Town projects 1,000 additional residents. Since the average household size in 2010 was 2.84 persons, this equates to an estimated 352 new housing units needed by 2030. Accordingly, a total of 330 LMI units will be needed to meet the 10% state-mandated goal.

Table 28: Projected Affordable Housing Needs and Methods in Richmond: 2005-2011

	2000	2005	Projected for 2010 (in 2005)	Actual 2011	Projected for 2030
Population	7,222	7,669	8,042	7,708	8,700
Housing Units (less seasonal)	2,592	2,830	3,130	2,952	3,304
Allowable Building Permits	-	238	300	-	-
New Housing Units	-	238	300	6*	-
Cumulative LMI Units to achieve 10% Goal	**-**	**283**	**313**	**295**	**330**
Existing LMI Units (2010)	-	65	65	60	60
Needed LMI Units to achieve 10% Goal	**-**	**218**	**248**	**235**	**270**

Assumptions:
Household size will stay the same thru the year 2030 as that in 2010 (2.84).
2010 projected population growth is based on Statewide Planning Program's 2004 Population Projections.
2030 projected population is based on current trends. See "Community Profile."
The number of households projected for "Projected 2010" is based on the approximate 300 building permits issued over a five-year period, assuming that approximately 60 units will be built that year.
The number of housing units for 2030 is based on 1,000 additional residents divided by 2.84 residents per household, or 352 new housing units from 2011 to 2030.
** See Figure 1.*

With 60 existing LMI units, an additional 270 LMI units are needed by 2030. The following projects will add 118 LMI units, but have not yet been constructed and cannot be included in the Town's inventory until they are constructed.

- Fox Run Condominiums, 25 units
- Altamonte Ridge, 53 units
- Richmond Commons, 40 units

Special Housing Needs

Significant Housing Cost Burdens

Households with significant housing cost burdens are defined either as those that pay more than 30% of household income for shelter or households that live in substandard conditions. HUD CHAS data (2004) in Table 29 identified 284 homeowners who faced significant housing-cost burdens, including utilities and insurance, as well as mortgage costs.

HUD CHAS data also identified 364 households (either renters or homeowners) in Richmond with incomes at or below 80% of median income that also have excessive housing costs. This number can be used to refine the need for LMI units by showing which existing populations need affordable housing. Table 29 projects a greater need for family units; however, these projections do not take into account that some families already live in affordable housing, such as mobile homes, which is not rent or cost controlled under State law.

Table 29: Housing Needs for Households at or Below 80 % of Median Income, CHAS Data 2004

Household Type	Proportional Need for </= 80% median income projected by CHAS	Total Number of LMI Units Needed (=330xCHAS%)*	Existing Supply	Future Projected LMI Units Needed (2004 CHAS proportion-existing supply)
Elderly (105/364)	28.8%	95	0	95
Family (180/364)	49.5%	163	22	141
Other** (79/364)	21.7%	72	38	34
Total LMI Units	**100%**	**330**	**60**	**270**

*330 LMI units projected in Table 28.
** "Other" is defined as single-occupant households or households composed of non-relatives. It is considered a "catch-all" phrase from HUD.
Source: CHAS database, 2004
BCSA/BAE, February, 2004
Richmond Planning Department, 2010

Homeless

Shelter is a basic human need. Protection from the elements and a place of security are essential needs. Housing is a fundamental social and economic need. In fact, residential uses are the primary developed land use in Richmond. Housing, like most economic commodities, responds to supply and demand. But it is also a social commodity influenced by a variety of governmental programs and regulations which may otherwise be immune from normal market factors and trend.

It should be noted that there may be an unidentified homeless population(s) in the area and the Town should work with regional groups that specialize in providing services for this group. Further, the economic downturn in the state has forced many individuals and families to lose jobs and homes. According to the 2008 RI Emergency Shelter Information Project Annual Report, the two most important reasons for individuals seeking shelter that year were no income and high housing costs, cited by 30% and 19% of persons seeking emergency shelter,

respectively. They also report that the lack of affordable housing had particularly affected families that year.

There are two facilities in the area that can accommodate the homeless. The WARM shelter is in Westerly, which the Richmond supports in its CDBG applications. The second facility is the Welcome House in South Kingstown. From their 2010 Shelter and Meal report submitted with CDBG application, they report that eight of their clients are Richmond residents and 90 attend their soup kitchen. The Rhode Island Center for those in Need (RICAN) also provides shelter to area residents, in addition to other social services. More information on these services can be found in the **Infrastructure Element**.

With high unemployment and foreclosure rates in Rhode Island over the past four years, homeless shelters resources have been strained. The Rhode Island Emergency Shelter Annual Report states that 21 people identified Richmond as their last place of residence, totaling .3% of the homeless population, up slightly from the 19 reported in 2003.

Disability

Table 30 describes the population of Richmond with disabilities in 2000. Approximately 13% of Richmond's population over the age of 16 in 2000 (7,222) has a sensory, physical, self-care or go-outside-home disability. Most of these individuals were under the age of 65.

Table 30: Disability Population, 2000

Status	Age 16-64	Age 65+
Sensory disability	178	71
Physical disability	204	103
Self-care disability	77	35
Go-outside-home disability	150	115
Totals	609	324

Source: US Census 2000

Poverty

The ACS estimated that 2.7% of Richmond residents were below the poverty level between 2005 and 2009, a slight decrease from 3.0% reported in the 2000 Census. When compared to all of Rhode Island, where the population below the poverty level was estimated at 11.6% during that same period, Richmond has a relatively small below the poverty level population. In Washington County, Richmond had the lowest estimated percentage below the poverty level, while ACS estimated Narragansett to be one of the highest with 19.6% below poverty level. Neighboring Hopkinton was estimated to have 2.0% below poverty level, and Exeter 2.1%.

Household Make-Up

Table 31 shows the household makeup for the Town of Richmond in 1990. The 2000 census did not collect comparable data on household size; however, average household size in 2000 was 2.84, compared to 2.99 in 1990. The ACS Five-Year Estimate for 2009 did not report a change in the average.

Mentally Ill and Developmentally Disabled

In 2010, there were 39 beds in group homes scattered throughout Richmond in residential neighborhoods. This is a decrease from the 45 beds in 2008. One group home closed, resulting

in the loss of six beds. With further cuts to the state budget, the funding that supports these units may be decreased, and the Town may lose additional LMI units that serve this population.

Table 31: Household Size, Richmond, 1990, 2000, and 2009

Number of Persons	Number of Households
1990	
1 Person	253
2 Persons	515
3 Persons	350
4 Persons	405
5 Persons	185
6 Persons	67
7+ Persons	9
Total Households	1784
Persons Per Household	2.99
2000	
Average Persons per Household*	2.84
2009	
Average Persons per Household	2.84

*2000 Census did not collect data on the distribution of households by number of persons in each household.

Regional Need

In meeting affordable housing goals, Richmond is supporting the need for LMI units in Washington County and the state. Table 32 compares the percentage of total LMI housing in Richmond to those in surrounding communities.

Table 32: Percentage of Low and Moderate Income Housing Units, Richmond and Surrounding Communities: Years 1992, 1993, 1995, 2000, and 2009

Town	1992	1993	1995	2000	2009
Richmond	0.21%	0.21%	1.81%	2.02%	2.31%
Hopkinton	4.32%	5.18%	5.75%	4.88%	2.20%
Charlestown	.005%	.09%	1.01%	0.94%	1.48%
Exeter	0.16%	0.16%	1.25%	1.68%	2.36%
State Average	7.09%	7.17%	7.69%	8.03%	8.57%

Sources: U.S. Bureau of the Census
RI Builders Association 2003 Affordable Housing Report
Blish and Cavanaugh, March 2003
HousingWorks RI 2011 Fact Book

By participating in the efforts of the Washington County Regional Planning Council and Washington County Community Development Corporation, Richmond is contributing to the regional need for affordable housing, leveraging its contributions with those of surrounding communities.

Regional need can also be met through a collaborative effort with the communities in Washington County and other rural towns in Rhode Island. As a group, these communities can work with state agencies to submit amendments to the state legislature that would expand the definitions under the Act. For example, mobile homes typically cost less than the traditional single family home or condominium. Several rural towns, including Richmond, had made an effort to approach owners of mobile homes to collectively agree that their housing is "affordable" under the state's definition. Unfortunately, Richmond was not successful. The owners felt they would be stigmatized as "low income." By including other types of units in the definition of "affordable" or redefining the terms and agreements that establish LMI units,

towns can reach state goals quicker and more efficiently without the need to construct new units. Richmond will work with the Washington County Regional Planning Council and other communities to explore a variety of strategies that will expand the Act to meet local housing needs.

Strategies to Attain the Affordable Housing Goal

The Town has adopted a comprehensive permit application process that allows the Planning Board the flexibility and authority to grant municipal subsidies for affordable housing applications. The Planning Board may deny an increase in density if it determines that critical natural resources will be jeopardized, or that the density increase will lead to negative environmental consequences. In addition, the Planning Board has the option of approving or disapproving any application based upon the carrying capacity of the land, any critical resources present on or adjacent to the site, environmental and traffic concerns, lack of infrastructure, and or any factor that will negatively affect the health, safety and welfare of the public.

To guide some of its affordable housing efforts, the town completed a Buildout Analysis (2004) (See Appendix F). The Buildout Analysis along with other GIS parameters were used to develop the Affordable Housing Siting Analysis (2005), herein referred to as the Siting Analysis. It determined the most appropriate locations for housing units based on proximity to water supply, flood zones, aquifer districts, schools, roads, and type of zoning (Map 11 in Appendix B). The analysis rates these areas between 1 and 8, where a score of 1 deems low suitability and a score of 8 deems very high suitability. According to the Siting Analysis, Richmond could build approximately 100 new units in regions which are high or very high suitability and could potentially build 650 new units in areas of moderate to high suitability. Richmond will periodically revisit the findings of the Siting Analysis based on changing economic conditions and approved applications to determine the potential for new LMI units in high suitability areas.

In order to promote a wider range of affordable housing development options, the Richmond Zoning Ordinance was amended in the following manner:

- Adopted inclusionary zoning in 2008.
- Adopted comprehensive permit review procedures that can enable higher density housing in 2004.

Further amendments will include designating areas that can support higher density housing, based on GIS analysis. In addition, the Town Administrator, Planning Department, and the Planning Board will cooperate with, advise, and encourage developers of projects to incorporate low and moderate income housing into projects.

Methods, Actions and Techniques

As of 2011, Richmond needs 235 additional units of LMI housing to meet the 10% threshold, 118 units have been approved but not constructed. The following methods, actions and techniques will help the town meet, and possibly exceed, the state affordability mandate.

Information:

Although planning staff undoubtedly plays a key role in this undertaking, there are other resources in town that may be brought to bear on devising information systems. The Town Administrator may wish to consider hiring technical assistance specifically for meeting housing needs. The Community Development Consortium and the Washington County Community Development Corporation are regional affordable housing entities for the region with whom the Town cooperates.

Cooperation:

The Richmond community is remarkably supportive of affordable housing, particularly where the impact upon the community infrastructure (water, transportation, and most notably, schools) is fully taken into account. However, as with other communities in the southern region, education will be vital to ensuring continuing support for and involvement in increasing the availability of affordable housing. Richmond residents, however, may still harbor concerns that affordable housing may negatively affect the small town atmosphere and village centers. Ensuring adequate affordable housing is, in fact, consistent with Richmond's fundamental values, which include a commitment that residents will be able to stay in the community as they age and that the younger generation can afford to live and raise their families in this community.

The regional strategy for southern Rhode Island is an essential element of Richmond's affordable housing plan. There is strength and opportunity in numbers and Richmond should avail itself of that leverage, while pursuing the opportunities afforded by its own unique profile. Briefly, the regional plan recommends several viable approaches, including establishing a regional HOME consortium, a regional affordable housing trust fund, and Washington County Community Development Corporation, as mentioned above. Finally, the town should discuss with other municipalities in the region its opinion that the state definition of affordability should be reexamined to capture more potential units for affordability.

Administration:

The Town has adopted several zoning and town code ordinances to implement its affordable housing strategies. These ordinances offer the use of creative development incentives to encourage construction of LMI units. These include Inclusionary Zoning, Comprehensive Permit for Low and Moderate Income Housing, Proportionate Share Development Fees amendment, Affordable Housing Fund and Affordable Housing Committee.

- Inclusionary Zoning

In 2008, Richmond adopted its Inclusionary Zoning Ordinance (Chapter 18.18). The ordinance requires that any development which adds six or more dwelling units must provide 15% as LMI units with required assurances, either within the current project site or off-site, provided the Planning Board determines that off-site locations best serve the future of residents of those units as well as the town as a whole. If the Planning Board concludes that payment of a fee in lieu of construction better implements the intent of the Town's affordable housing goals, and the applicant agrees, they can voluntarily agree to make such payment as a condition of approval.

- Comprehensive Permit for Low and Moderate Income Housing

The Comprehensive Permit for Low and Moderate Income Housing Zoning Ordinance (Chapter 18.39) was adopted in 2004. It allows the Planning Board to review development projects that propose at least 25% low and moderate income housing as a comprehensive permit. Comprehensive permitting allows an applicant to combine all permitting requirements into one application, rather than filing separate, and often costly and time consuming, applications to several town boards. As part of their decision, the Planning Board must make a positive finding of applicable criteria outlined in the ordinance. To date, two comprehensive permits have been granted in the town for 78 units yet to be constructed.

The ordinance also allows the Town to offer subsidies that will encourage the creation of LMI units and mitigate the cost of their development. Subsidies include density bonuses and permission to construct multi-unit dwelling structures where not otherwise permitted. Additional subsidies may include payment to not-for-profit developers from the Town's Affordable Housing Trust Fund if funds are available, or a waiver of other town fees.

- Proportionate Share Development Fees

The Proportionate Share Development Fees Zoning Ordinance (Chapter 18.33) was adopted in 1995. This ordinance requires payment of a development fee for a fair share of the cost of providing school facilities and open space, conservation, park, and recreation land and/or facilities to meet the needs of future residents of that development. Exemptions are allowed for affordable housing, as defined, provided that there is a critical need for affordable housing in town. The ordinance also outlines criteria for exemptions from school facility fees and fees for open space, conservation, park, and recreation land and/or facilities.

- Affordable Housing Fund

The Affordable Housing Fund (Chapter 3.08), a town code ordinance, was adopted in 2008 and amended in 2009. It has not yet been funded.

- Affordable Housing Committee (AHC)

The Richmond Affordable Housing Committee formed by town code ordinance (Chapter 4.12) in 2008, and amended in 2009. It is responsible for guiding the town to meet its affordable housing goals.

In addition to financially-based subsidies, rehab/reuse/infill and mixed use strategies may also increase the supply of affordable housing. Much of the existing development on the portion of Route 138 west of I-95 and between Route 138 and Route 3 was built prior to the current zoning requirements. This would be an ideal area for infill and rehabilitation as well as for creating newer mixed use developments because of existing higher density development and availability of town water. This is consistent with Land Use 2025 because the area is located within the Urban Services Boundary, where the state promotes new growth and redevelopment efforts. See the **Land Use Element**.

The Planning Board will recommend to the Town Council an ordinance which would allow mixed use in the General Business Zone area of Wyoming village to create more affordable housing. This would allow existing as well as new commercial construction to contain some residential

component to create additional affordable housing. The Planned Development and Planned Unit Development-Village Center adjacent to Wyoming can also be used to create mixed use areas that support affordable rental housing. Finally, Richmond will examine privately owned undeveloped or underutilized parcels along the Route 138 corridor for rehab/reuse possibilities. Such properties and structures could lend themselves to congregate care, senior centers, group homes, etc. which meet other housing needs for the Town.

The Planning Department and the Town's Historic District Commission, when reestablished, will also explore the concept and funding of Historic Districts as sites for low to moderate income housing. There is a listing in Appendix D of existing historic resources, and many of these could be renovated or rehabilitated with a low to moderate income housing component.

Implementing Strategies

The information, coordination and administrative methods and techniques to meet the 10% mandated goal for LMI units will require use the following strategies:

- Planned Unit Development Village Center (PUDVC) zone with inclusionary zoning
- Creative partnerships for new construction
- Rehab/reuse/infill and mixed use projects
- Inclusionary Zoning
- Regional strategies
- Creatively structured strategies
- Rezone areas serviced by water infrastructure to allow residential mixed use and multifamily units

These strategies are expected to create LMI units with both rental and homeownership opportunities. Table 33 shows how the proposed affordable housing strategies will meet the 10% goal of 295 units by 2030. As the Plan is updated, these future projected LMI units can be refined as economic conditions improve in the region. The table indicates that Richmond used three strategies in the first five years of its plan to develop LMI units. As a result, 118 units have been approved by the town, but are not yet constructed. It is anticipated that the upswing in the local economy will continue and developers will build these homes by 2015. They include 40 units at Richmond Commons (PUDVC with inclusionary zoning), 53 units in Altamonte Ridge (new construction with a not-for-profit organization and approved by the State Housing Appeals Board (SHAB)), and 25 units at Fox Run Condominiums (Comprehensive Permit with a private developer).

There are several reasons why the Town did not meet the expected number of LMI units in 2010. The downturn in the economy affected all types of development, including affordable housing. For example, units projected under the "Create Partnerships" strategy as infill along Route 138 would have added LMI units, but this project is no longer deemed viable. However, developing creative partnerships should continue to be a town strategy.

Table 33: Application of Strategies to Meet Proportional Needs by 2030

Development Strategy	Totals Expected by 2010 (in 2006)	Actual LMI Units Created by 2010	LMI Units Projected for 2015*	LMI Units Projected for 2020	LMI Units Projected for 2025	LMI Units Projected for 2030	Total Projected LMI Units
PUDVC w/ inclusionary zoning	40	0	40	0	0	0	**40**
Creative Partnerships	100	0	0	10	10	10	**30**
Rehab/Reuse/ Infill/Mixed Use	100	0	0	15	15	15	**45**
Accessory apartment development	0	0	0	0	0	0	**0**
Inclusionary Zoning	0	0	0	20	20	20	**60**
Regional Strategies	0	0	0	0	10	10	**20**
Creatively Structured Subsidies	108	0	0	0	0	0	**0**
Comprehensive Permits	0	0	25	0	0	0	**25**
Other (SHAB)	-	-	53	-	-	-	**53**
Units Subtotal	**348**	**0**	**118**	**40**	**50**	**50**	**273**
Existing LMI Units (2011)	**-**	**-**	**-**	**-**	**-**	**-**	**60**
Projected LMI Units 2030	**-**	**-**	**-**	**-**	**-**	**-**	**333**

* These units are approved by the Town as of 1/1/11, but have yet to be constructed.

The "Creatively Structured Subsidies" strategy advocated the conversion of 108 mobile homes at the Hillsdale Mobile Home Park; however, this project did not move forward due to resistance from current private property owners in the Park. The Town should revisit this strategy in the future. The state definition of affordable housing should be amended to enable such creatively structured subsidies in order to increase the supply of affordable housing.

Both Table 33 and the Affordable Housing Siting Analysis will guide the Town in the best methods to create new housing units. The Siting Analysis will be used to identify the appropriate density for new development. It will be reviewed and revised as needed. Any development resulting in the net addition of six dwelling units is subject to the town's Inclusionary Zoning Ordinance. According to the 2004 Buildout Analysis, there is the potential for 31 single-family homes in the R-1 zone, 1,964 in the R-2 zone, and 477 in the R-3 zone (Table 5 of the Buildout Analysis in Appendix F). The inclusionary zoning ordinance requires that 15% of these potential homes be affordable, which would add approximately five affordable units to R-1, 295 affordable units to R-2, and 72 affordable units in R-3 upon full buildout. It is assumed that by 2025, 40 units will be created using Inclusionary Zoning and an additional 60 units will be created at full buildout.

Another area to examine is the number of vacant year-round housing units for 1980 through 2010, as illustrated in Table 34. Richmond's vacancy rate for the period 1980-2000 dropped from 8.7% to 2.1%; however, it increased to 4.5% in 2010. Hopkinton, Charlestown, and Exeter all experienced a similar situation.

Table 34: Count of Vacant Housing Units Richmond and Surrounding Communities, 1980-2010

Town	Total 1980	Vacant 1980	Total 1990	Vacant 1990	Total 2000	Vacant 2000	Total 2010	Vacant 2010
Richmond	1,384	120 (8.7%)	1,874	65 (3.5%)	2,620	55 (2.1%)	2,952	132 (4.5%)
Hopkinton	2,264	161 (7.1%)	2,662	136 (5.1%)	3,112	75 (2.4%)	3,458	174 (5.0%)
Charlestown	3,064	201 (6.6%)	4,256	226 (5.3%)	4,797	140 (2.9%)	5,142	247 (4.8%)
Exeter	1,390	80 (5.8%)	1,919	97 (5.1%)	2,196	73 (3.3%)	2,511	134 (5.3%)

Source: U.S. Census, 1980, 1990, 2000, and 2010

Environment and Housing

Though housing is a social and economic commodity to Richmond, it also competes with the natural environment. As Richmond undertakes affordable housing initiatives, it is essential that the Town continue to protect pristine natural habitats, valuable ecosystems and its rural character. Through affordable housing strategies such as density bonuses, Richmond will locate dense housing developments in areas that do not threaten the Town's natural environment, including environmentally critical areas.

Richmond can further protect its natural environment by requiring the adaptive reuse of existing buildings for future residential use. Richmond can recognize the challenges faced in reusing older buildings and consider ways to make adaptive reuse more economically feasible.

Richmond can also protect its natural resources by encouraging future residential development in areas of existing infrastructure, i.e. water service. The Town is dependent upon groundwater for its drinking water so the use of the Siting Analysis to appropriately site higher density housing is highly critical to protect this resource. By locating new affordable housing units within the water district, Richmond can eliminate the need to augment supply or expand water lines. By locating affordable housing along existing main roads and arteries, Richmond will limit extension of roadways and minimize the amount of impervious surface created by roads and pavement.

Richmond is currently considering ways to implement a town-wide transfer-of-development rights (TDR) program. Doing so would offer another tool for protecting natural resources and directing future growth. See the **Land Use Element** for a more detailed explanation of TDR.

Low-impact design (LID) strategies are required in the Land Development and Subdivision Regulations and should also be incorporated into affordable housing development projects. LID strategies are recommended as a comprehensive approach to managing stormwater runoff from development and minimizing the hydrological impacts. LID includes reduced impervious surfaces in developments and use of natural filtration systems such as rain gardens.

Housing Strategies

Richmond as a rural housing market is distinctly different than the general Rhode Island urbanized housing market. Accordingly, local housing priorities differ in scale and breadth when

compared to state wide priorities. In order to address the major issues and concerns for housing in Richmond, the following strategies are proposed:

HOUSING STOCK CONDITIONS - Although the town does not have many substandard housing units, there are a few which qualify for Community Development Block Grant (CDBG) home repair programs operated by the Community Development Consortium on the Town's behalf. The town shall continue to support those efforts to upgrade housing stock.

MULTI-FAMILY HOUSING - The town allows for duplex housing units in its R-2 zoning district, which includes approximately 50% of the Town's land mass. The Town will review the policy of allowing mixed use and multi- family units for rental housing in General Commercial, Planned Development and Planned Unit Development – Village District zoning districts.

ELDERLY HOUSING NEEDS - While the senior housing complex Canonchet Cliffs is located in neighboring Hopkinton, it serves Richmond residents that qualify for subsidized elderly housing. The Hillsdale mobile home park also provides a supply of affordable housing for Richmond residents over the age of 55 but it is not income restricted or protected. Creatively structured subsidies should be pursued for the park. The Richmond Commons development will also be limited to age-restricted housing, with a requirement of 40 LMI units reserved for the elderly per the Town Council findings for the zoning ordinance.

AFFORDABILITY - The town shall support the efforts of non-profit land trusts that provide long-term affordable housing to Richmond residents. This includes applying for CDBG funds on behalf of Oak Ridge Housing, developed by Action Community Land Trust. The town enacts on an annual basis a series of tax reductions to the elderly, disables, visually impaired, veterans, disabled veterans, and former prisoners of war, as well as for vehicle adapted for use by the disabled. The tax reductions for the elderly and disabled are based on income and median home value, and are adjusted annually. Finally, there are several ongoing housing programs sponsored by RIH and the Town's support of the Community Housing Land Trust through its CDBG Program that will continue to serve qualified and needy Richmond residents.

REGULATORY - The Town amended its Land Development and Subdivision Regulations and its Zoning Ordinance to provide for conservation subdivision design. As of this update, zoning has been amended to include Inclusionary Zoning Ordinance, Comprehensive Permit for Low and Moderate Income Housing Zoning Ordinance, Affordable Housing Committee (Town Code), and Affordable Housing Fund (Town Code).

VILLAGE REVITALIZATION – The Town of Richmond has been a participant, along with the Town of Charlestown, in two three-year CDBG funded revitalization projects for the Shannock Village. A major component of this program has been housing rehabilitation for income eligible residents in the village. CDBG also subsidized the new public water system and park along the Pawcatuck River. This effort is further

supported by a RI Historical Preservation and Heritage Commission grant awarded to both Charlestown and Richmond for the development of design guidelines for Shannock.

Goals, Policies, and Actions

GOAL H1: Provide residents of Richmond with adequate, safe, and affordable housing opportunities, while protecting the natural environment and town character residents value most.

Policy H1: Encourage a rate of residential development that meets housing needs, is within the capacity of the natural environment, and can be sustained by existing services within the town.

Action H1: Assess impact fees for schools, affordable housing trust fund, and open space/recreation for all new market-rate dwelling units**.**

Timeframe: On-going
Responsibility: Planning Department, Town Council, and Town Administrator

Policy H2: Provide a sufficient range of market rate and affordable housing types given the needs of residents (especially the elderly, those of low/moderate incomes, renters, and the homeless) and the capacities of the Town's natural resources, public facilities, water availability, services and finances.

Action H2: Maintain the Affordable Housing Committee (AHC) and charge this entity with monitoring implementation of the affordable housing plan. The tasks of this Commission shall be to:

- Work with staff on data collection for efficient annual reporting on progress toward the affordable housing plan to RIH.
- Update information on the availability of affordable housing, pending opportunities, and progress on meeting goals and strategies,
- Work with staff to maintain the management information system used for reporting to the AHC on a quarterly basis,
- Participate in regional efforts to ensure that all knowledge resources are tapped and brought into the affordable housing initiative,
- Foster community education and support for affordable housing initiatives,
- Encourage public and private-sector housing partnerships by supporting grant applications,
- Research alternative development strategies, such as land trusts, purchase and transfer of development rights, cooperative housing and self-help programs,
- Seek funds and grants,
- Review annually incentives such as density bonuses, fee waivers, tax credits, and streamlined development procedures, and
- Sponsor public meetings and workshops and the dissemination of housing information regarding programs and opportunities for grants.

Timeframe: On-going
Responsibility: Planning Department, Town Administrator, AHC, and Town Council

Action H3: Continue to support home repair grant programs.

Timeframe: On-going
Responsibility: Planning Department and Town Council

Action H4: Participate in creative partnership opportunities to create affordable housing.

Timeframe: On-going
Responsibility: Planning Department, AHC, and Town Administrator

Action H5: Develop and require rehab/reuse/infill and mixed-use strategies for villages and town-designated growth centers:

- Utilize the 2004 Affordable Housing Siting Analysis to determine suitable development density.
- Encourage the use of underutilized or foreclosed residential properties to foster and encourage affordable housing opportunities.

Timeframe: On-going
Responsibility: Planning Department, Planning Board, and Town Council

Action H6: Use the Affordable Housing Siting Analysis to its fullest potential for inclusionary units and Comprehensive Permits.

- The Planning Board shall retain the right to suggest alternative densities to proposed developments based upon the carrying capacity of the land, any critical resources present on or adjacent to the site that may negatively affect environmental and traffic concerns, inadequate infrastructure, or any other factor that may adversely affect the health, safety and welfare of the public.

Timeframe: On-going
Responsibility: Planning Department and Planning Board

Action H7: Pursue regional strategies to achieve optimum affordable housing opportunities by participating where feasible but not limited to in regional home consortiums, a regional affordable housing trust fund, and the Washington County Community Development Corporation.

Timeframe: On-going
Responsibility: Town Administrator and Town Council

Action H8: Negotiate municipal subsidies with but not limited to non-profits, state agencies and for-profit developers to encourage the development of additional affordable units.

Timeframe: On-going
Responsibility: Planning Department and Planning Board

Action H9: Have a Planning Intern review potential deed restrictions of all town-owned parcels for development opportunities including but not limited to affordable housing.

Timeframe: Long-Term
Responsibility: Planning Department, Town Administrator, and Town Council

Action H10: Identifying suitable parcels for affordable housing and use the comprehensive permit process to reduce the cost and time required to gain approval for low to moderate income housing proposals.

- Use the 2004 Affordable Housing Siting Analysis to focus non-profit efforts in areas deemed very suitable for affordable housing.

Timeframe: On-going
Responsibility: Planning Department, Planning Board, and AHC

Action H11: Suggest possible tax credits or funding options for Richmond residents to rehab or renovate existing units including but not limited to those that will be permanently dedicated for low to moderate income families.

Timeframe: Short Term
Responsibility: Town Administrator, AHC, and Town Council

Action H12: Investigate the application of a homestead exemption law for Richmond as a means of protecting property owners and maintaining existing residents.

Timeframe: Mid-Term
Responsibility: Town Administrator and Town Council

Action H13: Research other legal mechanisms that encourage the development of affordable housing.

Timeframe: On-going
Responsibility: AHC

Action H14: Encourage rehab/reuse/infill and mixed-use strategies for low to moderate income housing in the existing villages in Richmond through supportive structured subsidies such as but not limited to CDBG, fee waivers, or tax credits.

- Focus rehab/reuse/infill efforts in locations deemed highly suitable by the 2004 Affordable Housing Siting Analysis.
- See **Land Use Element** for action items associated with design guidelines for Wyoming and Shannock.
- See **Historic and Cultural Resources Element** for action items associated with maintaining historic and rural character of villages.

Timeframe: On-going
Responsibility: Planning Department, Town Administrator, and Town Council

Action H15: Implement mixed-use Village Zoning that would increase opportunities for changing housing densities and allow for multi-family structures within existing villages and growth centers where there is an opportunity for smart growth strategies and traditional neighborhood development.

- Revise zoning so that Wyoming Village may build affordable housing of sustainable density near existing water lines and public transportation.
- See **Land Use Element** for action items associated with design guidelines for Wyoming and Shannock.
- See **Historic and Cultural Resources Element** for action items associated with maintaining historic and rural character of villages.

Timeframe: Short Term
Responsibility: Planning Department, Planning Board, and Town Council

Action H16: Continue to use the Affordable Housing Siting analysis to guide future development of LMI units along existing infrastructure corridors and make changes to the zoning map so as to influence locations suitable for higher density development.

Timeframe: On-going
Responsibility: Planning Department, Planning Board, and Town Council

Action H17: Educate developers and non-profit affordable housing developers of existing municipal subsidies for affordable housing.

- Encourage all new developments to take advantage of the existing municipal subsidies for the creation of affordable housing.

Timeframe: On-going
Responsibility: AHC

Policy H3: Ensure that new housing construction maintains Richmond's rural character, especially in its villages.

Action H18: Continue to seek grant funds develop village plans to guide redevelopment of village areas and work in conjunction with neighboring communities as necessary.

Timeframe: On-going
Responsibility: Planning Department, Town Administrator, and Town Council

Action H19: Revise zoning ordinances to allow mixed-use development in Wyoming and Shannock as well as in zoning districts General Business, Neighborhood Business, Planned Development, Planned Unit Development-Village District, and any future growth centers (See **Land Use Element** and **Natural and Cultural Resources Element**).

Timeframe: On-going
Responsibility: Planning Department, Planning Board, and Town Council

Policy H4: Promote "green" development practices in all new housing developments.

Action H20: Encourage the use of recyclable or reusable resources when developing new housing units.

Timeframe: On-going
Responsibility: AHC

Action H21: Encourage new housing units to meet labeling standards as advised by the EPA's Energy Star and Water Sense Programs in order to achieve more sustainable indoor water use and home appliance efficiency.

Timeframe: On-going
Responsibility: AHC

Action H22: Require developers, non-profit agencies, and housing agencies to locate new affordable housing units along main transportation corridors, areas served by public transportation, and existing water mains.

Timeframe: On-going
Responsibility: Planning Department, Planning Board, and Town Council

Land Use

The Land Use Element incorporates population estimates, economic development targets, housing needs, natural and cultural features, suitability factors and the planned capacity of public facilities and services. It must be consistent with *Land Use 2025*, the State's land use policy document. The major concepts outlined in the policy are:

- Sustaining the urban-rural distinction
- Establishing systems of green space, community design and infrastructure
- Targeting areas of special concern, particularly underutilized areas for further growth
- Identifying important natural resources for conservation as well as areas appropriate for development based on land capacity and suitability analysis.

The Land Use Element supports these concepts through the Town's current land development policies and strategies. These policies and strategies include conservation development design, farmland protection, natural resources and open space conservation, and village redevelopment. The policies outlined in the **Natural and Cultural Resources and Conservation Element** as well as the **Open Space and Recreation Element** should be cross-referenced as future land development policies and decisions are made. Existing land uses are shown on Map 12 in Appendix B.

As the Comprehensive Community Plan's focal point, the Land Use Element answers two primary questions. The first is:

> *Approximately 18,109 acres of land in Richmond remains unimproved, including 8,109 acres protected under the Farm, Forest and Open Space Program. How much of this land is suitable or available for land uses that best serve Richmond residents, workers and visitors?*

The answer to this question is drawn in part from the demographic and economic data presented in the previous sections of the plan. The second is:

> *How should the available and suitable land be used so that Richmond's residents, workers and visitors can continue to enjoy the town's natural and cultural resources?*

In order to answer these goals, land use planning goals were formulated and the suitability and availability of land for development were studied.

The answers to these questions resulted in the Future Land Use Map and to the most recent version of the Official Zoning Map (See Maps 13 and 14, respectively in Appendix B), which outline development strategies and land use policies. In addition to the Future Land Use Concept Plan, the Town has a town-wide, GIS-based build-out analysis, which estimates the total number of potential residential dwelling units throughout the town. Larger parcels are analyzed to estimate how many additional dwelling units might be developed. The build-out analysis is provided in Appendix F.

Community Survey and Pubic Workshop

The Richmond Community Survey and a public workshop allowed residents the opportunity to offer comments on the update of the Comprehensive Community Plan, including their assessment of Richmond's development during the past ten years and what they would envision for desirable development in the next ten years.

A majority of respondents listed rural character, open space, and small-town feel as the three qualities they liked most about the Town. Many also commented on friendly people, quietness, and scenic beauty, including views and vistas of farmland, wooded areas, rivers, and historic buildings and villages. Other responses focused on the state parks in town, close proximity to highways, a good school system, and a high quality of life.

Respondents also cited among the greatest challenges facing Richmond is the need for economic development and supporting new businesses while still maintaining Richmond's rural character. Keeping taxes low was also another frequent response.

Most respondents either somewhat disagreed (28.7%) or disagreed (30.6%) that commercial and residential development had occurred at an acceptable pace, with 38.9% agreeing that it has. As a follow up, nearly half of respondents (46.7%) felt that new residential and commercial development were located in areas appropriate for new growth. One third (32.7%) somewhat disagreed with that statement and 17.8% disagreed. Most respondents either agreed (43%) or strongly agreed (35.5%) that future development should be concentrated in areas with existing development or in villages with existing services.

As to the form and appearance of future development, about one third (38%) thought the appearance of recently commercial development was of average quality, just more than a third (38.9%) thought it was poor, and 18.5% thought it was good. A majority of respondents either agreed (43%) or strongly agreed (48.6%) that design guidelines should be developed for building and site layout to improve the appearance of future commercial development. Most respondents (59%) felt that new development should encourage a mix of uses. Most respondents (81.1%) envision the portion of Route 138 between Routes 3 and 112 as a mix of commercial and residential uses. 14.7% felt it should be all commercial with no residences.

At this public workshop, residents also clearly voiced the need to contain and control growth in order to maintain Richmond's rural character and natural resources. Residents generally supported the continued development of Wyoming village because of its existing density, water service, and access to I-95; however, they expressed skepticism that Shannock or Alton could be developed as commercial or business centers because of limited accessibility to major highways. Economic development efforts need to be linked with land development to revitalize the village centers. An economic development strategy which supports small local businesses while also attracting larger employers should help to ease the residential property tax burden. Attendees also advocated design standards which would improve the aesthetics of future development

Residents further expressed a strong interest in protecting the town's extensive natural resources. The state management areas, local Trust properties and other open spaces bring sports enthusiasts, hikers and fishermen to Town, which in turn, enhance economic

development. However, these areas must be protected from both overuse and the infringements of neighboring development.

Population

As discussed in more detail below, Richmond's population has increased significantly in the last thirty years. Long range planning for housing, employment and recreation is necessary if the consequences of Richmond's population gains are to conform to its residents' expectations and vision for the Town. The patterns and extent of population growth can be managed to some degree by local development policies, such as zoning ordinances, subdivision regulations and growth management initiatives.

Population Changes 1970-2010

The shift of Rhode Island's population from cities to rural areas was one of the significant population trends of the 1970s. Census data show that many trends begun in the 1970s have continued into the new century. Richmond population growth trend has continued to vary from those of the State in that, while the State's population remained stable or decreased slightly, Richmond's population has continued to grow. Although the rate of migration to Richmond has eased, migration has been the primary source (making up nearly 70%) of the population gains since the 1970s.

During this time Richmond's population surged, while the state's population fell slightly. In 1970, 2,625 people lived in Richmond. Over the next ten years the number of town residents grew at an overall rate of 53% to 4,018 in 1980. By 1990, the population had grown to 5,351, a ten-year increase of 33% and a doubling of population in 20 years. The 2000 census reported a population of 7,222, for an additional ten-year increase of 35%. However, this rapid rate of growth began to slow down considerably in the past decade, partially in response to a cap on building permits imposed by the community. The 2010 census reports that Richmond's population is 7,708, a 7% increase from 2000, much lower than what was projected.

Local population changes can be understood by examining three contributing factors: births, deaths, and migration. During the 1970s, Richmond's natural population increase (that is, the excess of births over deaths) was 270 and accounted for 19.5% of the overall population change. Migration to Richmond, therefore, was the principal factor that affected the town's population growth, and this trend continued into the decade of the 1990s and early 2000s.

Richmond, and neighboring towns such as Charlestown and Exeter, all experienced the same growth trends and attracted new residents who generally were more highly educated had a higher per capita income than the state-wide norms. An attribute common to all three towns is their rural character.

Population Changes 1990-2010

The number of residents and the characteristics of the town's population are influenced by a variety of trends. Table 35 shows the shifts in age distribution from 1990 to 2009. It shows growth between 1990 and 2000 of new homeowners. The town's population, just like national trends, is getting older.

Table 35: Age Distribution, 1990, 2000, and 2009

	1990	2000	2009*
0-14	24.9%	23.5%	23.3%
15-44	50.0%	44.9%	37.3%
45-64	17.7%	24.6%	31.2%
65+	7.4%	7.1%	8.2%

Source: US Census, 1990 and 2000; *ACS Five-Year estimate, 2005-2009

Richmond's year 2010 projected population, as defined by Statewide Planning, population was 8,042 residents. Due to rapid population growth, the 2000 population was reported by the US Census as 7,222 (up 34.9% from 1990) and future growth was expected to continue at the same rate; however, the Town's population in the 2010 Census was 7,708, only a 6.7% increase. Many factors contribute to this slower growth, particularly the national economic recession that began in 2008. Rhode Island was hit particularly hard with high unemployment and mortgage foreclosure rates in parts of the State (See the **Economic Development Element** for discussion on state and local economic trends). But recovery is expected, albeit slowly, in the next decade.

The 2004 Buildout Analysis for the Town of Richmond in Appendix F describes in detail where new growth is likely to occur and how many new residents Richmond's unimproved land can accommodate. The target is also consistent with the residents' general support for a balanced local economy and a reduced rate of residential construction.

Implications of the Population Target

Richmond residents clearly expressed their desire to maintain rural character while fostering economic development. Population growth will continue; Richmond continues to be a desirable place to live and it is anticipated that the national and local economies will improve. In which areas of Town should this growth be encouraged? What public facilities are necessary to support and foster this growth? There are two significant implications of Richmond's population growth rate. Ultimately, how does the Town intend to maintain is rural character, open space and small-town feel? Answering these questions means adopting goals and policies that:

- Establish and guide a balanced economic base,
- Manage the pace of residential development,
- Protect natural and agricultural resources
- Maintain Richmond's rural character

This viewpoint is what forms the Comprehensive Community Plan's agenda.

The Town of Richmond has an area of approximately 26,000 acres or just over 40 square miles. Properties in the farms, forests, and open space program, public land and open water account for nearly 47% of this land area. Approximately 5,150 acres are developed business and housing sites. According to the 2004 Build-out Analysis as shown in Appendix F, there is sufficient land inventory to increase permitted dwelling units by 127%. Based upon this build-out prediction, the Town's population could increase to approximately 17,344 persons. Table 36 shows the distribution of the net area occupied by major land uses in the general zoning districts.

Table 36: Current Land Uses: Actual Use in Zoning Districts

	Actual Land Use in Richmond Zoning Districts (acres)				
Zoning District	**Residential**	**Commercial**	**Industrial**	**Unimproved**	**TOTAL AREA**
Residential	3699.3 (26%)	1146 (8%)	116.1 (1%)	9,545.6 (65%)	14,507
Commercial	28.5 (13%)	82.8 (38%)	7.9 (4%)	100.1 (45%)	219
Industrial	39.1 (8%)	88.1 (19%)	106.9 (23%)	236.9 (50%)	471
Total	3,766.9 (25%)	1,367.7 (8%)	230.9 (2%)	9,882.5 (65%)	15,197

Note: Even though residential zones, for example, will only permit residential development in the future, they do contain other lawful non-conforming uses which existed before that zone was designated. Does not include transportation rights-of-way.
Source: Richmond Tax Assessor's Office, 2004

Physically Constrained Land

The **Natural and Cultural Resources Element** also describes the importance and location of Richmond's environmentally sensitive areas. As identified in *Land Use 2025*, the intrinsic characteristics of these areas are key to identifying potential development sites (Map 15) in Appendix B displays sites that, because of various physical constraints, are unsuitable or poorly suited for development. The 2004 Buildout Analysis (Appendix F), summarized in Table 37, calculated the acreage of these lands. These marginal or poorly suited properties can be developed; however, they incur much higher engineering, construction, economic and social costs For instance, poorly drained soils may require more sophisticated on-site wastewater systems or steeply sloped and rocky soils may require the same costly wastewater systems, costly foundations, increased pavement and or greater stormwater management. State and federal regulations currently protect most wetlands since these areas provide wildlife habitats, function as recharge areas, filter stormwater runoff, lessen flood damage and possess natural beauty.

Table 37: Physically Constrained Land (2004)

	ZONING DISTRICT						
Constraint	**R-1**	**R-2**	**R-3**	**NB**	**GB**	**LI**	**I**
Flood Hazard Area	20	810	1642	14	1	5	55
Wet Soils	6	1570	1958	15	1	28	49
Wetlands	3	706	1312	6	2	19	19
Natural Heritage Sites	-	102	574	-	-	-	-
Open Water	11	72	221	3	1	8	-
Steep Slopes	11	751	605	-	2	1	13
Bedrock Outcrops	-	-	-	-	-	-	-
Prime Farmlands	19	1563	3215	4	10	15	36
Totals in acres	**70**	**5574**	**9527**	**42**	**17**	**76**	**172**

Source: 2004 Build-out Analysis

Map 15 also cites productive agricultural soils, which consensus indicates should be preserved as open space rather than developed. Farmland, however, does not enjoy the same general protections as wetlands and much of it can be easily developed. These prime agricultural resources should be preserved in such a way as to be viable for future farming activities.

Limited Development Areas

The suitability of land for development is further limited by regulations and policies, which protect aquifer recharge areas, public water supplies, prime agricultural soils, and publicly owned land. It is assumed that properties falling into the category of "Private farms, forest and open spaces" in Table 38 will retain their current development status during the plan's initial five years; however, for the long-term the Town will need to consider strategies for the permanent protection of these properties.

Table 38: Limited Development Areas by Zoning District (2004)

	R-1	R-2	R-3	NB	GB	LI	I	VC/ PUD	Flex-Tech	PD	Ag-Overlay
Aquifer Recharge Area and Wellhead Protection Areas	112	3,076	8,537	23	121	145	229	--	--	--	2,764
Recreation and Conservation	2	2,140	2,586	--	--	--	--	--	--	--	--
Private Farms, Forests, and Open Spaces	--	1,655	5,244	2	2	76	--	--	--	--	393
Historic and Archeological Sites	10	872	1,102	18	37	34	59	--	--	--	--
Scenic Landscapes	8	1,172	1,447	25	1	15	--	--	--	--	--
TOTALS (Acres)	**142**	**8,915**	**18,916**	**68**	**161**	**260**	**288**	**--**	**--**	**--**	**3,157**

Source: 2004 Build-out Analysis
-- Undetermined and requires future analysis.

The locations of these low intensity development tracts are shown on Maps 14 and 15, and are also listed in Table 38. Land that is either physically constrained or possesses limited development potential totals more than 20,000 acres or nearly three-fourths of Richmond's area (Map 15).

Development Trends

In addition to Richmond's population and employment growth, the subdivision and use of land is another measure of growth. Its direction and pace generally coincide with the region's economic well-being. Between 1980 and 1988, Richmond's inventory of developed lots expanded from 1,275 to 1,827. As construction increased, the stock of unimproved residential lots diminished during the first half of the 1980s and then replenished. During most of the 1980s, the average yearly inventory of unimproved residential parcels was 450 lots. In the early 1990s that number grew to approximately 600 unimproved residential lots. According to the 2004 Build-out Analysis, under the town's 2004 zoning code and land development and subdivision regulations, it is projected that permitted dwelling units could increase by 127% (from an estimated 2,775 to 6,292). This indicated a potential for approximately 3,517 new dwelling units. **Error! Reference source not found.** Table 39 details Richmond's inventory of assessed parcels.

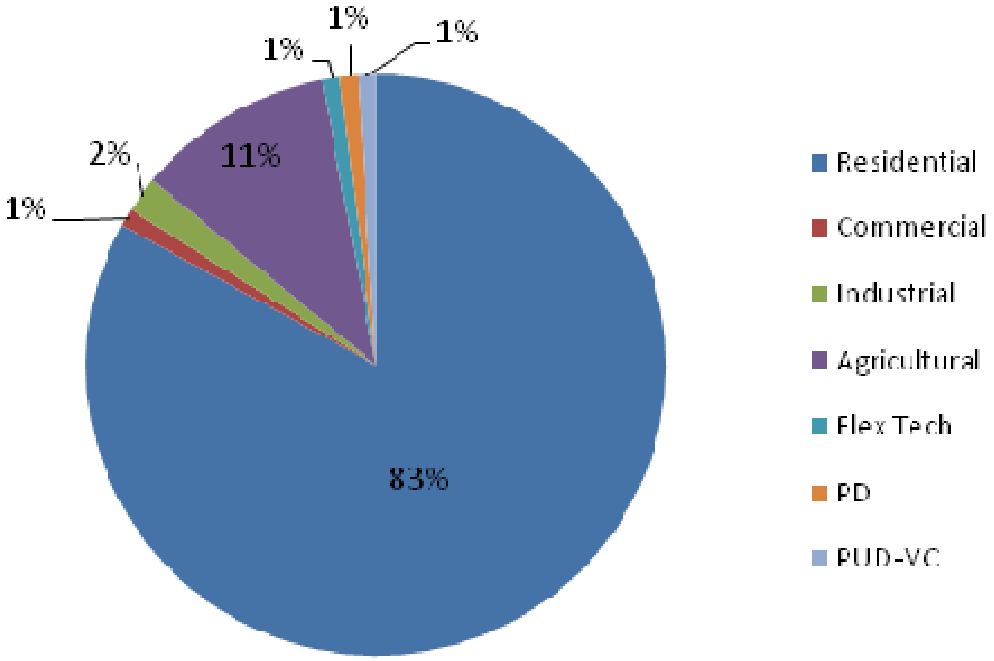
Table 39: Comparison of Parcel Inventories, 1980, 1988, 2004, 2010.

	1980	1988	2004	2010	2004-2010 Net Gain
DEVELOPED LOTS					
Residential	1,124	1,753	2,422	2,708	286
Non-Residential	51	74	112	270	158
SUBTOTAL	**1,275**	**1,827**	**2,534**	**2,978**	**444**
UNIMPROVED LOTS					
Residential	462	478	285	219	-66
Non-Residential	204	276	188	182	-6
SUBTOTAL	**666**	**754**	**473**	**401**	**-72**
FARMS, FOREST, & OPEN SPACE	67	14	152	151	-1
TOTAL	**2,008**	**2,662**	**3,159**	**3,530**	**371**

Source: Classification of Tax Roll, Richmond Tax Assessor

Land Availability

As shown in Table 36, unimproved residential land covers nearly 65% of the Town's net land area, or about 9,500 acres. Figure 3 shows that 83% of the town is zoned for residential uses. According to the 2004 Buildout analysis, of this amount, 11,815 acres may be free of physical constraints and could potentially accommodate additional residential development. For the purposes of the Comprehensive Community Plan, such land should be considered as "Prime Development Areas." The distribution of these areas and the developed land areas according to zoning districts is itemized in Table 40.



Source: Build-out Analysis, 2004

Figure 3: Percentage of Town Area by Zoning Districts (2004 Build-out Analysis)

Table 40: Net Area Available for Development (2004 Build-out Analysis)

Zoning District	Existing Dwelling Units	Total Acreage where Potentially Additional Residential Development May Occur	Total Acreage of Zoning District
R-1	93	76	106
R-2	1,793	6,982	12,029
R-3	744	2,628	8,592
NB	18	11	34
GB	34	140	189
LI	8	NA	180
I	15	NA	333
PD	28	131	211
FT*	--	NA	297
AGR	93	1,663	2,773
PUDVC*	2	167	177
TOTAL	**2,773**	**11,798**	**24,921**

Source: Build-out Analysis, 2004
* Zone changes in 2008 to Flex Tech (183 acres) and PUD-VC (291 acres) are not included.
Note: May not include road right-of-ways and water bodies.

A sufficient amount of land is available to meet Richmond's near-term land needs for both residential and nonresidential development. Richmond's 20-year residential land use needs are likely to be satisfied by the current zoning pattern given the:

- The supply of developed and planned residential lots.
- The availability of developable unimproved land and water supplies.
- The current high unemployment and mortgage foreclosure rates of the State.

The land currently zoned for commercial uses (Neighborhood and General Business Districts) and industrial uses (Industrial and Light Industrial Districts) along with land zoned Flex Tech, Planned Unit Development Village Commercial, and Planned Development District will meet long-term commercial and industrial land requirements.

The Preferred Development Strategy

When Richmond residents were asked how and where new development should occur, the majority of those surveyed respondents favored areas already serviced by water lines and near or within existing village centers. This is consistent with the goals and objectives of *Land Use 2025*. The focus of future development in the State as expressed in *Land Use 2025* is to improve urban and suburban infrastructure and revitalize the existing developed areas in order to protect and conserve the more rural, open spaces. For Richmond, this will mean concentrating future growth in its village centers and implementing conservation strategies to protect its forests, fields, and farmlands.

Managing Growth and Maintaining Rural Character

Growth and certain land use patterns can strain local resources, including schools, water quality and supply, roadway maintenance and emergency services. Throughout the 1990s and early 2000s the Town experienced a vigorous rate of residential growth, which is demonstrated in Figure 1 (page 78). The Figure shows single family building permits peaked in 1993 at 87, then again in 1999 with 80. This general trend continued until the housing and credit market crash of 2008, which severely slowed development. The State's continuing budget crisis not only discourages development, but the State also is incrementally decreasing local financial aid, which has imposed additional financial pressures on municipalities, particularly for funding public education.

The economy nationwide is showing signs of recovery and the Town wants to be in a better position to handle new growth. The best policy is to encourage land development which increases tax revenue but makes minimal demands on costly town services. There are several strategies Richmond can pursue:

- Implementing a Transfer or Purchase of Development Rights Program (TDR and PDR): The purpose of this strategy is to protect important landscapes, open space, and agriculture, while concentrating development in areas that have existing infrastructure to accommodate development (villages and growth centers). Doing so reduces costs associated with new infrastructure construction and additional maintenance requirements.

- Concentrating new development in existing villages where there is access to multiple transportation modes and in proximity to existing utilities and infrastructure: The Town will assess incentives to focus infill growth in these areas. TDR or PDR can be one component.

- Encourage non-residential development: Commercial and industrial businesses increase the local tax base and add local jobs to the region. The Town needs to support growth and expansion of existing businesses and develop approaches to attract new businesses (See **Economic Development Element**).

- Establishing "Growth Centers" in the anticipation of any future assistance that may be available: In planning for a revived State Growth Center Program, the Town should position itself to take advantage of possible financial and technical assistance that may be available.

- Using the village development model to increase the capacity of developers to provide smaller unit housing in anticipation of future trends: Top-of-the-shop housing, cottage communities, or other multi-unit models can increase the municipal housing stock in a manner that is far more fiscally sustainable than large single family homes in subdivisions.

- Phasing development that could reduce the town's ability to deliver adequate services: In anticipation of large development projects that can strain the town's limited resources, the town should evaluate the need for developers to construct a project in

phases in order to reduce immediate, adverse impacts on town services. These types of projects may include, but are not limited to, a large residential subdivision, high tech or industrial complex, or commercial infill redevelopment.

Further discussion of these and other preferred development strategies are as follows.

Conservation Design

As a means of implementing the conservation and open space policies contained within **Natural and Cultural Resources and Open Space and Recreation Elements**, the Town supports the concept of Conservation Design. Conservation design is a controlled-growth land use development that adopts the principle for allowing sustainable development that protects the area's natural environmental features in perpetuity through conservation easements, including preserving open space landscape, protecting farmland or natural habitats for wildlife, and maintaining the character of rural communities[10]. The management and ownership of the open space land is may be by private land owners, land-use conservation organizations, or the Town. This type of development tries to achieve an underlying full-yield density of the original zoning district but in a more compact pattern, which preserves open space and other rural characteristics. Conservation design can be used for both residential and commercial developments. In residential districts, conservation design may be applied to special permits uses, golf courses, equestrian centers, and recreation compounds, among others.

The Planning Board works to ensure that the protected land is also configured so that the required open space will, wherever practical, connect to other open space throughout the community, link to resources areas in adjoining subdivisions and/or provide buffers between new development and sensitive lands or developed neighborhoods.

Like other strategies in this plan, conservation design is an important tool in preserving the rural character of the Town. By preserving large areas of open space, and siting development in compact areas, the Town creates desirable neighborhoods and avoids sprawl-like, land-wasting suburban-type development.

Residential Development

Residential Compounds

A residential compound is a type of subdivision intended to preserve rural character of the Town by permitting low-density residential development on large parcels of land while relieving them from compliance with the full construction design and improvement standards of other subdivisions. Major subdivisions are limited to seven lots. In the R1, R2, and R3 zoning districts, the number of house lots is calculated on a five-acre density. Developers also may choose to combine residential compound with conservation design development.

Compounds "trade off" the requirement for undivided common open space, as in conservation subdivision design, in exchange for a very low density development pattern that preserves most of each building lot as unimproved natural land. Compounds are appropriate where commonly owned open space lots are not practical or desirable. They also preserve open space with a

[10] http://en.wikipedia.org/wiki/Conservation_development - cite_note-0

minimum of disturbance from development construction. They also reduce the overall number of dwellings, which substantially reduces community impacts, water use, and furthers the Town's overall growth control policies. Private roads in compounds require no investment or maintenance by the Town.

Agricultural Overlay District - Conservation Development

The intent of the Agriculture Overlay District (AOD) is to protect Richmond's rural character by preserving prime agricultural soils as a natural resource and protecting the cultural and economic benefits derived from farms and agricultural operations. Conservation Development in the AOD prioritizes farming activities by establishing open space as farm lots and should include the greatest possible amount of prime agricultural soils. If more than one farm lot is created, one of the lots must be at least 25 acres, reinforcing the focus on rural character and protecting farms from suburban and residential encroachment. Open space lots can be used for stormwater management, fire cisterns, or unique site constraints.

Agricultural Overlay District – Residential Compounds

Residential Compounds are also allowed in the AOD. They preserve rural character and protect farming operations because they encourage very low density on properties large enough to be eligible for participation in the Farm, Forest and Open Space tax classification program. Residential compounds proposed in the overlay district must consist entirely of farm lots of 11 or more acres so that each lot can be eligible for participation in the Farm, Forest, and Open Space Tax Classification Program.

Further, in order to encourage the creation of farm lots, one accessory dwelling unit, located in either the residential structure or in an accessory structure, is permitted by right rather than requiring a special use permit in the one-acre residential area.

Transfer and Purchase of Development Rights

Transfer of Development rights (TDR) transfers the right to develop from one property (contributing property) to another (receiving property), typically taking development rights from an area where development is not desirable and applying them to an area where development is desirable and can be accommodated by existing infrastructure, such as water service. The increased density in the receiving area serves as a "bonus" in return for protecting the contributing area. A conservation easement is placed on the contributing property. TDR can be used to protect open space, farmlands, natural resources or areas of historical importance. For farm land, sale or transfer of the right to develop the property means that the property will no longer be assessed based on its "highest and best use," or for development. Instead, the property will be taxed as an agricultural use, which typically has a lower assessed value than development parcels. This will reduce the economic impact on farmers and allow them to operate their farms without added financial burdens.

A land owner may sell his development rights to another entity, typically a land trust, local or state government or some other entity which exists in perpetuity, but he retains the ownership of the land. The purchase of development rights (PDR) places a permanent deed restriction, or conversation easement, on the property and permanently prohibits new development. The legally binding agreement will maintain the property as open space or farmland even if it changes ownership. As with TDR, PDR allows the farmland, or other open space to be preserved and to be assessed based on current use and not on future development potential.

A majority of respondents to the Richmond Community Survey supported TDR/PDR strategies to protect important landscapes and resources of Richmond. The Town should continue to pursue a TDR/PDR program The first step in developing a TDR program, would be to use the 2004 Siting Analysis to identify potential contributing and receiving areas within the Town. The receiving areas of additional development should be able to accommodate higher density. In doing so, these receiving areas can be the focus of new growth or redevelopment, such as Wyoming Village and a new growth center at Route 112 and Route 138.

Areas of Future Growth

Village Centers

As new projects are proposed in village centers, building placement and architectural features should consider adjacent historic and cultural resources. Further, projects should also allow for environmental resources and limitations to protect their integrity. See the **Natural and Cultural Resources Element**. For example, Richmond worked with the Town of Charlestown to develop the *Shannock Village Design Guidelines* and these guidelines should be used when evaluating projects in the village and they are incorporated by reference into the Community Comprehensive Plan. The *South County Design Manual* published by RIDEM is also a reference that could be used when promoting village center development in rural communities.

The village of Wyoming, including the area around the Route 138/I-95 interchange, is located within *Land Use 2025*'s Urban Services Boundary (USB). The USB depicts areas that can accommodate additional development because some level of public services is provided. Water service was extended in 2011 along Route 138 to the intersection of Route 112 to correct water quality problems and meet fire protection needs at the Richmond Elementary School. The Town is in favor of infill development within the village and the area encompassed by the USB in order to curb sprawl along Route 138 (See the **Housing Element**). It is important that new development maintains and promotes village character. A senior class project of the University of Rhode Island (URI) Landscape Architecture Department prepared an analysis of Wyoming that included a public workshop to gauge opinions on the overall appearance and function of Wyoming as a village and what, if any, improvements could be made. Overall, residents liked the scale of development proposed and want to protect the remaining historic structures while encouraging new infill development. Areas of concern that came out of the URI study were the lack of overall building and site design of new projects, circulation and traffic problems, lack of open space, and lack of residential rental properties.

Using a village development model within Wyoming can give the Town tools to promote mixed-use projects and buildings with commercial on the first floor and apartments above that are compatible with existing uses and visually complement historic structures. A special village district can permit mixed use projects and articulate village design standards, similar to those created for Shannock. These types of projects provide an opportunity for the Town to increase rental units and affordable housing through mixed-use buildings and or multi-family structures (See the **Housing Element**). Because wastewater must be treated on-site, environmental impacts need to be evaluated during the site plan review process. Even at its current level of development, this area is plagued with congestion. New development should not further diminish the existing levels of service on Route 138. Some ways to reduce impacts is to implement access management strategies such as providing alternative access and

interconnecting commercial properties. This is the only area in Town serviced by public transportation. A Rhode Island Public Transit Authority (RIPTA) Park and Ride at the I-95 interchange provides access to bus service for commuters to points north or south along I-95, terminating at Kennedy Plaza in Providence. The Town should also look for ways to add and strengthen links to bike and pedestrian ways to and through the area. The goals and policies of the **Circulation Element** as they apply to this area need to be incorporated and be considered in any development projects.

New Growth Center

Residents support the concept of a growth center outside of the USB perimeter at the intersection of Route 138 and Route 112. Current uses include Town Hall, Richmond Elementary School, a golf course, and a small area that offers commercial uses. The intersection is also proximate to the entrance to the residential portion of the proposed Richmond Commons. The water main extension for the elementary school may also support new growth in the area. It should be noted that the Town does not intend on extending this line further. See **Facilities and Services Element**.

In order to determine how the new growth center will look and function, the Town should conduct a study that considers the extent of new development, its density, allowable uses, public transportation opportunities, and traffic circulation. Planning should include a mix of uses that promotes a village-style development consistent with the other villages in Richmond. The Town does not support continuous development along Route 138 from the interchange at I-95 to Route 112. A buffer between the densely commercial area in Wyoming and the new growth center around Route 112 should be restricted to low-density residential uses or open space and further separate the heavier density of Wyoming. The residential buffer will prevent more traffic congestion along Route 138 and, by reducing the potential driveways, will also maintain open views and existing rural qualities.

Current zoning in this area and its vicinity include R-2 (2-acre minimum), R-3 (3-acre minimum), PD (Planned Development), and PUDVC (Planned Unit Development-Village Center) zoning districts. The PD and PUDVC districts permit mixed use development, and should be reviewed as part of this study to ensure that proposed regulations support a successful mixed-use area. Overall zoning should promote a true mix of compatible uses (vertically and horizontally); provide access and linkages for pedestrians, bikes, and vehicles; and offer housing options other than single family homes, which dominate the Town. This is another opportunity for the Town to create needed rental units for all income levels.

Environmental goals are also critical. While water will be provided in the area, the study should consider how much water supply is needed to support its full build-out. Wastewater treatment alternatives should also be evaluated, such as community systems that service the entire growth area rather than many small systems on individual lots. If feasible, these systems should be privately owned and maintained to minimize financial burdens on the Town.

The Town should continue to evaluate opportunities where other growth areas can be located. Areas should be suitable to accommodate higher densities and strategies as to how development will acquire water and wastewater treatment need to be considered. The study that results from the Route 138/Route 112 intersection can be a model for other locations.

Existing villages such as Alton, Carolina, Kenyon, and Usquepaug should be studied for potential as growth centers as time and resources allow.

Agriculture

According to the 2007 Census of Agriculture, in just the five year period since 2002, the number of farms in Rhode Island increased 42% to 1,219 farms and the total land devoted to farming was 67,819 acres, an increase of 11% over 2002. Rhode Island ranked third nationally in direct marking sales on a per farm basis. The market value of production in 2007 totaled $65.9 million, which was up 19% from 2002. This figure does not include the market value of added sales, such as the pies or cider produced from apples grown on the farm, or tourism[11] generated by agriculture. The state, clearly, is supporting its farmers. According to RIDEM and the Tax Assessor (2010), there are approximately 20 active farms in Richmond. Commodities range from dairy, Christmas trees, apiaries, herbs, mixed vegetables and fruit, livestock, and turf.

In May 2011, the Rhode Island Agricultural Partnership, a statewide consortium of agriculture producers and service providers published *A Vision for Rhode Island Agriculture: Five Year Strategic Plan*. The Partnership's mission is to "foster the economic viability of the state's agricultural producers, establish a self-sustaining and coordinated delivery of agricultural services and financing to farmers, provide increased food security and access to local food for all Rhode Islanders, and cultivate support among the public and policymakers for the future of agriculture." Recognizing the challenges and opportunities to maintain a vital agriculture community in Rhode Island, the Town of Richmond fully supports the efforts of the Partnership and integrates goals and strategies asserted in their Plan. The Town should look to develop its own policies that contribute the broad goals of the Plan, including:

- Identifying and encouraging agriculture as a viable economic driver in the community, and
- Supporting existing and new agricultural businesses through land development policies.

In addition to this element, the **Natural and Cultural Resources** and **Economic Development Element** have specific policies and action items that meet these objectives.

The Town supports a Farmer's Market. The Richmond Farmers' Market was established in 2008 by the South County Growers' Association (SCGA), a non-profit organization. The mission of the SCGA is to support Rhode Island sustainable producers, to educate the public about the benefits of buying locally grown food and the importance of conservation of farmland, and to connect farmers and agricultural artisans to the community. The Market is currently held on Saturday mornings at the Town Hall between the months of May and October.

Most respondents favored supporting active farming and agricultural tourism. Agricultural tourism refers to, but is not limited to, farms opening their properties to the public in order to sell their products and services. It can include farm stands, educational programs, and seasonal events. These activities support economic development which is appropriate for Richmond as well as tourism which maintains the rural character of the Town.

[11] As reported from the Rhode Island Department of Environmental Management Division of Agriculture (www.dem.state.ri.us/programs/bnatres/agricult/index.htm obtained 2011)

Industrial Uses

Current industrial areas are located near the convergence of Exit I-95 (Exit 3), Route 138 and Stilson Road. Other areas zoned for industrial uses include locations within historic mill villages along rail lines. These areas were once thriving mills that relied on water power and rail to receive and send goods and materials. Changes in the way products are produced and transported have resulted in a reduced dependency on rail and increased trucking. Because these villages are not in close proximity to Exit 3 and the interstate, the Town should consider evaluating whether these are appropriate locations for future industrial uses (see **Economic Development Element**).

Balancing Water Availability, Wastewater Treatment, and Land Development

The Town will ensure that new development is balanced with water availability and wastewater treatment. Public water service is only available in Wyoming and infill development there will be encouraged. In areas of new growth (e.g. Route 138 and Route 112), water demands and wastewater treatment need careful planning. This requires looking at the growth center as a whole and developing a strategy that is based on build out of all potential uses.

Outside of these areas, the Town is zoned R-3, where there is a three-acre minimum lot size. This type of zoning, along with the Aquifer Overlay District, protects water quantity and quality. By spacing development far enough apart, water supply is not stressed to accommodate development, private wells are protected from contamination by on-site wastewater treatment systems, and the aquifer can recharge to maintain water supplies.

Low Impact Development Techniques

Protecting water quality is an important goal of Richmond (See **Natural and Cultural Resources Element**). Stormwater best management practices (BMPs) reduce pollutants in runoff from development, particularly impervious surfaces such as roadways, parking lots, and other urban area features. In March 2011, the Rhode Island Department of Environmental Management (RIDEM) and Coastal Resources Management Council (CRMC) released the *Rhode Island Low Impact Development Planning and Site Manual*, a companion to the Rhode Island Stormwater Manual. This document promotes better site design and the use of stormwater BMPs to avoid and reduce impacts to water quality. The Town has integrated these strategies into the Land Development and Subdivision Regulations and development plan review for nonresidential uses.

The Future Land Use Concept Plan

The Future Land Use Concept Plan illustrates Richmond's land use strategy and policies. It attempts to allocate sufficient land areas in multiple use categories to satisfy the identified need for land in each category over the next 20 years. Shown on Map 13 in Appendix B, the plan consists of:

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Business Use
- Industrial Use
- Flex Tech
- Planned Development Use

- Agricultural Overlay
- Aquifer Overlay
- Flood Hazard Overlay
- Shannock Village District

The Future Land Use Concept Plan is meant solely to complement the plan's text by interpreting the intentions of the plan's goals and policies.

Infill and Growth Area

The Infill and Growth Area encompasses parcels in and around Wyoming and the I-95 interchange at Route 138. Throughout the Comprehensive Plan, the Town has identified this area as a target for economic development, housing, and circulation improvements because it is the existing commercial center for Richmond and developed at a higher density. It has existing infrastructure and amenities such as sidewalks and access to the Town's water service. Using the State's Urban Services Boundary as starting point, the Town has delineated this area for future infill, redevelopment, and growth based on local needs.

Low Density Residential

Low Density Residential, or R-3, is an important category of preferred development strategy as this zoning and level of density covers most of the town's northwest, southwest and southeast quadrants, as well as the center of Richmond. These areas are a composite of significant natural features, cultural features, prime agricultural soils, open spaces, aquifer recharge and wellhead protection areas, as well as surface water buffer areas, all of which are compatible with low-density zoning.

Medium Density Residential

Pockets of land suitable for medium density development, or R-2, encircle the de Coppett property and extend to the northern and eastern town borders with Exeter and South Kingstown. The central portion of town south of Route 138 is an intermediate density area, as is an area west of Route 2 south of Shannock Hill Road. The tract's development advantages are its proximity to the Wyoming commercial and industrial districts, proximity to the public water distribution system, access to principal roads and few natural constraints.

High Density Residential

An area of high-density residential development, zoned R1, is located in the Canob Park residential neighborhood and portions of Alton and Shannock. Wyoming is the only area of town served by a municipal water supply system, and the residential areas are almost entirely developed.

Low/Moderate Income Residential

Richmond will consider examining rehab/reuse/infill and mixed use strategies to increase the supply of affordable and rental housing. Much of the existing development on the western portion of Route 138 west of Route 95, and between Route 138 and Route 3 was developed prior to the current zoning requirements. This area is ideal for infill and rehabilitation as well as for creating newer mixed-use developments because of the existing higher density development and the availability of Town water. Over the next several years, Richmond will develop regulations for the development of more densely developed affordable and rental housing units

within this central corridor subject to water availability and wastewater disposal capacity. The purpose of locating affordable and rental housing in this corridor is to conserve and protect unimproved land from sprawl and also to develop higher density housing where the necessary infrastructure exists to support it.

The Planning Board, using the Affordable Housing Siting Analysis (See Map 11 in Appendix B), and working in conjunction with property owners and the Affordable Housing Task Force, will review all land in the existing villages and proposed growth center to determine those areas which could support higher density development. The Planning Board will then make recommendations to the Town Council to adjust the zoning density in these areas.

Business Uses

The majority of proposed and existing businesses are located near I-95's Exit 3 and Route 138 junction. The General Business Zone extends further west along Route 138 to the town border with Hopkinton, and east, a short distance beyond Stilson Road. Several small areas for business uses are located in the villages of Shannock and Carolina. A small business area exists on Route 112 near the proposed growth center.

Industrial Uses

Industrial uses are proposed for several areas, primarily in the vicinity of Exit 3, adjacent to Interstate Route 95, along Route 138 and Stilson Road. The Richmond Airport and the area adjacent to it are also proposed for industrial use. Finally, other smaller industrial areas are located in Alton, Wood River Junction and Shannock. Historically, these zones were created to accommodate the mills around which the villages originally developed. Changes in industrial use patterns as well as current transportation and economic trends may necessitate reconsideration of these smaller industrial zones for alternate uses.

Planned Development

An area encompassing both sides of Route 138 just east of the business and industrial use area at Exit 3 is zoned for Planned Development. Several hundred acres of developable land in this area is proposed for a mixed of uses to provide a transition from the business and industrial area to the surrounding residential area. The Planned Development combines strict development requirements with site design flexibility. Portions of this area will also serve as a buffer between Wyoming and the growth center proposed for the Route 138 and Route 112 intersection.

Shannock Village District

The purposes of this district are to preserve the historic character of Shannock Village by ensuring that building maintenance and new construction reflect the village's architectural heritage as a mill village with structures and features dating from several architectural periods, and to encourage the village's economic vitality by permitting commercial and mixed–use development and redevelopment.

Agricultural Overlay

The purpose of the agricultural overlay is to preserve and protect large areas of prime agricultural soils, as identified by the Soil Conservation Service. Two areas are delineated, one in the eastern portion of town, one in the western portion. Both areas presently are turf farms.

Aquifer Overlay District

The Aquifer Overlay areas primarily surround the river corridors in Richmond. The existing Overlay is based District should follow the aquifer regard area, delineated by available through the Rhode Island Geographic Information System (RIGIS) and RIDEM. Additionally, RIDEM has mapped where various types of groundwater and wellhead protection areas (WHPA) are located for the Town. The DEM Groundwater Quality Rules classify the state's groundwater into four classes and establish groundwater quality standards for each class. Groundwater classified GAA and GA is to be protected to maintain drinking water quality, and underlies approximately 21% and 70% of the state, respectively. Groundwater classified GB (approximately 9%) and GC (less than 1%) are known or presumed unsuitable for drinking water. A WHPA is the portion of an aquifer through which groundwater moves to a well. Under the RI DEM Wellhead Protection Program approved by the US Environmental Protection Agency in 1990, DEM is responsible for delineating a WHPA for each of the public wells in the State. The most recent groundwater and WHPA data, as available, were published by DEM in 2010. These areas require protection as present and future drinking water supplies. The Zoning Map and Ordinance should be updated to reflect the most current maps available from the DEM for the overlay district. If a property is located within such an overlay area, special regulations limit certain high risk uses through special use permits and or may be entirely prohibited.

Flood Hazard Overlay

The purpose of this district is to protect the public safety, minimize property damage, protect water courses from encroachment, and preserve the ability of floodplains to retain and carry off flood waters. It is based on the Federal Emergency Management Agency Flood Insurance Rate Maps.

Analysis of Land Use and Zoning

Over the past several years, Richmond has worked to eliminate inconsistencies between its zoning and existing land use. Despite these efforts, some inconsistencies remain, particularly in residential zoning districts where development predates the adoption of zoning. Shannock Village, for example, had four zoning designations, R-1, R-2, LI, and NB prior to adopting the Shannock Village District. R-1 zoning requires 1 acre lots. However, in Shannock many of the existing lots are significantly smaller than 1 acre in area, with many containing less than 10,000 square feet. The Town has adopted dimensional regulations and regulations for non-conforming lots that address Shannock and other older neighborhoods that do not meet the current underlying zoning requirements.

Neighborhoods such as Alton Village, Canob Park, and Valley Lodge Estates are currently zoned R-3, which requires a minimum 3 acre lot. However, nearly all the lots in these areas are much smaller than 3 acres because they existed before the adoption of zoning in the Town. After the adoption of the Richmond Zoning Ordinance in 1970, these lots became legally non-conforming. All of these areas overlay important aquifer recharge areas and the R-3 designation will remain to protect the underlying groundwater quality and quantity.

Due to the adoption of conservation design, cluster subdivision development is no longer allowed under the Richmond Subdivision Regulations. Cluster subdivision design allowed developers to create lots smaller than the minimum zoning requirement, provided that larger

tracts of open space were preserved with the subdivision. While this appears to cause a conflict between the zoning map and land use, underlying density requirements were maintained, so the intent was consistent with the intent of the zoning. The cluster designation will remain so as not to create nonconformity for lots which were created in compliance with the ordinance
By amending the zoning map over the past several years, Richmond has eliminated previous inconsistencies between the land use and zoning map in the commercial and industrial areas and these areas generally are now in conformance with zoning. Most of the industrial areas were designated around existing uses. In designating new areas for industrial, light industrial, and flex tech, the Town has strived to locate these zones where they will be compatible with existing uses.

Goals, Policies, and Actions

GOAL LU 1: Support development without adversely affecting public health or degrading the quality of man-made and natural environments.

Goal LU 2: Support development that maintains the rural character of Richmond.

Policy LU 1: Control development to minimize conflicts between new development and surrounding land uses and to make efficient use of public facilities and services.

Policy LU 2: Relate the use of land to the hierarchy of roads and to circulation patterns in order to maintain or improve traffic levels of service.

Policy LU 3: Ensure that new developments bear a proportional share of the capital costs related to the construction or improvement of public facilities and services made necessary by the development proposal.

Policy LU 4: Conform land use decisions of the Town Council and of its appointed boards and commissions to the Comprehensive Community Plan and the Rhode Island Zoning Enabling Act of 1991.

Action LU 1: Amend the text and map of the Zoning Ordinance to conform to the Future Land Use Map.

Timeframe: Short Term
Responsibility: Town Council and Planning Board

Action LU 2: Develop design guidelines which ensure that developments are compatible with surrounding land uses; are subject to performance standards with regard to nuisances; provide required site amenities; protect natural and cultural resources; promote a favorable transition between adjacent land uses in terms of density, size, scale, height, mass and materials; and continue to enforce compliance with the International Dark Sky Association lighting principles.

Timeframe: Short Term
Responsibility: Town Council and Planning Board

Policy LU 5: Locate affordable housing in areas where development will not adversely affect the natural environment, will use existing infrastructure, and will benefit from existing public transportation and main transportation corridors. (See **Housing Element**)

Action LU 3: Implement the Housing Element in a manner consistent with Land Use and Zoning policies.

Timeframe: On-going
Responsibility: Town Council, Planning Board, and Affordable Housing Committee

Action LU 4: Recommend to the Town Council changes to the Future Land Use Map identifying areas in Town which are able to support higher density development based upon the Affordable Housing Siting Analysis.

Timeframe: Medium Term
Responsibility: Planning Board and Planning Department

Action LU 5: Periodically review and update the Affordable Housing Siting Analysis to ensure consistency with the evolving goals and policies of the town (See **Housing Element**.).

Timeframe: On-going
Responsibility: Planning Board

Action LU 6: Encourage the development of affordable housing guided by the Town's buildout analysis (See **Housing Element**.).

Timeframe: On-going
Responsibility: Planning Board and Town Council

Action LU 7: Encourage the incorporation of public transportation in affordable housing development projects (See **Housing Element** and **Circulation Element**.).

Timeframe: On-going
Responsibility: Planning Board and Town Council

Policy LU 6: Ensure that development does not exceed the capacity of the roadway system and public services and facilities (See **Public Services and Facilities** and **Circulation Elements**.).

Action LU 8: Periodically review the efficiency and effectiveness of the development review, approval and permitting processes.

Timeframe: On-going
Responsibility: Planning Board and Planning Department

Action LU 9: Coordinate with the Richmond Water Department to ensure that water use and demand does not exceed water supply capacity.

Timeframe: On-going
Responsibility: Planning Board and Town Administrator

Policy LU 8: Encourage development that protects the town's historical and archaeological heritage (See **Natural and Cultural Resources Element**.).

Action LU 10: Coordinate with adjacent communities on new development and redevelopment in historic villages that cross municipal boundaries. Consider village plans for Alton, Arcadia, Carolina, Shannock, Usquepaug, Wyoming, and Kenyon provided funding can be secured and collaborate with neighboring Town Planning Boards.

Timeframe: On-going
Responsibility: Planning Board, Planning Department, and Town Administrator

Action LU 11: Ensure that future development in the vicinity of these villages follows the historical development patterns. Develop design guidelines with conservation subdivision design techniques to ensure that new development is compatible with the villages.

Timeframe: Mid-Term, On-going
Responsibility: Planning Board and Historic District Commission

Action LU 12: Initiate studies to determine the feasibility of overlay zones for conservation districts, heritage districts, scenic districts, and village districts that would provide guidelines and parameters to protect important resources in these areas.
Timeframe: Mid-Term
Responsibility: Planning Board, Land Trust, Conservation Commission, and Historic Preservation Commission

Action LU 13: Evaluate view corridors and scenic roadways in town to identify important views and vistas and develop strategies for their protection.

Timeframe: Mid-Term
Responsibility: Land Trust, Conservation Commission and Historic Preservation Commission

Policy LU 9: Allow innovative and mixed use developments where appropriate.

Action LU 14: Evaluate current zoning and develop new regulations that promote mixed use projects.

Timeframe: Mid-Term
Responsibility: Planning Board and Town Council

Action LU 15: Conduct a study of the intersection of Route 138 and Route 112 to determine the feasibility of a new growth center.

Timeframe: Short Term
Responsibility: Planning Board

Action LU 16: Evaluate other locations in Town that may be suitable as growth centers.

Timeframe: Long-Term
Responsibility: Planning Board

Policy LU 10: Coordinate intergovernmental programs in order to promote regional solutions to land use problems affecting the Town of Richmond.

Action LU 17: Continue to participate in regional planning associations, such as, but not limited to, the Washington County Regional Planning Council and the Washington County Community Development Corporation.

Timeframe: On-going
Responsibility: Town Council and Town Administrator

Action LU 18: Continue to work with neighboring communities to implement land use strategies.

Timeframe: On-going
Responsibility: Planning Department

Action LU 19: Maintain a land use management plan for lands owned by the Richmond Rural Preservation Land Trust and the Town.

Timeframe: Ongoing
Responsibility: Land Trust, Town Council, and Town Administrator

Policy LU 11: Preserve significant open space, agricultural, and natural resources.

Action LU 20: Support the preservation of new open spaces within proximity to existing open space and state-owned land so as to avoid fragmentation of open space.

Timeframe: On-going
Responsibility: Land Trust, Planning Board, and Town Council

Action LU 21: Continue to require that all major development proposals follow the principles of conservation development design.

Timeframe: On-going
Responsibility: Planning Board

Action LU 22: Encourage all major development proposals to locate open space in areas contiguous or adjacent to existing state, land trust, and other conservation organization-owned open space to create a comprehensive open space network.

Timeframe: On-going
Responsibility: Planning Board

Action LU 23: Update Aquifer Protection Overlay District zoning ordinance and zoning map with RI DEM available mapping.

Timeframe: Short Term
Responsibility: Planning Board and Town Council

Action LU 24: Create a program that allows for the transfer and/or purchase of development rights in an effort to protect natural resources, water supply, open space and/or farmland.

Timeframe: Long-Term
Responsibility: Planning Board and Town Council

Policy LU 12: Ensure consistency between existing zoning and planned future land use.

Action LU 25: Assess current zoning ordinance and map and amend accordingly to conform with the comprehensive community plan.

Timeframe: Short-Term
Responsibility: Planning Department, Planning Board, and Town Council

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Implementation Schedule

The following is a schedule for implementation of the Richmond Comprehensive Community Plan. It identifies the Action Item of each element, the responsible party in its implementation and the time frame it is estimated that it will be completed, either short-term (one to five years), mid-term (six to ten years) or long-term (ten to 20 years). Action Items can also be on-going.

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
Open Space and Recreation						
OSR1	Develop new community recreation facilities on town owned land. Develop new community recreation facilities on town owned land.	Town Council, Recreation Commission, and Public Works Department		✓		
OSR2	All public recreational facilities, both developed and natural areas, must be inventoried to insure adequate and safe access as well as utilization by all citizens, including, but not limited to, those who fall within the parameters of the American's with Disabilities Act (ADA).	Recreation Commission		✓		
OSR3	Use of the recreational impact fees collected under Chapter 18.33 of the Richmond Zoning Ordinance titled "Proportionate Share Development Fees" shall be based on the documented needs presented in this plan.	Town Council				✓
OSR4	Monitor the adopted Five Year Capital Improvement Plan/budget to ensure development and proper upkeep of town recreation facilities.	Recreation Commission and Town Council				✓
OSR5	Include guidelines within the town's Subdivision and Land Development Regulations for all land developments where dedication of public recreation land is required.	Planning Board				✓
OSR6	Accept land dedication when a proposed site is very well suited to proposed uses and maintenance is ensured through homeowner's association or other organizations. Where this is not feasible, consider payment in lieu of on-site dedication within Subdivision and Land Development Regulations for applications where land dedication would not be in optimum interest of the Town.	Planning Board				✓
OSR7	Establish clear procedures for the use of payment in lieu of taxes or impact fee funds.	Town Council	✓			

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
OSR8	Work to continue and expand on the regional Chariho programs.	Recreation Commission				✓
OSR9	Coordinate efforts for large scale active, private recreation facilities that would serve several communities.	Recreation Commission and Town Council		✓		
OSR10	Establish an overall plan for a network of biking and hiking trails throughout Richmond connected with adjacent communities.	Recreation Commission and Land Trust	✓			
OSR11	Identify and map existing trails (including the North/South Trail) or routes open to public use in lands owned by the Land Trust, Audubon Society of Rhode Island and The Nature Conservancy etc.	Recreation Commission and Land Trust	✓			
OSR12	Collaborate with property owners adjacent to public open space to maintain public access through private properties by use of conservation easements.	Land Trust	✓			
OSR13	Support RIDEM efforts to acquire key tracts that will connect existing protected parcels for the combined purposes of hunting, hiking, greenways, rivers, and wildlife corridors (See Circulation Element).	Land Trust and Town Council				✓
OSR14	Encourage development proposals required to dedicate open space to locate it in areas that are contiguous or adjacent to existing open space to create a network of permanently preserved open space within the Town.	Planning Board				✓
OSR15	Consider designation of scenic roadways within Town and establish appropriate buffers and front yard setbacks to protect the scenic natural and built features of the roadways. Carefully review with state agencies, proposed improvements to these roads which might disrupt the scenic character.	Planning Board, Town Council, and Planning Department			✓	
OSR16	Support the use of the State Farm Forest and Open Space Program and support the acquisition or transfer of development rights by state and private agencies.	Planning Board and Town Council				✓
OSR17	Use conservation easements to obtain property most appropriate for greenways connecting natural areas to other natural areas	Town Council and Land Trust				✓

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
Natural and Cultural Resources						
NC1	Determine compatible land uses, and develop land acquisition and management programs for identify open space and river corridors (See Open Space and Recreation Element).	Planning Board, Land Trust and Town Council		✓		
NC2	Monitor rare native plant and wildlife communities, determine compatible land usage and develop land acquisition and management programs.	Conservation Commission, Land Trust, and Town Council				✓
NC3	Review Town GIS mapping to strengthen the Aquifer Protection Overlay District.	Planning Department, Planning Board, and Town Council	✓			
NC4	Amend the Subdivision, Planned Unit Development, and Development Plan Review Regulations to include a 300-foot buffer zone along major rivers, which are restricted by voluntary conservation easements.	Planning Department and Planning Board				✓
NC5	Develop economic strategies that promote the sustainable use of the Town's abundant local and state parks and other open spaces. Strategies should support local businesses catering to users (See Economic Development Element).	Economic Development Commission, Town Council, Town Administrator				✓
NC6	Incorporate into zoning ordinances and regulation policies that are designed to sustain agricultural operations and preserve open spaces.	Planning Board and Town Council	✓			
NC7	Partner with farmers to preserve their lands from development.	Planning Board, Town Council, Land Trust, and Conservation Commission				✓
NC8	Take the necessary steps to create Historic Districts, including amendment to the Town Charter and adoption of appropriate ordinances.	Town Council			✓	
NC9	Reestablish Historic District Commission.	Town Council			✓	
NC10	Identify sections of streets and highways with scenic vistas for possible designation as a scenic roadway or scenic overlook areas.	Town Council, Planning Board, Economic Development Commission, Conservation Commission, Historic District Commission, and other local agencies		✓		
NC11	Adopt design guidelines that will be applied to areas in and near existing historic village areas to retain and protect historic and cultural resources and to maintain the unique aesthetic look of these places.	Historic District Commission			✓	

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
NC12	Continue to maintain a GIS inventory of environmentally sensitive areas and sites that are of historical, cultural or archaeological value to the Town.	Planning Department				✓
NC13	Consider developing partnerships with private property owners with recreational businesses for the continuation/protection of these uses.	Planning Department and Land Trust				✓
NC14	Maintain and update the town's GIS mapping and prioritization of potential conservation lands and consult with the non-governmental organizations which own these properties in Richmond.	Planning Department, Land Trust, and Conservation Commission				✓
NC15	Concentrate major developments and community facilities within and adjacent to established villages and town-designated growth areas to alleviate pressure to develop the more rural areas of town (See Land Use Element).	Planning Board and Town Council	✓			✓
NC16	Review the Zoning and Subdivision and Land Development Regulations to establish mixed use development and standards appropriate for the existing villages to promote the conservation of natural and cultural resources (See Land Use Element).	Planning Department, Planning Board, and Town Council	✓			✓
NC17	Prepare a Master Plan for the town-owned Beaver River Road recreation land for recreation trails.	Planning Board, Town Administrator, Recreation Commission		✓		
NC18	Develop an inventory of town-owned land and review options for their use. Consider the use of these lands to endow a recreation trust.	Planning Department, Land Trust, and Town Administrator		✓		
Economic Development						
ED1	Identify the types of enterprises and industries that will be needed to serve the town's current and future population.	Economic Development Commission		✓		
ED2	Annually review the stated goals and mission of Economic Development Commission.	Economic Development Commission and Town Council				✓
ED3	Make regular contact with the RI Economic Development Corporation and other state agencies and departments regarding the relationship between and meeting the state-mandated goal for affordable housing. Coordinate these efforts with regional officials..	Economic Development Commission and Town Council		✓		
ED4	Concentrate major commercial and industrial activity in the vicinity of the intersections of State Routes 138 and Interstate Route 95 (See Land Use Element).	Planning Board and Town Council				✓

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
ED5	Open a dialogue with property owners in the Interstate 95 and Route 138 interchange area to determine if infrastructure is a constraint against future commercial development.	Economic Development Commission and Town Administrator		✓		
ED6	Review current land development controls and recommend amendments that will complement the economic development goals.	Planning Board, Planning Department, and Town Council		✓		
ED7	Continue to investigate the feasibility of mixed use zoning in villages to allow for the flexibility of design and to maximize open space (See Land Use Element.).	Planning Board, Planning Department, and Town Council		✓		
ED8	Identify road improvements needed in business districts and coordinate efforts with RI Department of Transportation as appropriate (See Circulation Element).	Public Works Department and Town Administrator				✓
ED9	Continue to support the Richmond Farmer's Market.	Town Council and Economic Development Commission				✓
ED10	Partner with RIDEM Department of Agriculture to create relationships between private sector agricultural firms to help farmers gain access to technical assistance programs.	Economic Development Commission	✓			✓
ED11	Coordinate with RIEDC local tourism councils to promote Richmond as a destination for ecotourism.	Town Council and Economic Development Commission	✓			
ED12	Develop web material to be posted on the Town's website that explains the requirements of opening a business in Richmond. It should direct individuals to local, regional, and state resources.	Information Technology Department, Town Council and Economic Development Commission	✓			
ED13	Create and fund a "shop local" campaign that encourages residents to shop and do business with local establishments.	Town Council and Economic Development Commission		✓		
ED14	Create and fund an informational town wide signage program that directs residents and visitors to local establishments and businesses.	Town Council and Economic Development Commission		✓		
Circulation						
C1	Adopt access management standards within regulations to control access to properties served by arterial and major collector roads.	Planning Board	✓			

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
C2	Encourage developers, non-profit agencies, and housing agencies to locate new affordable housing units along main transportation corridors with access to public transportation (See Housing Element and Land Use Element).	Planning Board and Town Council	✓			
C3	Approve new developments and or road construction projects which have a clearly demonstrated need based on improved safety and on minimized environmental effects.	Planning Board, Town Council, and Department of Public Works (DPW)				✓
C4	Maintain an inventory of town roads according to the hierarchy and level of service of each; see Table 13, supra.	Planning Board and DPW				✓
C5	Adopt Level of Service standards for the town's roadways, specifically including design and construction standards for new streets, necessity for signalization, shared curb cuts, and off-street and on-street parking.	Planning Board		✓		
C6	Maintain street design standards that are consistent with the rural character of the Town.	Planning Board and DPW				✓
C7	Encourage compact development design which prioritizes pedestrian access and safety in village centers and growth areas (See Land Use Element).	Planning Board				✓
C8	Encourage pedestrian and bicycle links to existing bikeways, hiking/biking trails, and pedestrian ways in new and redevelopment projects, as appropriate (See Natural and Cultural Resources Element).	Planning Board				✓
C9	Work with RIDOT and RIPTA to improve access to the RIPTA Park and Ride from neighboring businesses.	Town Administrator and Town Council		✓		
C10	Work with RIDOT to improve pedestrian links under the I-95 overpass and Exit 3 ramp system.	Town Administrator and Town Council		✓		
C11	Explore intermodal connections between regional transportation hubs and Richmond to enhance economic development opportunities (See Economic Development Element).	Planning Board, Town Council, and Economic Development Commission		✓		
C12	Evaluate the feasibility of parking strategies for new and redevelopment projects which use less land area and encourage better use of limited available land.	Planning Board and DPW		✓		
C13	Evaluate the feasibility of municipal parking in village centers and future growth areas.	Planning Board and Town Administrator			✓	

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
Public Services and Facilities						
PSF1	Consider the feasibility of locating a library or media center to the proposed growth center at Routes 112 and 138 as it is studied (See Land Use Element).	Town Administrator, Town Council, and Planning Board		✓		
PSF2	Evaluate existing programs for senior citizens and all residents and develop short and long term recommendations for improvements to services and programs.	Town Administrator and Town Council	✓			
PSF3	Support appropriate grant applications seeking to expand services for Richmond residents.	Town Administrator and Town Council				✓
PSF4	Manage Richmond's growth through regulations which assure there will be sufficient water quantity and quality.	Planning Board and Planning Department				✓
PSF5	Ensure that existing water resources are protected and can support future sustainable development proposals.	Town Council and Water Department		✓		
PSF6	Encourage additions and tie-ins to existing and proposed water lines to facilitate infill development and the construction of affordable housing units (See Land Use Element and Housing Element).	Affordable Housing Committee and Water Suppliers		✓		
PSF7	Develop a water supply systems management plan with a service area map for the Richmond Water Department consistent with this Comprehensive Community Plan, including among other issues, demand management and water conservation, wellhead protection, and a capital improvement plan.	Richmond Water Department, Planning Board, and Town Council	✓			
PSF8	Continue to evaluate the equitable costs of public services and facilities and use impact fees to finance infrastructure improvements that are directly related to development proposals.	Town Administrator and Town Council				✓
PSF9	Encourage developers, non-profit agencies, and housing agencies to locate new affordable housing units along main transportation corridors and existing water mains. Use existing infrastructure as a guide to locate new affordable housing to reduce the need for infrastructure extensions, and water supply augmentation.	Planning Board				✓
PSF10	Continue to maintain an annual inventory of needed capital improvements ranked in order of priority and continue the five-year Capital Improvements Program.	Finance Board, Town Administrator, and Town Council				✓

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
PSF11	Ensure that the Richmond Water Department operates as an Enterprise Fund.	Finance Board, Town Council, and Town Administrator				✓
PSF12	Require that all development proposals provide public facilities and services impacts with application for subdivision or Development Plan Review.	Planning Board				✓
PSF13	Update and stay current with new techniques and information on emergency management and natural hazard mitigation.	Emergency Management Director				✓
PSF14	Update when necessary the strategies developed in the Richmond Multi-Hazard Mitigation Plan.	Emergency Management Director and Town Administrator				✓
PSF15	Consider establishment of waste water management districts and engage the RI Clean Water Finance Agency and Community Development Consortium to leverage funding to assist homeowners with repairs and maintenance.	Town Council and Community Development Consortium		✓		
PSF16	Prepare a wastewater management program.	Town Council and Planning Board		✓		
PSF17	Develop baseline waste generation and recycling data and assess the effectiveness of the Town-managed transfer station in meeting State-mandated recycling and diversion goals.	Department of Public Works	✓			
Housing						
H1	Assess impact fees for schools, affordable housing trust fund, and open space/recreation for all new market-rate dwelling units.	Planning Department, Town Council, and Town Administrator				✓
H2	Maintain the Affordable Housing Committee (AHC) and charge this entity with monitoring implementation of the affordable housing plan.	Planning Department, Town Administrator, AHC, and Town Council				✓
H3	Continue to support home repair grant programs.	Planning Department and Town Council				✓
H4	Participate in creative partnership opportunities to create affordable housing.	Planning Department, AHC, and Town Administrator				✓
H5	Develop and require rehab/reuse/infill and mixed-use strategies for villages and town-designated growth centers.	Planning Department, Planning Board, and Town Council				✓
H6	Use the Affordable Housing Siting Analysis to its fullest potential for inclusionary units and Comprehensive Permits.	Planning Department and Planning Board				✓

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
H7	Pursue regional strategies to achieve optimum affordable housing opportunities by participating where feasible but not limited to in regional home consortiums, a regional affordable housing trust fund, and Washington County Community Development Corporation.	Town Administrator and Town Council				✓
H8	Negotiate municipal subsidies with but not limited to non-profits, state agencies and for-profit developers to encourage the development of additional affordable units.	Planning Department and Planning Board				✓
H9	Have a Planning Intern review potential deed restrictions of all town-owned parcels for development opportunities including but not limited to affordable housing.	Planning Department, Town Administrator, and Town Council			✓	
H10	Identifying suitable parcels for affordable housing and use the comprehensive permit process to reduce the cost and time required to gain approval for low to moderate income housing proposals.	Planning Department, Planning Board, and AHC				✓
H11	Suggest possible tax credits or funding options for Richmond residents to rehab or renovate existing units including but not limited to those that will be permanently dedicated for low to moderate income families.	Town Administrator, AHC, and Town Council	✓			
H12	Investigate the application of a homestead exemption law for Richmond as a means of protecting property owners and maintaining existing residents.	Town Administrator and Town Council		✓		
H13	Research other legal mechanisms that encourage the development of affordable housing.	AHC				✓
H14	Encourage rehab/reuse/infill and mixed-use strategies for low to moderate income housing in the existing villages in Richmond through supportive structured subsidies such as but not limited to CDBG, fee waivers, or tax credits.	Planning Department, Town Administrator, and Town Council				✓
H15	Implement mixed-use Village Zoning that would increase opportunities for changing housing densities and allow for multi-family structures within existing villages and growth centers where there is an opportunity for smart growth strategies and traditional neighborhood development.	Planning Department, Planning Board, and Town Council	✓			

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
H16	Continue to use the Affordable Housing Siting analysis to guide future development of LMI units along existing infrastructure corridors and make changes to the zoning map so as to influence locations suitable for higher density development.	Planning Department, Planning Board, and Town Council				✓
H17	Educate developers and non-profit affordable housing developers of existing municipal subsidies for affordable housing.	AHC				✓
H18	Continue to seek grant funds develop village plans to guide redevelopment of village areas and work in conjunction with neighboring communities as necessary.	Planning Department, Town Administrator, and Town Council				✓
H19	Revise zoning ordinances to allow mixed-use development in Wyoming and Shannock as well as in zoning districts General Business, Neighborhood Business, Planned Development, Planned Unit Development-Village District, and any future growth centers (See Land Use Element and Natural and Cultural Resources Element).	Planning Department, Planning Board, and Town Council				✓
H20	Encourage the use of recyclable or reusable resources when developing new housing units.	AHC				✓
H21	Encourage new housing units to meet labeling standards as advised by the Environmental Protection Agency's (EPA) Energy Star and Water Sense Programs in order to achieve more sustainable indoor water use and home appliance efficiency.	AHC				✓
H22	Require developers, non-profit agencies, and housing agencies to locate new affordable housing units along main transportation corridors, areas served by public transportation, and existing water mains.	Planning Department, Planning Board, and Town Council				✓
Land use						
LU1	Amend the text and map of the Zoning Ordinance to conform to the Future Land Use Map.	Town Council and Planning Board	✓			

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
LU2	Develop design guidelines which ensure that developments are compatible with surrounding land uses; are subject to performance standards with regard to nuisances; provide required site amenities; protect natural and cultural resources; promote a favorable transition between adjacent land uses in terms of density, size, scale, height, mass and materials; and continue to enforce compliance with the International Dark Sky Association lighting principles.	Town Council and Planning Board	✓			
LU3	Implement the Housing Element in a manner consistent with Land Use and Zoning policies.	Town Council, Planning Board, and Affordable Housing Committee				✓
LU4	Recommend to the Town Council changes to the Future Land Use Map identifying areas in Town which are able to support higher density development based upon the Affordable Housing Siting Analysis.	Planning Board and Planning Department		✓		
LU5	Periodically review and update the Affordable Housing Siting Analysis to ensure consistency with the evolving goals and policies of the town (See Housing Element.).	Planning Board				✓
LU6	Encourage the development of affordable housing guided by the Town's buildout analysis (See Housing Element.).	Planning Board and Town Council				✓
LU7	Encourage the incorporation of public transportation in affordable housing development projects (See Housing Element and Circulation Element.).	Planning Board and Town Council				✓
LU8	Periodically review the efficiency and effectiveness of the development review, approval and permitting processes.	Planning Board and Planning Department				✓
LU9	Coordinate with the Richmond Water Department to ensure that water use and demand does not exceed water supply capacity.	Planning Board and Town Administrator				✓
LU10	Coordinate with adjacent communities on new development and redevelopment in historic villages that cross municipal boundaries. Consider village plans for Alton, Arcadia, Carolina, Shannock, Usquepaug, Wyoming, and Kenyon provided funding can be secured and collaborate with neighboring Town Planning Boards.	Planning Board, Planning Department, and Town Administrator				✓

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
LU11	Ensure that future development in the vicinity of these villages follows the historical development patterns. Develop design guidelines with conservation subdivision design techniques to ensure that new development is compatible with the villages.	Planning Board and Historic District Commission		✓		✓
LU12	Initiate studies to determine the feasibility of overlay zones for conservation districts, heritage districts, scenic districts, and village districts that would provide guidelines and parameters to protect important resources in these areas.	Planning Board, Land Trust, Conservation Commission, and Historic Preservation Commission		✓		
LU13	Evaluate view corridors and scenic roadways in town to identify important views and vistas and develop strategies for their protection.	Land Trust, Conservation Commission and Historic Preservation Commission		✓		
LU14	Evaluate current zoning and develop new regulations that promote mixed use projects.	Planning Board and Town Council		✓		
LU15	Conduct a study of the intersection of Route 138 and Route 112 to determine the feasibility of a new growth center.	Planning Board	✓			
LU16	Evaluate other locations in Town that may be suitable as growth centers.	Planning Board			✓	
LU17	Continue to participate in regional planning associations, such as, but not limited to, the Washington County Regional Planning Council and the Washington County Community Development Corporation.	Town Council and Town Administrator				✓
LU18	Continue to work with neighboring communities to implement land use strategies.	Planning Department				✓
LU19	Adopt a land use management plan for lands owned by the Richmond Rural Preservation Land Trust and Town.	Land Trust, Town Council, and Town Administrator				✓
LU20	Support the preservation of new open spaces within proximity to existing open space and state-owned land so as to avoid fragmentation of open space.	Land Trust, Planning Board, and Town Council				✓
LU21	Continue to require that all major development proposals follow the principles of conservation development design.	Planning Board				✓
LU22	Encourage all major development proposals to locate their open space in areas which might be contiguous or adjacent to existing state, municipal land trust, and other conservation organization owned open space so as to enable a comprehensive open space network.	Planning Board				✓

Reference	Action Item Description	Responsibility	Time Frame Short-Term (1-5 Years)	Mid-Term (6-10 Years)	Long-Term (10-20 Years)	On-Going
LU23	Update Aquifer Protection Overlay District zoning ordinance and zoning map with RI DEM available mapping.	Planning Board and Town Council	✓			
LU24	Create a program that allows for the transfer and/or purchase of development rights in an effort to protect natural resources, water supply, open space and or farmland.	Planning Board and Town Council			✓	
LU25	Assess current zoning ordinance and map and amend accordingly to be consistent with the Comprehensive Community Plan	Town Council, Planning Department and Planning Board	✓			

TOWN OF RICHMOND, RI

Comprehensive Plan Appendices

2012

Approved April 24, 2012 by the Richmond Planning Board

Adopted June 19, 2012 by the Richmond Town Council

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APPENDICES

Appendix A

Public Participation Summary

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TECHNICAL MEMORANDUM

DATE: January 24, 2011

TO: Denise Stetson, Town Planner
Town of Richmond

FROM: Krista Moravec
Maguire Group Inc.

SUBJECT: Public Participation Summary
2011 Richmond Comprehensive Plan Update

Introduction

The Rhode Island Comprehensive Planning and Land Use Regulation Act requires municipalities to have public involvement in the development and update of their comprehensive plans. It is important that residents have a forum to offer comment and input through the process. The public participation program of the Richmond Comprehensive Plan Update involved a public workshop and community survey. This technical memorandum summarizes these events and their outcomes.

Public Workshop

A public workshop was held on November 30, 2010 at the Richmond Elementary School from 6PM to 8PM. The workshop involved a formal presentation followed by an open discussion with attendees. Each element was addressed through a series of questions lead by a moderator.

Twenty-five residents attended. Comments were received during the open discuss as well as on handouts. Handouts allowed attendees to submit comments at a later date. The following lists all comments from the public during the workshop, both those discussed with the group and those submitted in writing.

- The town has to figure out how to reduce the tax burden on residents
- Should Richmond have more development?
    - No big box stores
    - Small businesses, better quality jobs
    - Home-based businesses
- The town should maintain its rural character.
- Businesses at I-95 interchange are a “pit stop” for those traveling on the highway. No one stops to go to Richmond. They are going to the fast food restaurants
- Attendees like South County Commons in South Kingstown on Route 1.
    - Looks attractive
    - Has restaurants, cinema
    - Includes housing
- No street lights on town streets keeps rural character.
- Route 138 has a serious traffic problem.
    - Fall/winter- URI traffic – through traffic

    - Summer – traffic to Newport, beaches – through traffic
    - Estimated 8,000 cars in one direction
    - Need an alternate route for locals
    - Access management – too many curb cuts; it is difficult to get property owners to work together to share access
- The town needs to establish itself as a destination.
    - Hotel, something to be proud of
- Developing at the villages (outside of Wyoming) is a challenge because there is no direct access from the highway – Shannock is off the beaten path, though some were willing to go when they had a good restaurant
    - If do develop, perhaps one commercial lot, and not a lot of smaller parking lots.
- Richmond needs an image. There is no sign on 95 that identifies Richmond.
- Wyoming has no sidewalks. One cannot walk from one side of I-95 to the other along Route 138.
- North/South Trail needs to be connected into the village.
- There are many empty stores in Wyoming.
- The town needs a place for family entertainment (ie cinema, theater, arts)
- High density on Route 138 at I-95 is acceptable.
- Bike paths are needed in Wyoming and throughout town.
- Residents would like to see stores like Bass Pro or Cabellas that promote the use of natural areas in town.
- How would you market to these stores? through the Economic Development Council
- Residents support the creation of a new mixed use village at the intersection of Routes 112 and 138, keeping the open areas between the existing commercial development at the interchange.
- People are happy with fire and police services.
- People are happy with schools.
- Residents do not like the Center of New England development in Coventry.
- The town needs to support existing businesses with incentives as well as attracting new businesses.
- There is no transit in town.
- More bike trails are needed throughout town.
- What about the Richmond airport?
- Town has done a good job protecting its natural resources: high water quality, tributaries and streams of the Wood/Pawcatuck watershed.
- Residents are concerned about ingress and egress safety of subdivisions
- There are different areas of town that need to be addressed differently: villages, growth center, and farm/forest areas (conservation).

Richmond Community Survey

In November 2010, the Town of Richmond conducted an online survey of its residents for the Comprehensive Plan Update. The objectives of the survey were:

- To understand local opinion on the pace, location and type of new development/redevelopment
- To understand where residents would like to see future development and how it should be designed

- To understand what areas of town residents would like to see preserved
- To understand local opinion of town infrastructure and services to meet demand and need
- To understand local opinion on the value of natural and cultural resources protection
- To understand local opinion on the quality of housing and the town's ability to meet housing needs
- To understand what characteristics residents value most about Richmond
- To understand local opinion on town-specific issues
    - Richmond Common
    - URI 2007 Wyoming Study (design standards)
    - Establishing a town center
    - Commercial development along Route 138

The Richmond Community Survey was available online via the town's website from November through the end of December. The purpose of the study was to gauge public opinion on the direction of growth and the Town's efforts to protect its character. Participants were asked questions relevant to the different sections of the Comprehensive Plan as a means to determine where revisions, deletions, or additions were needed. Questions asked about features of town that they like or dislike, but also asked to rank the town's performance or the direction of future efforts of town. It should be noted that the written comments are presented in this technical memorandum as they were received, including emphasis added, spelling, grammar, and phrasing provided by the respondent.

Question 1
113 took the online survey. 95% were residents of Richmond and approximately half (55.8%) owned property in town. Nearly 10% worked in town and 8% owned a business in Richmond. One person who responded owned land in Richmond, but did not live in town.

Question 2
Half the residents that responded live in Richmond for more than 20 years. Nearly one quarter (23.4%) live in town between 11 and 20 years. 17% of respondents live in town between 6 and 10 years and the remaining 9% lived in town less than five years.

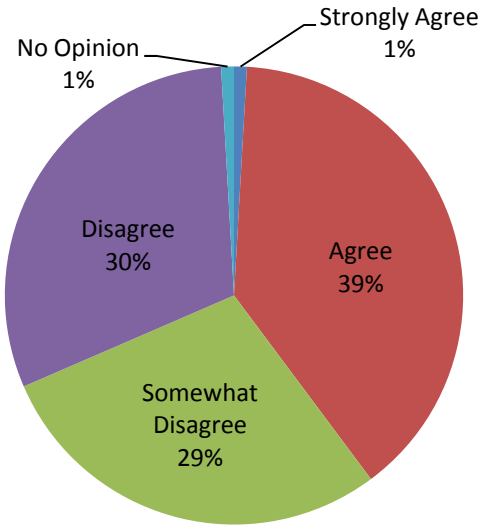
Question 3
When asked to list three things they like most about Richmond, a majority of respondents listed the town's rural character, open space, and small-town feel. Many also commented on friendly people, quietness, and the scenic beauty, including views and vistas of farmland, wooded areas, rivers, and historic buildings and villages. Other responses focused on the many state parks in town, close proximity to highway access, good school system, and the quality of life they have as residents. The full listing of responses is attached to this technical memorandum.

Question 4
When asked what feature they would single out as the best, most responded rural atmosphere or open space. A full listing of responses is attached to this technical memorandum.

Question 5
Respondents were then asked what they thought the greatest challenge for Richmond in the future. Many cited the need for economic development and supporting new businesses in town while still maintaining Richmond's rural character. Keeping taxes low was also another response. A full listing of responses is attached to this technical memorandum.

Question 6
Most respondents either somewhat disagree (28.7%) or disagree (30.6%) that commercial and residential development has been at a good pace. 38.9% agree that it has been at a good pace.

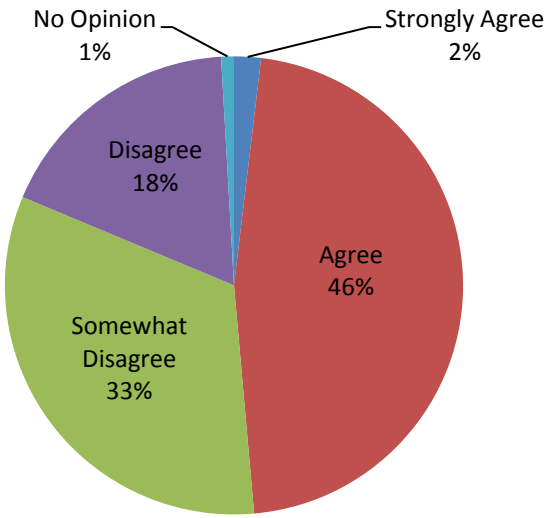
The rate of residential and commercial development in Richmond over the past 10 years has been at a good pace.



Question 7

As a follow up, nearly half of respondents (46.7%) felt that new residential and commercial development was located in areas appropriate for new growth. One third (32.7%) somewhat disagreed with that statement and 17.8% disagreed.

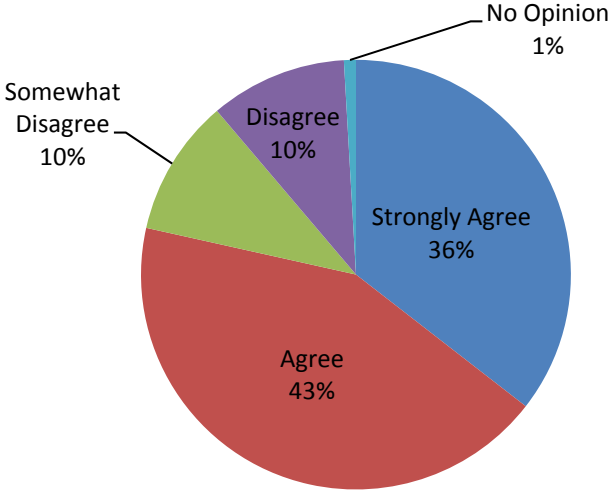
New residential and commercial development has happened in areas of Town that are appropriate for new growth.



Question 8

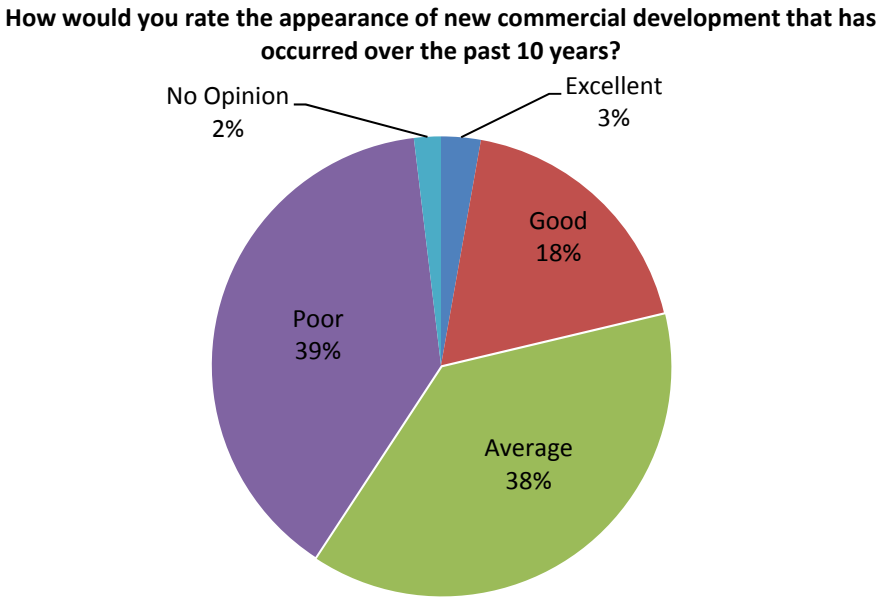
Most respondents either agreed (43%) or strongly agreed (35.5%) that future development should be concentrated in areas with existing development or in villages with existing services.

Future development should be concentrated in areas with existing development (filling in vacant lots first) and immediately adjacent to existing villages that have public water, such as Wyoming or Shannock.



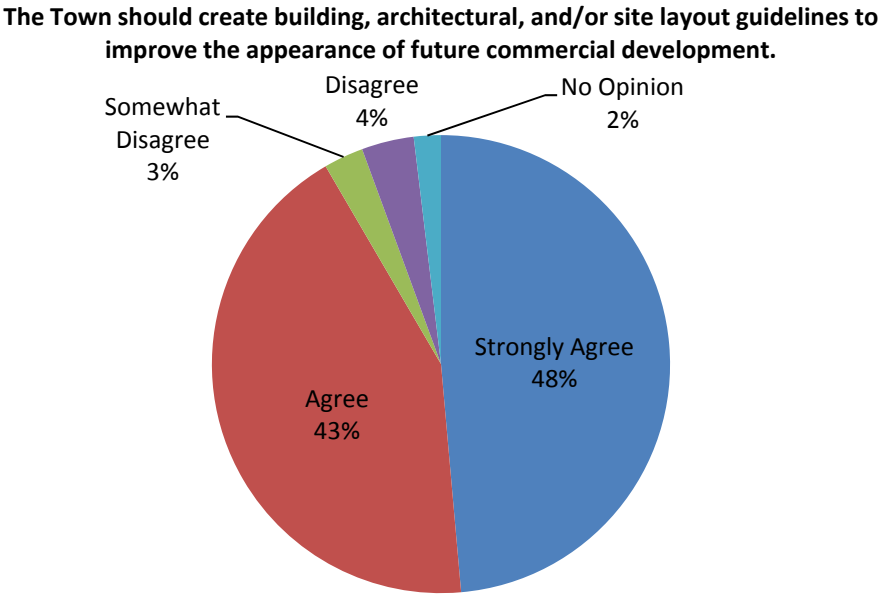
Question 9

When asked to rate the appearance of new commercial development that has occurred over the past 10 years, about one third (38%) thought it was average, just more than a third (38.9%) thought it was poor, and 18.5% thought it was good.



Question 10

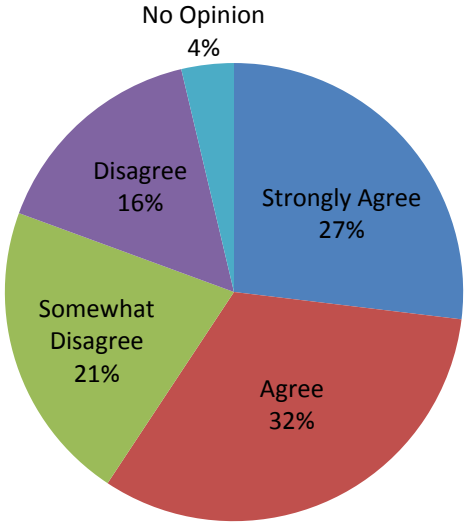
A majority of respondents either agreed (43%) or strongly agreed (48.6%) that design guidelines should be developed for building and site layout to improve the appearance of future commercial development.



Question 11

Most respondents felt that new development should be encouraged to have a mix of uses.

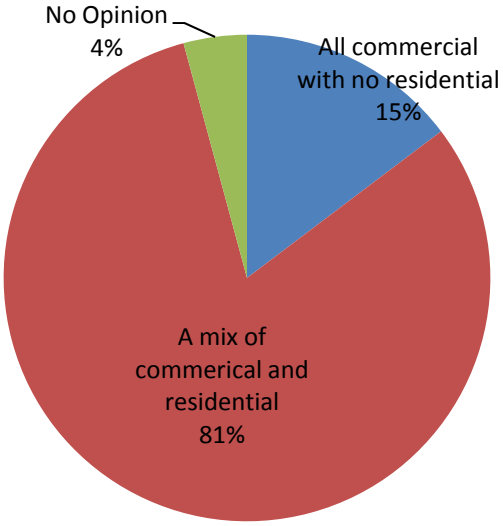
The Town should encourage new development that includes both residential and commercial uses on the same site in appropriate areas of town.



Question 12

Most respondents (81.1%) envision the portion of Route 138 between Routes 3 and 112 as a mix of commercial and residential uses. 14.7% felt is should be all commercial with no residences.

Route 138 between Routes 3 and 112 should be:



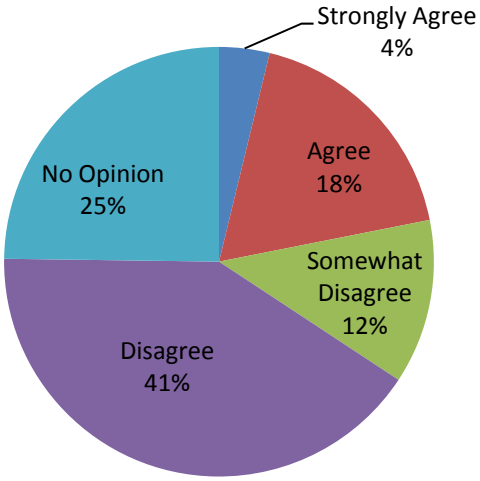
When asked to offer other alternatives, 27 out of 95 respondents offered the following comments: no new development, develop a village concept, keep commercial near I-95 and residential towards Richmond School, no commercial strips, consider traffic, and do not to develop beyond the Urban Services Boundary. Additional comments provided by the 27 respondents:

- Developed in a manner appropriate to the markets that will support that corridor's productivity.
- a village concept, not sprawl
- the transitional use now emerging
- unchanged and not developed. I want less development of the town not expansion
- A mix of residential which support home businesses and cultural activities such as art studios, wood working shops, etc. would/could be attractive both to the eye and to the entrepreneur
- leave it alone
- This area is too congested.
- please make businesses keep rural feel
- Commercial near the RT 95 interchange and residential as you move towards RT 112 and Richmond school
- controlled - it is already a traffic nightmare or has no one noticed
- What we do not want to have happen is to create our own "Route 2/Bald Hill Rd" like in Warwick.
- 138 commercial, 112 residential, 3 a mix
- Store after store (tthink Tiogue Ave. in Coventry/Warwick) is sooo ugly!
- Commercial should be set away from Route 138.
- multi-family dwellings and walking distance shopping
- Best place to focus commercial
- Should be in areas already developed that are under-utilized:ie old Stop & Shop building
- Very little commercial
- It should not become a commercial strip area ,as found on route 3 in coventry. all developement should be set well off of 138 both for safety and appearance ie land scape and appealing to all that will be using the facilities
- all developement should be set well back from 138. lets not have a strip area as found on route 3 in coventry
- provided the traffic can get through
- residential, road can't handle commercial
- Commercial should NOT be extended beyond UBS
- Develop existing commercial zoned areas first
- The only place where building is allowed
- I hopeyou consider the mess that you allowed in Wood RiverJct., and don't destroy more of Richmond with industrial / commercial that has no respect for the land or the town.
- ban new buildings

Question 13

Almost half of respondents (41%) disagreed that there were adequate rental opportunities for all income levels and ages in Richmond; 12% somewhat disagreed. Nearly one quarter of respondents either agreed (18%) or strongly agreed (4%). One quarter had no opinion.

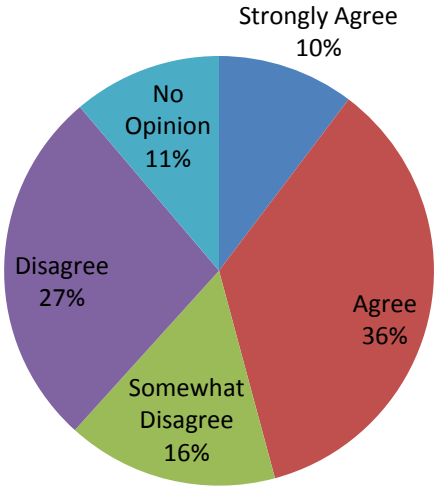
There are adequate rental opportunities available in Town for all income levels and ages (such as young adults and the elderly), including individuals and families with low and moderate incomes.



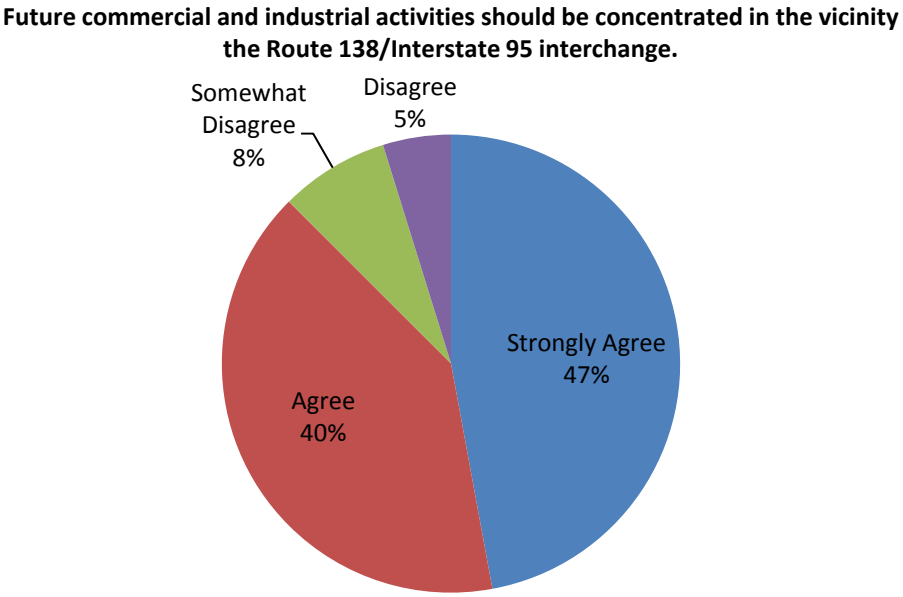
Question 14

Of those that responded, approximately one quarter disagreed that there were adequate opportunities and 16% somewhat disagreed. About one third (36%) agreed that there were adequate opportunities and 10% strongly agreed. 11% had no opinion.

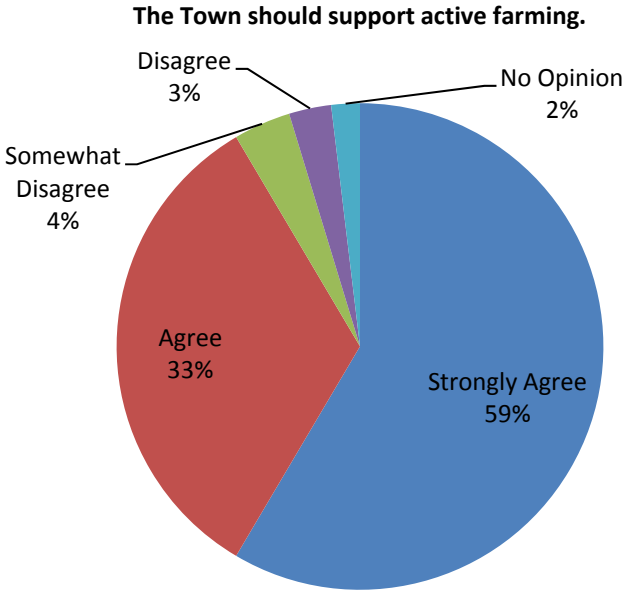
There are adequate home ownership opportunities available in Town for all income levels and ages (such as young adults and the elderly), including individuals and families with low and moderate incomes.



Question 15
Most agreed (40%) or strongly agreed (47%) that future commercial and industrial activities should be concentrated in the vicinity of Route 138 and I-95.



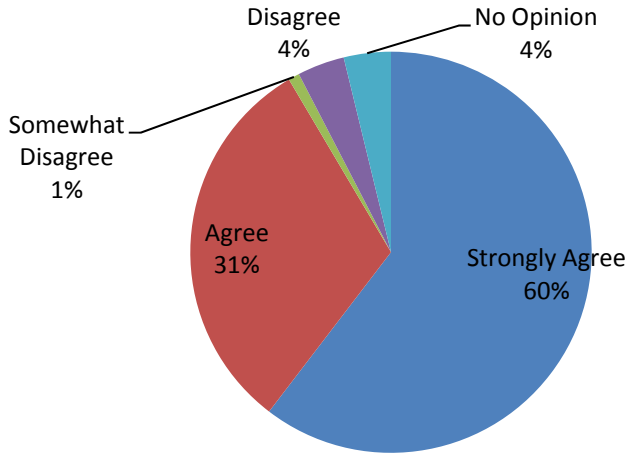
Question 16
Most respondents agreed (33%) or strongly agreed (58.5%) that the town should support active farming.



Question 17

Most respondents agreed (31%) or strongly agreed (60%) that the town should support agricultural tourism.

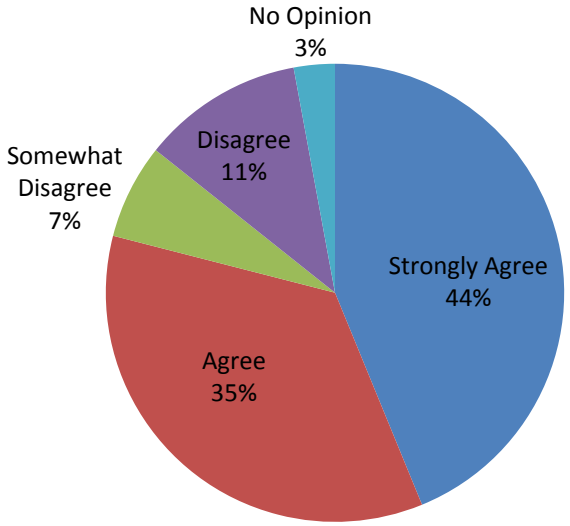
The Town should support agricultural tourism in which farms are open to the public to sell their products and services and promote tourism in Town. This includes farm stands, educational programs for students, and seasonal events like corn mazes.



Question 18

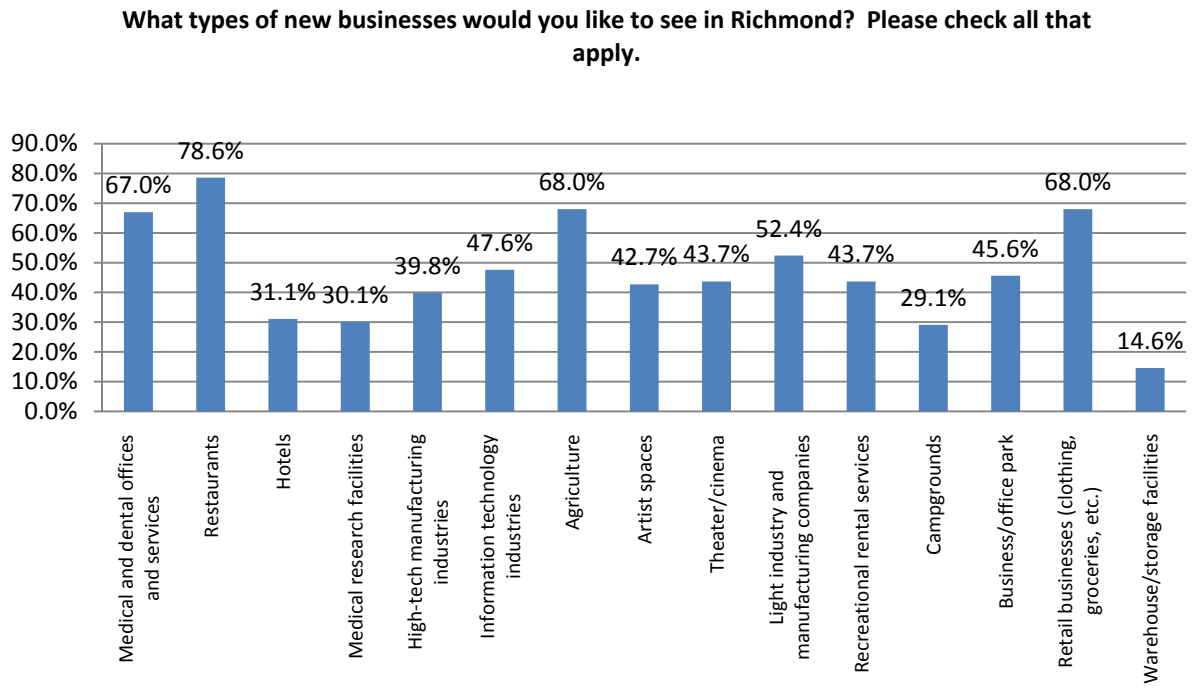
Most respondents agreed (35%) or strongly agreed (44%) that the town should promote its outdoor recreational opportunities to attract tourists to the area.

The Town should promote its outdoor recreational opportunities to attract tourists to the area.



Question 19

Respondents were asked what types of new businesses they would like to see in Richmond. A list was provided as well as space to add comments. Of those provided, most supported medical and dental offices, restaurants, agricultural activities, light industry and manufacturing companies, and retail.



24 respondents provided additional comments. Their suggests included sports fields, another grocery store, recreational complex, a Target, small and home-based businesses, recreation park, Jiffy Lube, and development similar to South County Commons. There was also a comment for no more development.

- We need one or two big box stores - ex: Target.

  We need another grocer in the area - Dave's Market or a Trader Joe's. Do you know that Stop and Shop charges higher prices in Richmond than anywhere else in RI?

  We need more variety of restaurants - do you know that Wendy's in Richmond is the most profitable Wendy's in all of RI? There is a good market in Richmond for food and retail and I don't understand why more companies aren't investing in our community.
- Recreational complex; ie. waterpark, etc.
- Drive in movie thearters, Bowling alley, Skate park, Motocross track, car racing facility, Botteled water factory.
- With all of the open space we have, I would love to see a huge recreational plan/park for the town. This should include some baseball and soccer fields. A few basketball or tennis courts and a park where the recreation department/camp can flourish. It would be great to promote a healthy lifestyle for the town (espec, children) by having a place to recreate, burn off some energy and promote community.
- no addiotnal businesses, less expansion. We wouldn't need more taxes of the school district budget was cut. Work to repeal the Carvalho Act at the state level

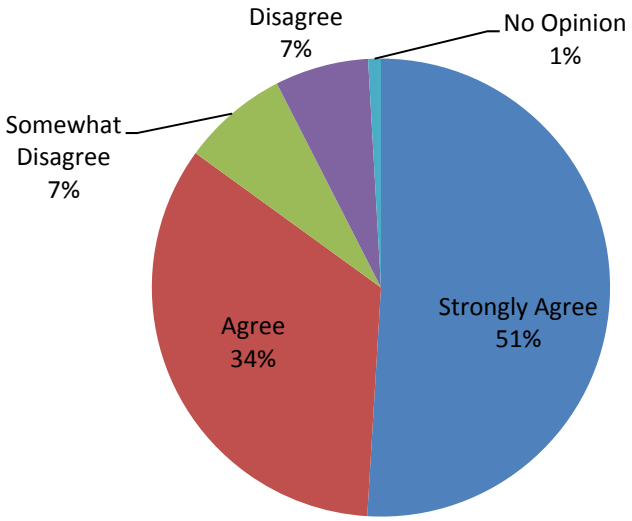
- Whole Foods Market
  Target
- jiffy lube or similar
- The town is in real need of a decent restaurant or two and a market other than Stop & Shop.
- A mixed "village" environment similar to South County Commons in South Kingstown would be ideal.
- Encourage more boutiques, specialized stores as opposed to the big boxes or big chains. If chains do come, require them to have building appearances that reflect an historic, country feel as opposed to their usual commerical exteriors. Encourage green businesses. Require landscaping. uniform signage with an old town look and charm.

  Thank you for preventing the Xrated shop from setting up business in richmond!
- Small businesses and home-based businesses
- If I only had a horse I might choose otherwise, but since I drive a car, I can be at any of the above in 20 minutes or less. I did not come to Richmond for commercial amenities. Stop the madness and quick buck mentality. Do we want Warwick? I think not.
- We don't need more businesses, there is plenty of opportunity in neighboring towns. If we loose our rural character we loose our charm as one of the last areas in RI to "live in the woods" still.
- we don't need another empty Tim Horton's or A&P.
- Coffee shops a la Starbucks
- Restaurants not fast foodsthis town looks like a donhut and pizza strip
- additional grocery store
- things for pople that live in town not for other pople to come shop here
- those with small environmental footprint but with large economic footprint (jobs) in Rte 138/95 interchange area; only build what can be supported, no strip malls, no large shopping centers, avoid vacant store fronts
- A Super Target in Wyoming and a Bob Evans type restaurant or a retail outlet similar to Clinton CT- easy on and off access to Rt95 - brings in tax revenues without affecting rural nature of town
- Services and business for the people that live and work here. Nobody cares about the rest of the world coming here to shop.
- all selected should be in the industrial park at I-95 and 138 except for agriculture
- Bowling Alley
  Indoor Sports facility
  More sports fields
- recreation park (i.e. waterslide, etc.)

Question 20

Most respondents either agreed (34%) or strongly agreed (50.9%) that the town should continue to preserve land for conservation and open space protection through property acquisition.

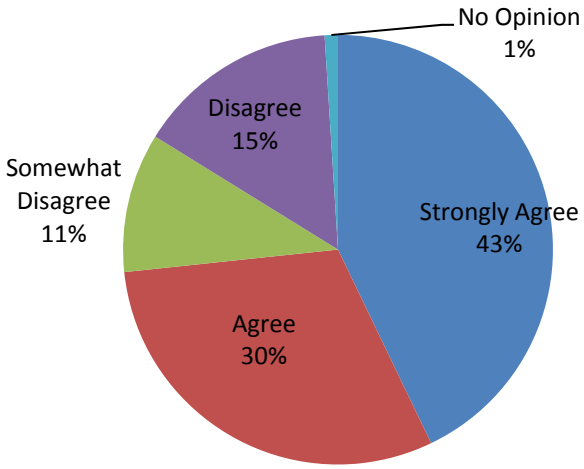
The Town should continue to preserve land for conservation and open space protection through property acquisition.



Question 21

Most respondents either agreed (30%) or strongly agreed (43%) that the town should preserve land for conservation and open space by purchasing development rights.

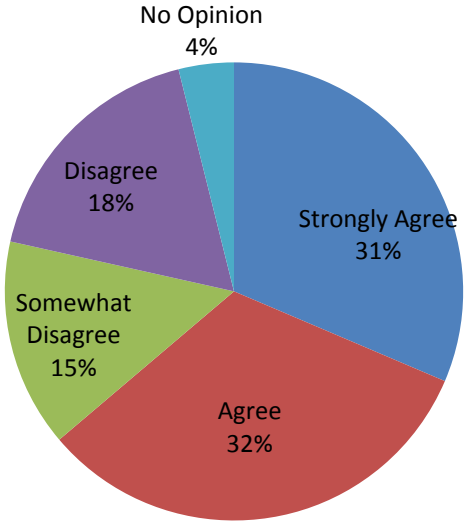
The Town should continue to preserve land for conservation and open space protection by purchasing development rights (purchasing the right to develop a property) so the land cannot be developed in the future.



Question 22

Most respondents either agreed (32%) or strongly agreed (31%) that the town should preserve land for conservation and open space by transferring development rights to other areas of town. 18% disagreed and 15% somewhat disagreed.

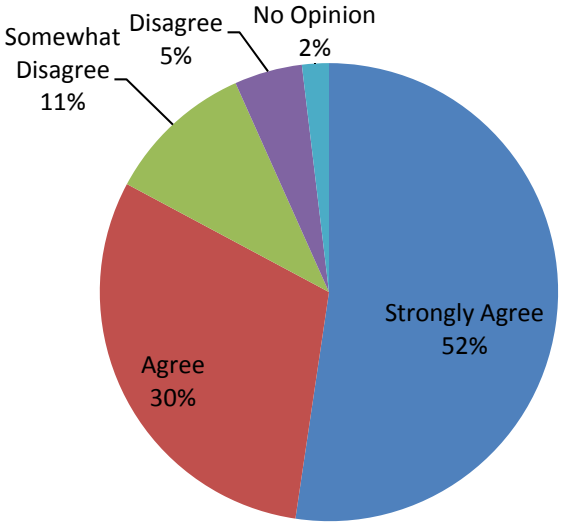
The Town should continue to preserve land for conservation and open space protection by transferring development rights.



Question 23

Most respondents either agreed (30.5%) or strongly agreed (52.4%) that the town should concentrate new development along Route 138 or other major roadways in order to preserve scenic views and vistas.

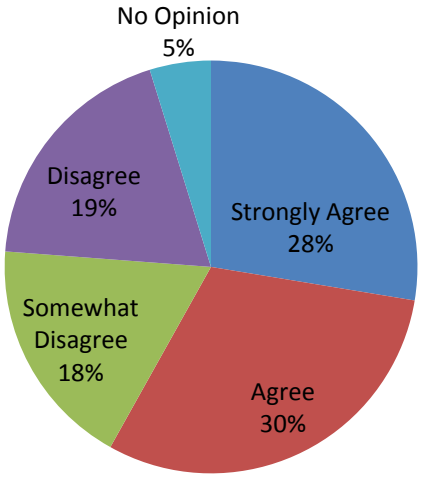
The Town should concentrate new development at specific locations along Route 138 and other major roadways in order to preserve scenic views and vistas.



Question 24

More than half of respondents either agreed (30.5%) or strongly agreed (27.6%) that the town needs to attract or create developed recreation facilities. 18% somewhat disagreed and 19% disagreed.

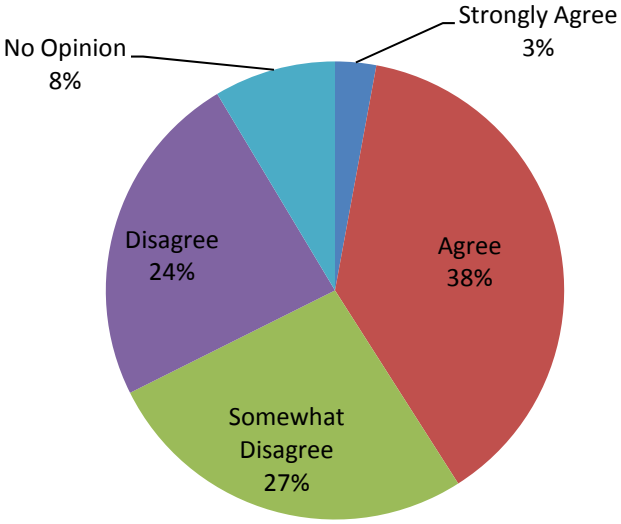
The Town needs to attract and/or create developed recreation facilities (examples include sports fields, playgrounds, water parks, swimming pools, tennis courts, etc.).



Question 25

Most respondents either somewhat disagreed (26.7%) or disagreed (23.8%) that the town had done a good job promoting public access to waterways and hiking trails. Nearly one third (38.1%) agreed that it had.

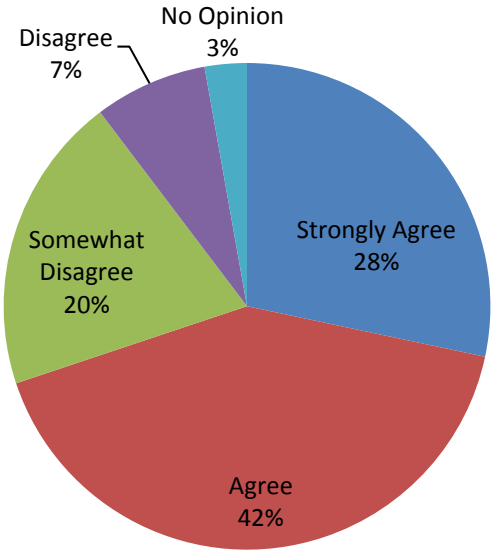
The Town has done a good job in promoting public access to waterways and hiking trails.



Question 26

Most respondents either agreed (41.5%) or strongly agreed (28.3%) that the town needed to do more to protect historic sites and buildings. 19.8% somewhat disagreed and 7.5% disagreed.

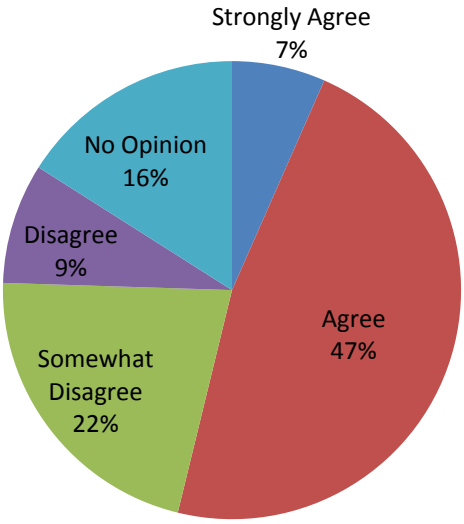
The Town needs to do more to protect historic sites and buildings.



Question 27

About half of respondents either agreed (47.2%) or strongly agreed (6.6%) that the town was doing a good job protecting water quality. About one quarter (21.7%) somewhat disagreed and 8.5% disagreed. 16% had no opinion.

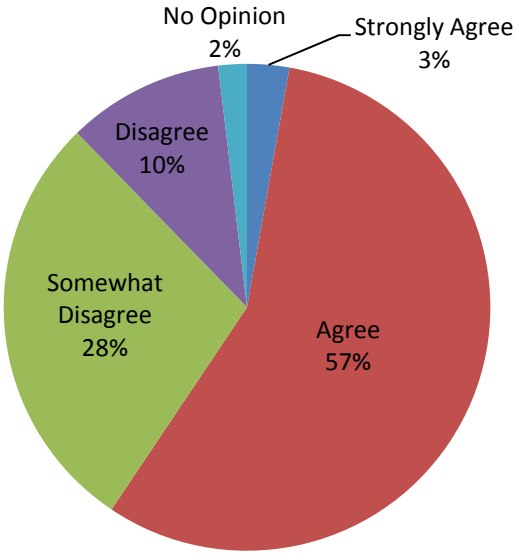
The Town has done a good job in protecting the water quality of above-ground water bodies and groundwater.



Question 28

Most respondents either agreed (56.6%) or strongly agreed (2.8%) that the town was doing a good job protecting its rural character. More than one quarter (28.3%) somewhat disagreed and 10.4%) disagreed.

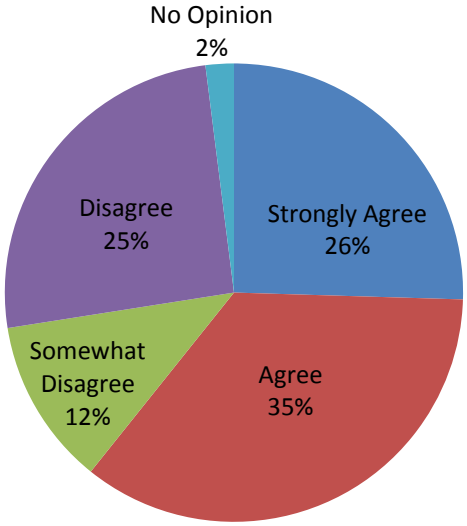
The Town has done a good job in protecting the rural character of Richmond.



Question 29

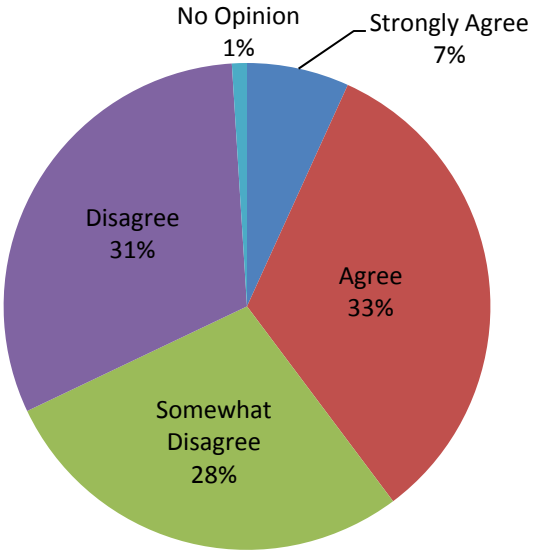
Most respondents either agreed (35.3%) or strongly agreed (25.5%) that the town should invest in public services and facilities to encourage economic development opportunities at targeted locations. One quarter (25.5%) disagreed and 11.8% somewhat disagreed.

The Town should invest in public services and facilities (water and/or sewer) to encourage economic development opportunities at targeted locations.



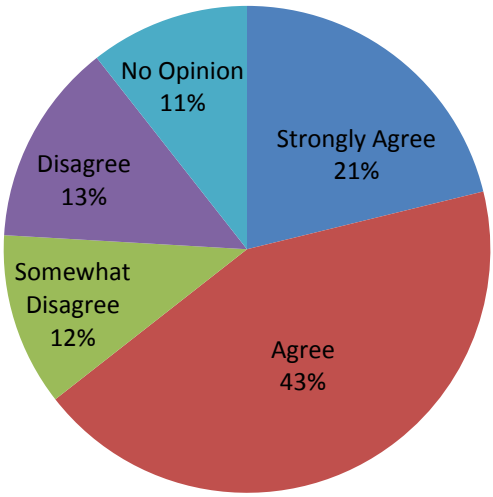
Question 30
Most respondents either disagreed (31.1%) or somewhat disagreed (28.2%) that town roads are adequate to meet current and future demands. One third (33%) agreed and 7% strongly agreed.

Town roads are adequate to meet current and future demands.



Question 31
Most respondents either agreed (43.3%) or strongly agreed (21.2%) that there is a need for increased bus service to and from Richmond for commuters. 13% disagreed and 12% somewhat disagreed. 11% had no opinion.

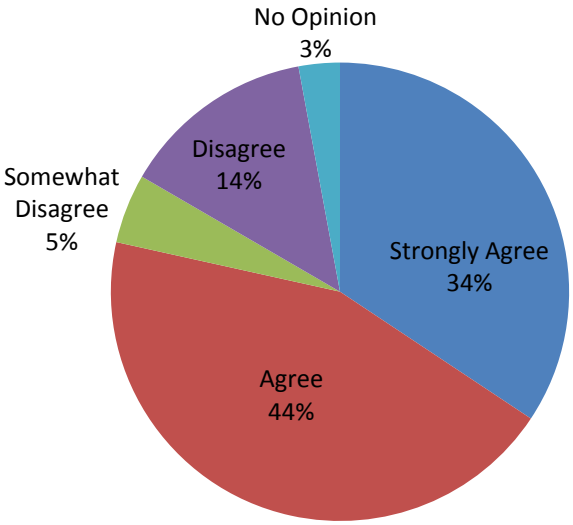
There is a need for increased bus service to and from Richmond for commuters.



Question 32

Most respondents either agreed (44.1%) or strongly agreed (34.3%) that the town should develop an integrated bike and walking trail network. 13.7% disagreed and 4.9% somewhat disagreed.

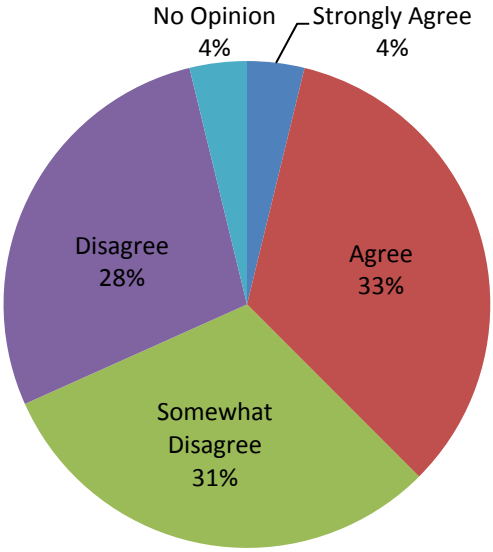
The Town should support the development of an integrated bike and walking trail network.



Question 33

One third of respondents agreed (33.7%) that public services provided by the town meet current and future demands. Nearly one third (30.8%) somewhat disagreed and 27.9% disagreed.

Overall, public services provided by the Town meet current and future demands.



Question 34
The last question of the survey asked for any additional comments on the topics presented and the future of Richmond. 56 of the 113 respondents offered comments. They are as follows:

- We have a great town and community, however, if we don't think and plan for the future and start to work on economic development, we will no longer be able to afford the taxes and no one will want to live in Richmond. If no one wants to live in Richmond, our town and property is worthless. We need to think about progressing and planning so that we are ready for future commerical economic development to support infrastructure and our tax base.
- Schools are a major challenge to Richmond. 90% of my taxes go toward the school system yet I still pay $10,000 in tuition to send my daughter to a private high school where I am sure she will be safe and the quality of her education will be high. Beside the privilege of living in a beautiful part of the state, what benefit does my family get from our $8,000/year in property taxes?
- The town needs to develope the exit 3 area heading eastbound for mostly commercial development while perserving the interior of Richmond for Farming and open space, recreation, and homes.
- Richmond is a community that needs to put aside its tendency to get in the way of future development and ideas and stop micro managing every aspect of life. Certain members of the Town Council get in the way of what are positive growth opportunities by nit picking everything to death.
- The town should develop very high density residential and commercial along the 138/95 intersection, a developer should be allowed to do high rise apartments if they are limited to 1 & two bedrooms even in commercial zoned areas, This will create the density required to support the commercial business that we won't while discouraging sprawl. The cameral/ high density residential area along 138 should have depth to it. Part and parcel to this would be to take away frontage requirements for commercial area. That was if a developer gets an easement though a frontage property they would not need their own access onto 138. To attract industrial and to get the tight density need to make the community I invasion sewers may be a necessity. I am a environmentalist and avid outdoorsman but the truth is Richmond and the adjacent communities have plenty of protected open space. I don't really think we should be paying for more. Obviously there is always exceptions but instead of just going after large area we should be looking for particularly interesting sites even if they are not large. Also devolvement rights are not interesting to me since if the town is going to spend my money I want access to the property. What the town needs to do is by land in Shannock and Wyoming and create a municipal parking lot. Parking is the issue with any commercial development in these villages. If you want to make a walk able community you will need to put the cars somewhere so people can get out of them and walk around. Also the Town should look into active recreation areas. The Town should partner with Hopkinton to extend sidewalk from HopeValley/Wyoming up Arcadia Road to The Arcadia park. Barber Village on Arcadia Road should be zoned for mix use and the town should look into buying some of the Zambeni junk yard to make a parking lot and develop that area as a mix use village.

  Large commercial development should not be allowed to be unwalkable like the Centre of New England in Coventry, South County Commons in South Kingstown is heading in the right direction with large commercial development.

  There is not a drastic need for affordable properties to own but there is a real need to affordable rental apartments. Density bonuses should be made for such developments.

In addition through the majority of my life the Police were only part time. There is no need for the amount of police in this town the only change since the police went full time was a increase in my taxes. The only think people wary about is being robbed and to think the amount of police patrolling the town will effect that is naïve.

- less effort on new expansion and new development, more time spent trying to spend less. Increasing the amount of tax paying industry is not the answer. Spend less first!
- Please provide trash pick-up, (taxes are high to not have any). It would be great to see a Wickford type village in the heart of Richmond.
- need trash pick-up
- A few years ago a group of community planning students presented several (three, I think) plans for the Canob Pond/old A&P building area. These plans offered beautification opportunities as well as economy of space and pedestrian/parking areas suitable to the businesses/residential already there and propossed to be there in future. Whatever happened to those plans and their implimentation?
- Keep property taxes from rising.
- Richmond is a wonderful town that ideally will embrace growth while still limiting its size and preserving the nature and character of the town.
- I believe we need to develope economic growth while preserving the rural nature of the town. We need affordable economic growth without over burdening the bussiness's with fees and time it takes to make their projects happen.
- Town needs to keep us rural, small town environment, improve condition of roads, slow development, protect water and air, support farms, no strip malls, control sprawl of commercial stores, control type and size of store signs, improve store parking and access, increase lot size when homes have well water and septics, require septic inspections near acquifiers and water sources.
- Strong efforts should be made to increase the tax base to provide some relief to the homeowner.
- Richmond needs to choose carefully what type of businesses it attracts. The area between rt 3 and rt 112 is becoming very ugly. we can have businesses, but there needs to be policies in place regarding the types of signage, outside building material, landscaping, lighting, etc. Richmond could have so much charm and character if we act now! Stop the hideous development with a whatever the business wants to do attitude. Let create Richmond with a colonial charm and heritage that you would find in areas of Wickford, Stonington borough, Jamestown.

  Presently, we have the feel of Warwick & Westerly with the signage and building contruction. I would hope that the old A&P shopping center could get some landscaping and some charming signage. If all the businesses on rte 138 were required to have the same type of signage. Wood, charming not the glaring neon lighting we have now. Richmond is at a crossroads right now. We have the ability to have charm and character or become a strip of ugly building with hugh signs of any color, size, shape, etc. Please try to preserve the historic homes we have on 138. Also, if we could preserve the country appeal from 95. Please do not let businesses remove all the trees. We need the trees to help with the growing air pollution that is growing each year. Please grow this town with vision for our rural character, for our rural roots. I applaud the towns decision to not put up more street lights. We have enough already. In fact it would be nice to take a few lamps down. It could save the town money on lighting. I know planning and running the town is extremely demanding. I thank you for all your hard work! Please do not let Romanoff get away with leaving Richmond with that horrivle stump dump!

- I think Richmond needs to look at creating villages that incorporate commerce closeby. Walkable with mixed use. And the roads are awful.
- Keep it rural
  Keep property taxes low
  Bring a manufacturing base to the Rt 95 exit 3 area
- Hopefully the new police chief will reign in his unprofessional, overzealous and under-educated police force.
- I am in favor of open space, conservation and controlled development. I am usually opposed to the positions of anyone whose only motivation is development for their economic/financial benefit because their goals are usually inconsistent with maintaining the scenic beauty of this town.While I can appreciate an individuals ownership rights, unfortunately decisions made relative to the development and uses of property in Richmond will absolutely impact everyones enjoyment of their own, individual parcels. I am reasonable though and believe controlled growth can serve interests and protect the natural beauty of this town as long as it is done with a forward thinkiing comprehensive plan.
- Please preserve Richmond's rural character as that is the ONLY characteristic that makes Richmond a desirable place to live. I don't feel Richmond needs to be or ever will be a hub of commerical / industrial development. If that transition does occure you will loose this family that is content paying our taxes in living in our rural community.
- There should be a balanced and thoughtful plan for Richmonds future to preserve the ruralness and at the same time encourage new businesses. Any new buildings should be made to blend in with the ruralness of the town.
- 138 is a hazard and getting worse every day. A long term look art how to widen 138 with a center left turn strip lane should be considered befor it is impossiblle and 138 just becomes a huge bottleneck.
- I PERSONALLY THINK THAT THEY SHOULD PUT BIKE PATHS IN FOR THE BYCYLERS THAT THINK THE ROAD IS THIERS I HAVE ENCOUNTERED ON MORE THAT ONE OCCASION BYCYCLERS IN PACK TRYING TO TAKE OVER THE ROAD WE ARE SUPPOSE TO SHARE THE ROAD WHY DON'T THEY
- The town council has lost touch with the community, doing what they want instead of what the town needs. Very poor job, wish there was a choice in the election as the council we have are not what the town needs.
- Pedestrians could benefit greatly from more sidewalks. People do walk from the Cumberland Farms/Police Station area under Interstate 95 to the Stop & Shop area all the time. It seems very dangerous crossing the I-95 on/off ramps!!
- I would like to have a community center like South Kingstown does that offers numerous activities for kids and adults.
- The low income housing program for the State of Rhode Island should be repealed. Especially in the current economic climate there is adeqaute housing for all. Get politics out of the housing industry.
- Richmond taxes are outrageous for no service and no convenience. We need retail development at Richmond Commons and lower taxes or it is financially foolish to continue to live here. No water, sewer, trash pickup or full time fire but paying the same or higher taxes than towns that provide everything.
- The Wyoming business district is grossly reduplicative and looks horrible. Why does Richmond need 3 chain drugstores, all in a row on 138? Why has the defunct former supermarket/ motorcycle dealer been empty for YEARS? Why do small businesses that could be assets languish and then go defunct (e.g. Victory Cycles)? How many Chinese and fast-food restaurants, pizzerias,

and gas stations does a town this small warrant? Eyesores and a complete lack of architectural cohesiveness characterize Wyoming on 138.

- We have lived here for 26 years and have noticed the increase in traffic and difficulty maneuvering through Wyoming on 138 and 112 and it is critical that any future development consider traffic patterns and congestion. It is imperative that any future development along 138 makes sure that it does not mirror the development along Bald Hill Rd. in Warwick!!!!!!
- I think that people come to Richmond because it offers a country environment. It's a great place to live because it isn't far from bigger cities and conveniences, but retains the rural qualities which make being outside a good, healthy thing.
- I for one do not want to see a three story housing structure in the town that would be visiable from 95.
- Richmond is at a cross roads. Property taxes are high with minimal services. something has to be done to promote businesses to come to town in a cost effective manner. The owners of commercial property ie. the old Stop&Shop plaza should be finded for vacancies as the tax base is not enhanced and neither is the estetics. Stop&Shop also has bought rights to eliminate competition in town this must stop so residents can have options to shop!
- arts festival in summer, live theatre performances
  need sidewalks in town
  more public swimming areas
  town should buy Wood river evergreens and turn it into a public park with a great canoe launch
- Richmond does not provide the level of recreation opportunities that it should, Hopkinton does a nice job.
- Need to have new buildings match character of town--3 story tenements do not reflect character of Richmond. The donut shops, drug stores, etc. could all be built so they do not look like Warwick, Cranston & Providence.
- The town needs housing for the seniors who want to stay at an affordable price, rents
- Thank you for moving ahead with a stronger, more detailed comprehensive plan for Richmond!
- I think the development of Rte. 138 in Wyoming is a disaster. The road is too narrow and the businesses are too close to the road. Businesses have gone in there willy nilly with no planning for the impact they will have on future development or appearances. Has anyone looked at Exeter on Rte. 2 where there is one entrance for about ten businesses instead of ten entrances like we have? I totally agree with Carolyn Richard's statement that "It's going to look like a bunch of army barracks, three stories high, and "I don't see this as anything but projects. It's built right out to the edge, and way overbuilt, as far as I'm concerned, with three story apartment buildings, which are totally inappropriate for Richmond." Can't the Planning Board or town planner come up with some rules and regulations regarding how this section of town should look or can anyone come here and build whatever they please? Also, why can't anything be done about the former Stop & Shop staying empty? I believe Stonington is doing something about that. They have the same problem. Nothing looks worse than a bunch of empty buildings on the main street. How can Stop & Shop dictate that no grocery store be allowed in their old building? When drivers exit Rte. 95 at Exit 3 this is their first impression of the Town of Richmond. Why can't we make it a good one?
- I think infastructure along 138 electrical and water should go under ground at the same time why dig up 138 so many times do once and do it right. this will also allow for better developement along route 138 and enable us .to matain our rural character,and at the same timehave developement that we can be proud of, a touch of class
- the town should encourage competition in key areas of the local buisenes in hopes that competition will keep dailey life affordable. Example:encourage another grocery store to move

into town.

- development should be limited to the Rte 138/95 interchange area; 138 cannot handle commercial traffic; take aesthetics into consideration when building; build green; use the empty storefronts before building; no strip malls, no large shopping centers, avoid vacant store fronts
- Due to budgetary shortfalls, the Town needs to permit sound economic development; however, it must be very careful not to compromise the rural character of the Town, which is its hallmark.
- Need to privatize more public services rather than expand the number of town employees
- Cut back on town services
- Development is not the answer to lower taxes. To support this one only has to look at other towns. They are having the same tax increase problems as Richmond. Most have seen greater increases even with far more commercial development.
- There should not be a monopoly for supermarkets such as Stop and Shop. We need a smaller, private store.
- Please read my earlier comments and consider the impact of the light industrial to Wood River Jct.

  Also we hae a large senior base of residents. We also have a familys that do not have cars. Many are house bond. We need more RIPTA and easier access for the senior, and the perosn without a vehicle to get to Hope Valley and Westerly to shop.

  Many go days with out neccessities and are stranded and alone.
- Create strong zoning regulations and increase the minimum size for house lots to at least 5 acres. More would be better! Keep Richmond green! Please, no more Chinese restaurants!
- There should be guidelines on architectural designs of buildings, roads, parks, and open space, in order to create and maintain an aesthetically appealing and consistent character for Richmond.
- I do not wish the town of Richmond to look like the city of Warwick along Route 132, Route 2 or any where else in town.
- There was a piece of land on Switch Rd wihc was good agriculture land turned into 5 house lots. There is another piece on the same road up for sale. We need to save all agriculture land from development as there are many people in the state that want local grown food. Once it's gone, we will be short of good farm land. The development rights should be purchased. This is one of the best pars of southern RI that is part of the green belt between Boston and NYC. It must be saved for its beauty.

  Low income housing in developments: the state law gives developers the upper hand over the Town. No more housing till equalized tax system for the school or low housing not to exceed what the law requires and only 1 bedroom low income housing.
- No more development
- No more houses
- moritorium on taking land off the tax rolls, i.e. Audubon Society, etc. Every acre taken off the tax rolls puts a higher burden on taxpayers to make up the difference. More use of Chariho Tech Center, i.e. if a hotel was built, use the culinary school to help staff the kitchen, use other parts of the school in other business enterprises.

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Attachment 1
Responses to Question 3

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List three (3) things that you like the most about Richmond.

Farms, rural character, open space (fields and forests, rivers)
The rural setting, farms, and open space
The Rural Atmosphere...proximity to highway...Great Town Leadership
Natural beauty Strategic location to productive markets Lively and engaged civic culture
rural character
It has easy highway (rt 95) access It is very pretty - very scenic The people are very nice.
Open space Natural amenities such as wildlife, fishing, hiking Convenience to work and Providence
Rural/Country like feel Easy access to Highway for business
The people, the school district and the quality of life.
1) quality of life 2) straight forward community 3) excellent past leadership
Browning mill pond, The villages such as Shannock, The elementary school
Rural character Proximity to route 95 / easy access Opportunity for fantastic controlled commercial development
Rural Lack of Traffic Lights Lack of congestion
1. Its rural atmosphere 2. Its stable government 3. Pleasant people
Quiet ruralness of the town. Our new Chief of Police. Uniqueness of town.
rural atmoshphere, friendly neighbors, small unobtrusive governement
Rural, peaceful, not built up
rural , not many traffic lights, space
Rural nature Town government, elementary school area being used for cultural events, centrally located Privacy and security
farms/places to hike/oldhouses
quiet, rural, crime rate
Knowing my neighbors and liking them Rural nature with some access to conveniences Ease of access to public officials/agents of change
Country setting, rivers and Chariho High School
Rural character Responsive town officials Sense of community (Shannock)
Rural Character

Small Town Feel Not over developed
The amount of woods/undeveloped land, the helpfulness/kindness of most people in the community, the motivation of many for community betterment
1 Rural community 2 Quiet neighborhoods 3 community relations
Carolina Management Area Clark Memorial Library Town government
Small rural community. Environment, clean air, clean water Effective council.
Rural environment
1.) its rural atmosphere, country charm 2.) small town feel 3.) very few traffic lights
not overdeveloped rural atmosphere small town feel
Nature, neighborhood, ?
quiet good schools
quiet easy access to highway farms
Rural, Topography, Villages
rural open space small government
rural, natural and small town quality, no large commercial/retail chains(Big Boxes), did I say rural, natural and small town quality
Competent town council devoid of drama rural character and charm proximity to highway
Rural character, open space,
- Small community - Woods - Large lots
Rural nature Convenience to highways Most of the people
People, it's beautiful & peaceful
1. rural character 2. proximity to the ocean 3. central location in the state
Not sure.
rural school open space/land trust

Ruralness
Rural feel Geographic location - easy to Providence, Newport, Mystic, beaches, New York and Boston. My friends
close to fishing close to hiking local businesses
QUIET, WOULD LIKE TO SEE A NICE ITALIAN RESTURANT IN TOWN AND ANOTHER PLACE TO SHOP OTHER THAN STOP AND SHOP
Rural setting Has everything needed close by Nature trails
1) Its rural character (owls, fisher cats, wood river, etc.); 2) its history (one-room schoolhouse, etc.); civic pride.
Its rural
rural character
Tranquility, solitude, privacy.
easy highway access, country feel, close to recreation (golf, beaches)
Low levels of automobile trafic. Good golf courses. Easy access to I95.
Friendly people, lovely woods and rivers and ponds, old/historic buildings.
Ability to own acreage and not just a house Hiking opportunities in the undeveloped land Excellent elementary school
1) Richmond's open spaces/conservation areas. 2) Richmond's peacefulness. 3) Significant number of pre-20th century buildings.
location, comittment to the 21st century, preservation of the rural carachter
The open space; the location: the people
Quiet Open space Low traffic
-rural atmosphere -good accomodations, enough stores -weather, nice southern New England location
Rural,friendly,&scenic beauty
It is rural. It has a great school system. People in Providence think I commute from Virginia.
Rural character Relatively honest government Low crime rate
wood river arcadia park richmond school
Rural character, good amount of retail in a concentrated district, friendly people.
open space, Carolina Village, Richmond School
1. Quiet 2. Small 3.Accessible to many places
It"s rural atmosphere

It's shopping area. It's proximity to area activities
rural environment, under populated, centrally located to many sights and activities
Quiet ; rural; well managed
The rural nature, open space, quiet neighborhoods
Its rural character. Its clean rivers. Open fields and open space.
rural atmosphere nice neighborhoods small town
open space.schoolsystem,woodriverwatershed
rural character,schoolsystem.it's golf coarses
Rural environment, close to route 95, short drive to ocean.
small town feel, geographical location in relationship to larger metropolitan areas, fair schools
rural location to highways outdoor recreation
rural nature of the town, good schools, close commute to multiple towns
rural farms can see the stars at night
small community, woodland, farms
small town atmosphere quiet rural community people
The rural character of the area
Rural Close to major highways
Rural character Close to the major highway Diversity of its citizens
open space schools small town feel
Rural nature of community Large area of open space for recreation Town's commitment to natural resource protection
Large spaces of open land High acreage requirements Peace and quiet
Rural character Easy access to major cities Small town friendliness
the location of my property
small rural friendly
Rural Small

Rivers
small town, recreation, rural
rural atmosphere historic villages
proximity to the beach, country atmosphere, safe environment
I appreciate the country atmoshpere. I love the open land to hike. I like the school system
rural atmosphere peace and quiet
(1) The green, rural, quiet atmosphere. (2) The town is beautiful, relative to some neighboring areas. (3) Not crowded.
Rural atmosphere ,People,
rural town, friendly people, family lives here
Trying to keep taxes low, open space
Quiet Rural and dark
rural price highway access
schools golf courses woods
The rural beauty. The operation of the Town and the Washington County Fair
easy to get to woods quiet
mid-point to shopping areas (Prov and New London); friendly people; easy access to lawmakers (county and state)

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Attachment 2
Responses to Question 4

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What feature of Richmond would you single out as the one you like the most?
open space
Open space
Ruralness...
Natural beauty. Enhance and preserve the forests, waters, meadows and habitats!
rural character
easy high way access
Natural amenities such as wildlife, fishing, hiking
Rural feel
The people of the twon.
quality of life
Wood River
Location with easy access highway
Rural
Its rural atmosphere
Ruralness
small unobtrusive governement
Wooded acres
low population
Rural atmosphere yet close to I-95
farms
quiet
(So far) healthy melding of active farming(not cosmetic only), light industry and light commercial
Country setting
Responsive town officials
Trash pickup
helpfulness/kindness of most people in the communit
Rural community
Clark Library
Small rural community.
Rural environment
rural feel-country charm
rural atmosphere
Nature
it's quiet
quiet
Topography
open space
rural, natural and small town quality
rural character and charm
Small town character
Small community
rural nature
people
rural character
No high density housing.
rural

Ruralness
Rural feel
rural charactor
NO FAMILY HOUSING IN TOWN
Rural setting
Rural character.
Small town rural character.
easy highway access
The balance between rural and residential feeling.
Historic buildings
Acreage
Open space/conservation.
comittment to the 21st century
the rural atmosphere
Open space
rural atmosphere
Rural
That it is rural.
rural character
wood river
Rural character
open space--lack of strip malls
Quiet
It's rural atmosphere
under populated
Rural
Open space
Undeveloped open space
rural
It rural character
rural character
country atmosphere
location
outdoor recreation
rural feeling
Wood River
small community
small town atmosphere
The rural character of the area
neither
Rural nature of the town
open space
Town's commitment to natural resource protection
Undeveloped land
Still lots of "space" and rural character
rural
Rural atmosphere

rural feel
rural atmosphere
proximity to the beach
the open management areas for recreational use
more forest then people
Green. The town centers look pretty good.
DECoppet Estate
farms
farmland, forestland and state-owned forest and farm land
rural
rural
woods
my job
forward looking business climate

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Attachment 3
Responses to Question 5

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What feature of Richmond would you single out as being the greatest challenge to overcome in meeting your vision of the Town's future?

rural character
Equitable taxes
We need some type of businesses that will reduce taxes
Entrenched interests may steer the town toward misguided and ill conceived investments.
onerous property taxes
No economic development to help with property taxes. Very little convenience for shopping, everything is 20 mins or more away.
Convincing the town leadership that open space protection is compatible with economic development
Upgrading business services and conviences w/keeping that country like and rural feel that Richmond has
Narrow minded Town Council
maintaining a sense of small town without ugly sprawl continue down Rte 138. The citizens who wish enhanced services without the taxbase
Small minded police officers
Property Taxes
Development versus rural charm
DEVELOPEMENT
Keeping the taxes and school committee in check.
high taxes due to high cost of administrering the school district
taxes and lack of amenities, ie fire tax, trash...
roadside litter
Development of agricultural and woodlands for housing while land designated for business and commerce sits idle and unsightly.
too much building
more local businesses
Fostering job/economic growth while maintaining and promoting an agrarian community
maintaining the country atmosphere while keeping costs down to live in Richmond
Increasing industry and shopping
Increase Business/Commerical Tax Base
Although it is present, we need greater community involvement in bettering aspects such as schools and community activities
growth of economic tax base
How unattractive the Wyoming shopping area is.
Over development
High taxes
how to "grow" and still keep our country charm(how not to look like warwick)
school and business tax base
The town's inability to grasp mixed use
taxes
traffic
Development
brining in businesses to offset proprty taxes
control growth - don't let developers and real estate agents determine direction of town's growth
road repair
Runaway school bbudget and an inept and unprofessional police department.
High taxes
Cost of schooling eats resources

high taxes
it's great to see the school district make such improvements, it's time for the roads and bridges to be improved
Schools
red tape for businesses/developers
We need more businesses
How to grow without changing character of community; traffic, housing, shopping, water,
congestion on Main Street Wyoming/Richmond
SEE QUESTION # 3
Serious lack of tax base, huge tax burden
Keeping a community and schools that we can appeciate.
High taxes from Chariho school system
taxes have become overwhelming for no services
The Wyoming area eyesore caused by poor planning.
decay
No businesses or areas to form a "community"
Wyoming shopping area is grotesque.
maintaing the value thru excellent education facilities
growing to fast
creating a tax base while preserving the small town, peaceful feeling
overdevelopment
Lack of resident input.
Lowering taxes and expanding needed amenities like another grocery store.
property taxes are too high
high taxes to pay unnesscessary police
Retail district is ugly (rt 138 around exit 3)
keeping out "big-Box" stores & keeping development in Hope Valley near exit 3 off Rte 95
increased building in south county
Keeping it's rural atmosphere but adding more services
rising taxes
Pressures of development that are ugly
Nothing, I like it the way it is
Controlled development
the development of Rte. 138 in Wyoming
The mess and poor developement that exhist along route i38
the strip mess that now exhist along route 138. stop and re plan the develpoement for this area
expanding the tax base
to astetically clean up hopevalley and market the small town life in an effort to fill empty buildings with buiseness and create new ones.
ecomonic development
providing business opportunities without changing rural nature of the town
buidling too much housing
limit commercial development
keeping our rural, small town community
Lowering the tax rate
balancing the budget without major tax increases
high taxes
Shortage of funds to accomplish town goals

Taxes
Encouraging commercial growth while maintaining our small town/rural character
limiting town spending
too much buidling
Overdevelopment
keeping the small town feel, managing growth
avoid commercialism
lack of services -e.g. trash collection, street lighting
There is too much industrial use of land abutting residentail land. The RPE, the COX building on rt 91/Church st. are loud, not neighboor friendly. The area has become uncomforatable and an ugly area to reside. We have had many issues with the dirt bikes running at RPE. The trash containers and dump trucks stored at the corner of Old Kings factory rd and Church, are unsightly and have stunk all summer long. The generators that are run at COX shake the houses in the neighboorhood. Water has backed up into our homes, flooding our cellars and yards ever since the excavation was done on the corner of O.K.F Rd and Chuirch. We had MUCH damage during the March flood, that was NOT COVERED by FEMA. We in the area are ignored by the commercial property owners the town council, and police.
over growth and small lot size
Keep the town attractive, and property taxes low.
Refurbishing 138 area in Wyoming.
over development
getting equalized tax in the school system
stop buiding more housing
more houses
buidling too mnay houses
commercial growth with residential balance
building too much
people who do not want future businesses to flourish

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APPENDICES

Appendix B

Town Maps

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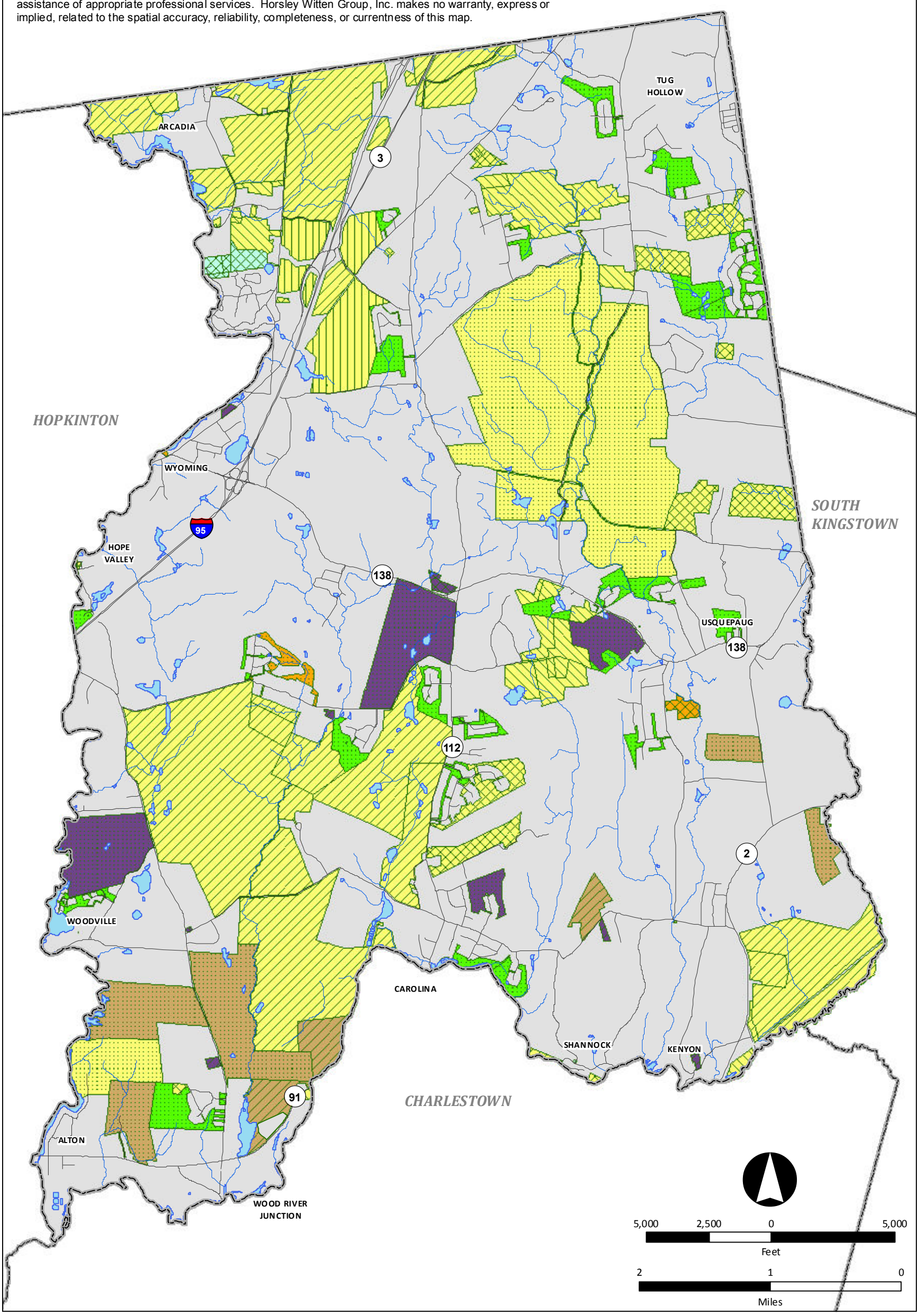


RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 1 - Recreation and Protected Open Space

- Municipal Border
- Roads
- Streams
- Surface Waters

- Unprotected Lands
- Agricultural Easement
- Built Recreation Facilities (Public & Private)
- Cluster Development Open Space
- Natural Resource Protection
- Recreation
- Water Resources Protection

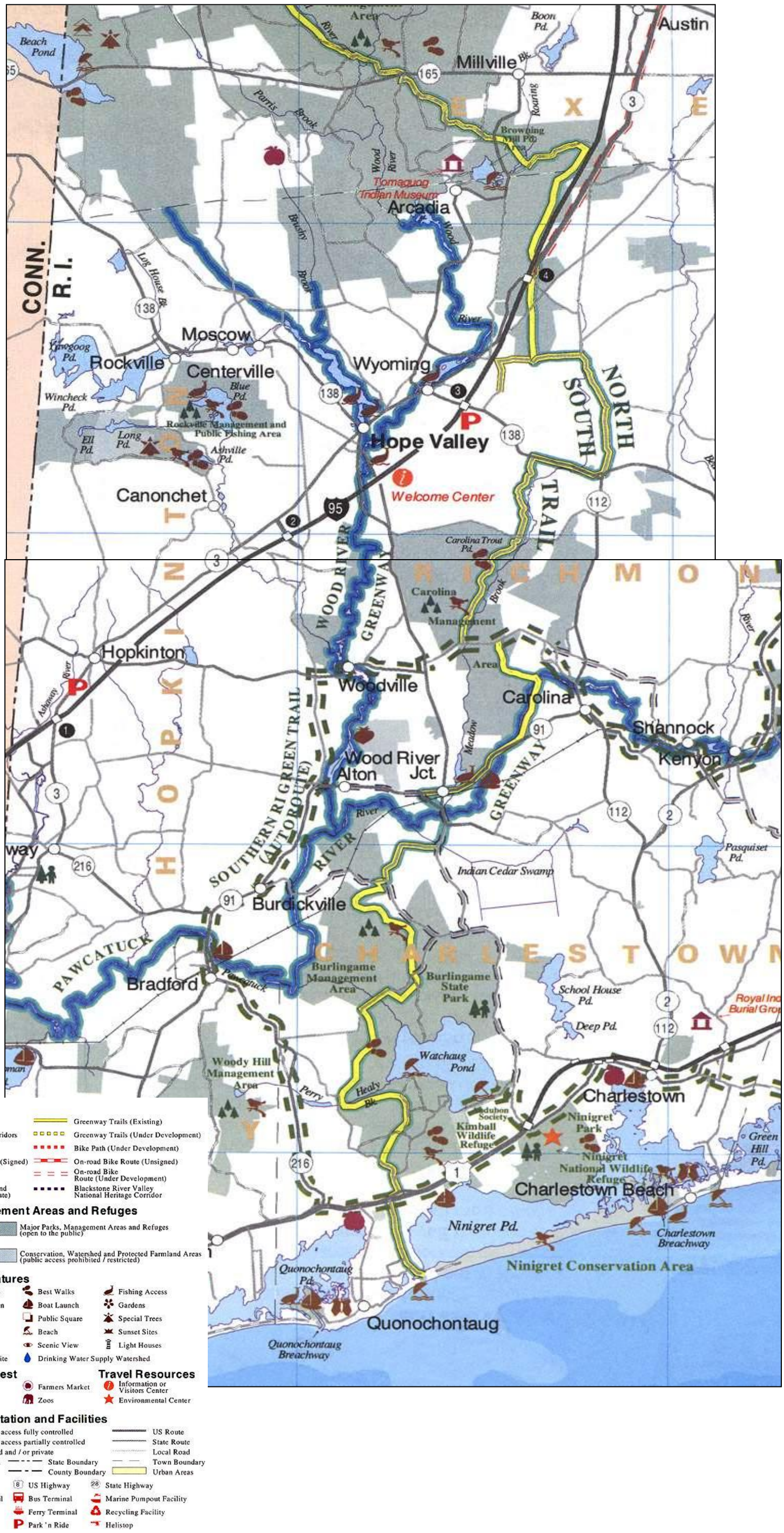
Owner/Jurisdiction

- Federal
- NGOs
- Private
- State
- Town

Data sources: Town of Richmond, Richmond Rural Preservation Land Trust, RIGIS

4/24/12

MAP 2: North-South Trail through Richmond (Yellow Line) (Source: http://outdoors.htmlplanet.com/nst/nst_map00.htm)
(Not to scale)



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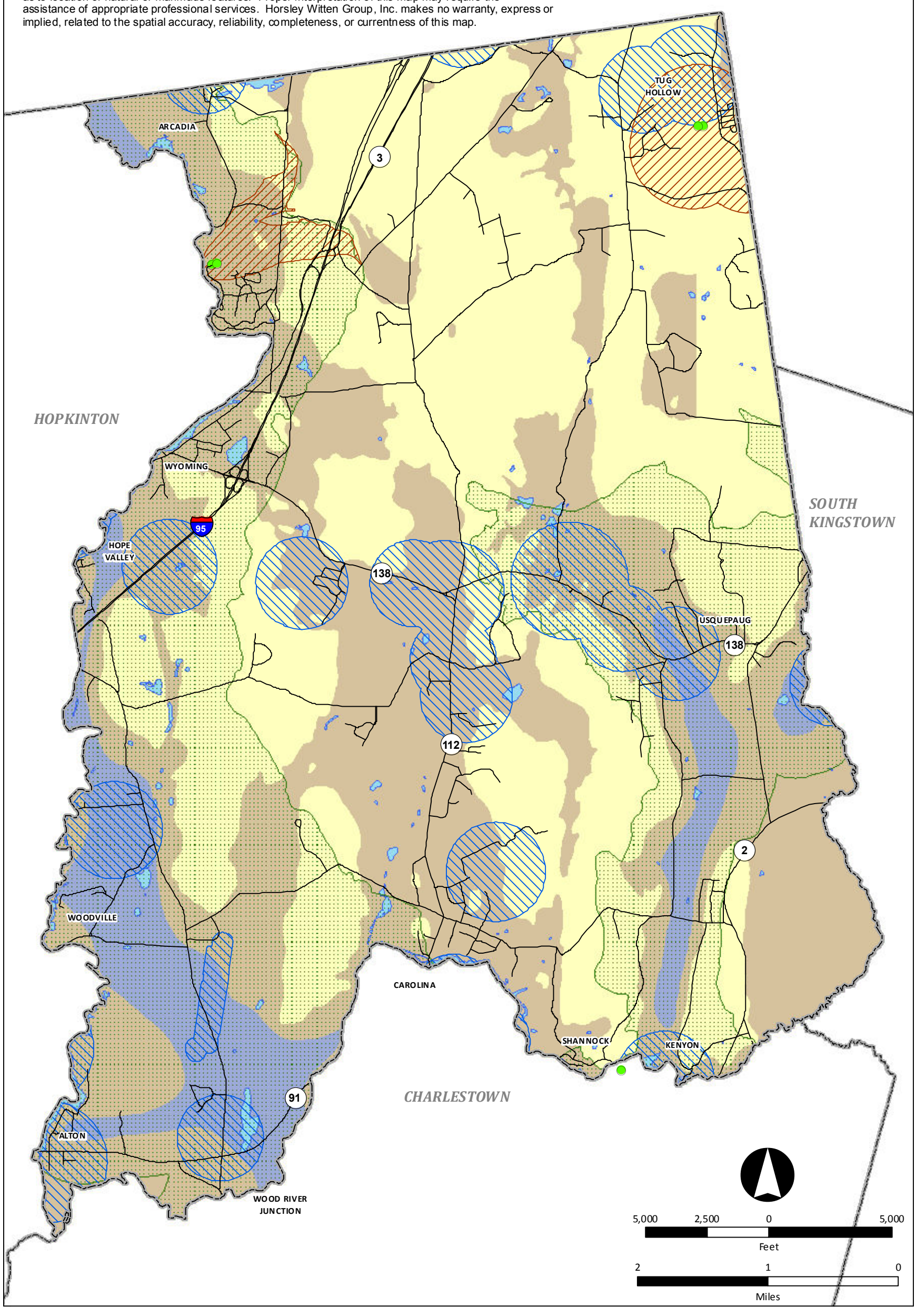


RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 3 - Geology and Groundwater

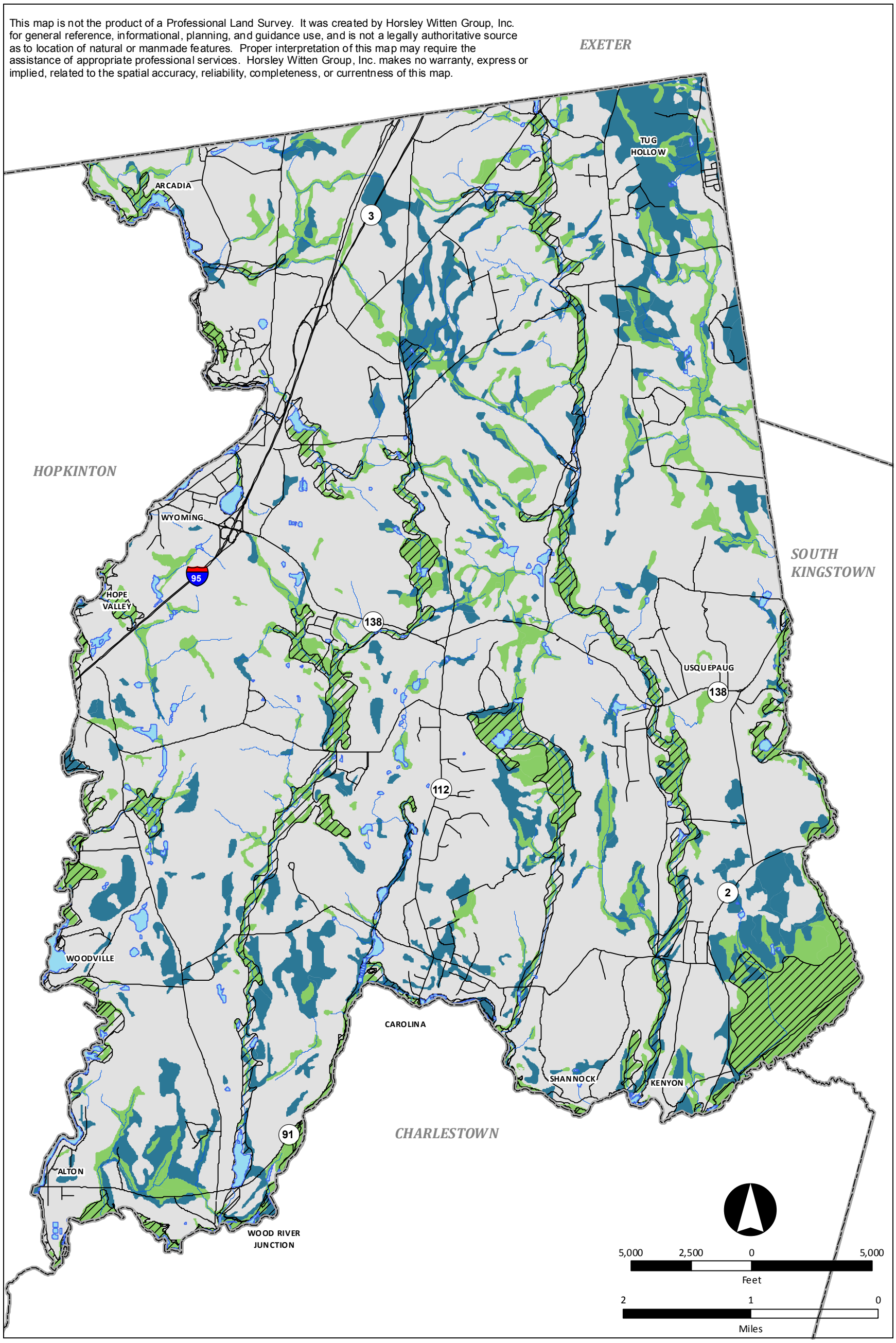
- Municipal Border
- Roads
- Community Wells
- Community Wellhead Protection Areas (2010)
- Non-Community Wellhead Protection Areas (2010)
- Groundwater Recharge Areas (2010)
- Groundwater Reservoirs (2010)

Glacial Geology

- Outwash
- Till

Data sources: Town of Richmond, RIGIS

4/24/12



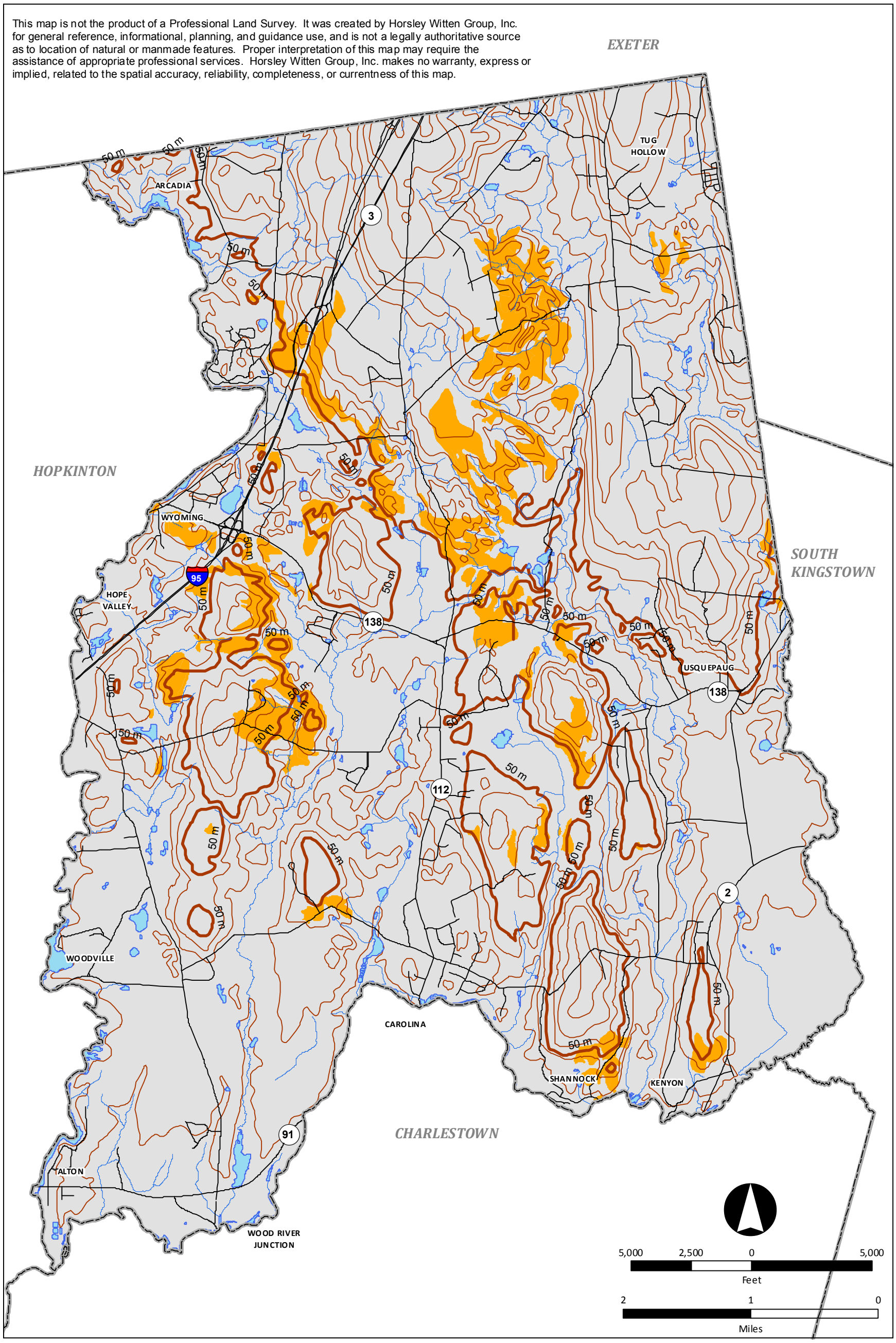
RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 4 - Floodplain and Wet Soils

- Municipal Border
- Roads
- Streams
- Surface Waters
- Hydric Soils (0 -18 in. depths)
- Seasonal High Watertable (19 -42 in depth)
- Flood Zones (FEMA 2010)

Data sources: Town of Richmond, RIGIS

4/24/12



RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 5 - Geologic and Topographic Features

Municipal Border
10-Meter Contours
Roads
Bedrock and Slopes >15%
Streams
Surface Waters

Data sources: Town of Richmond, RIGIS

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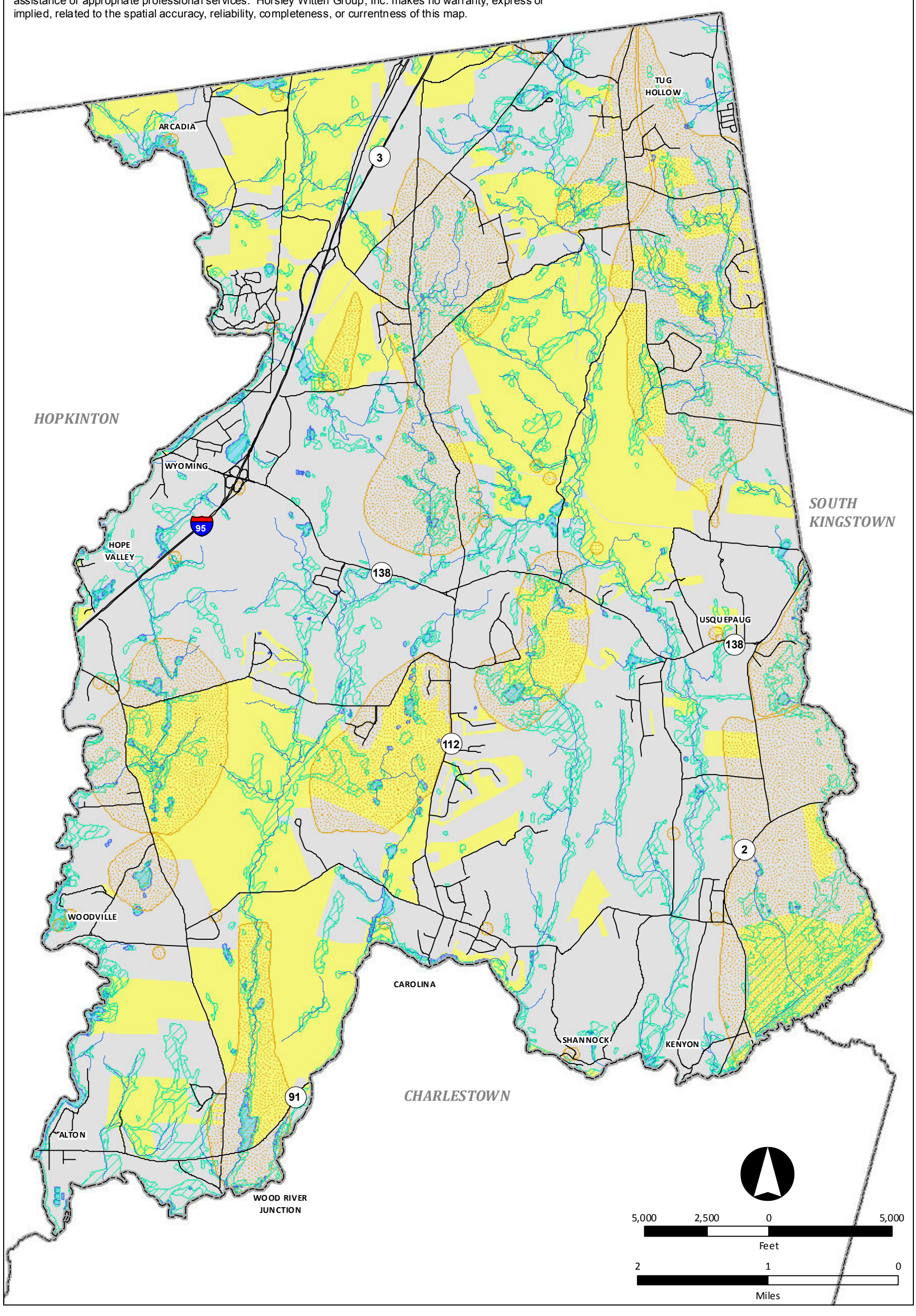


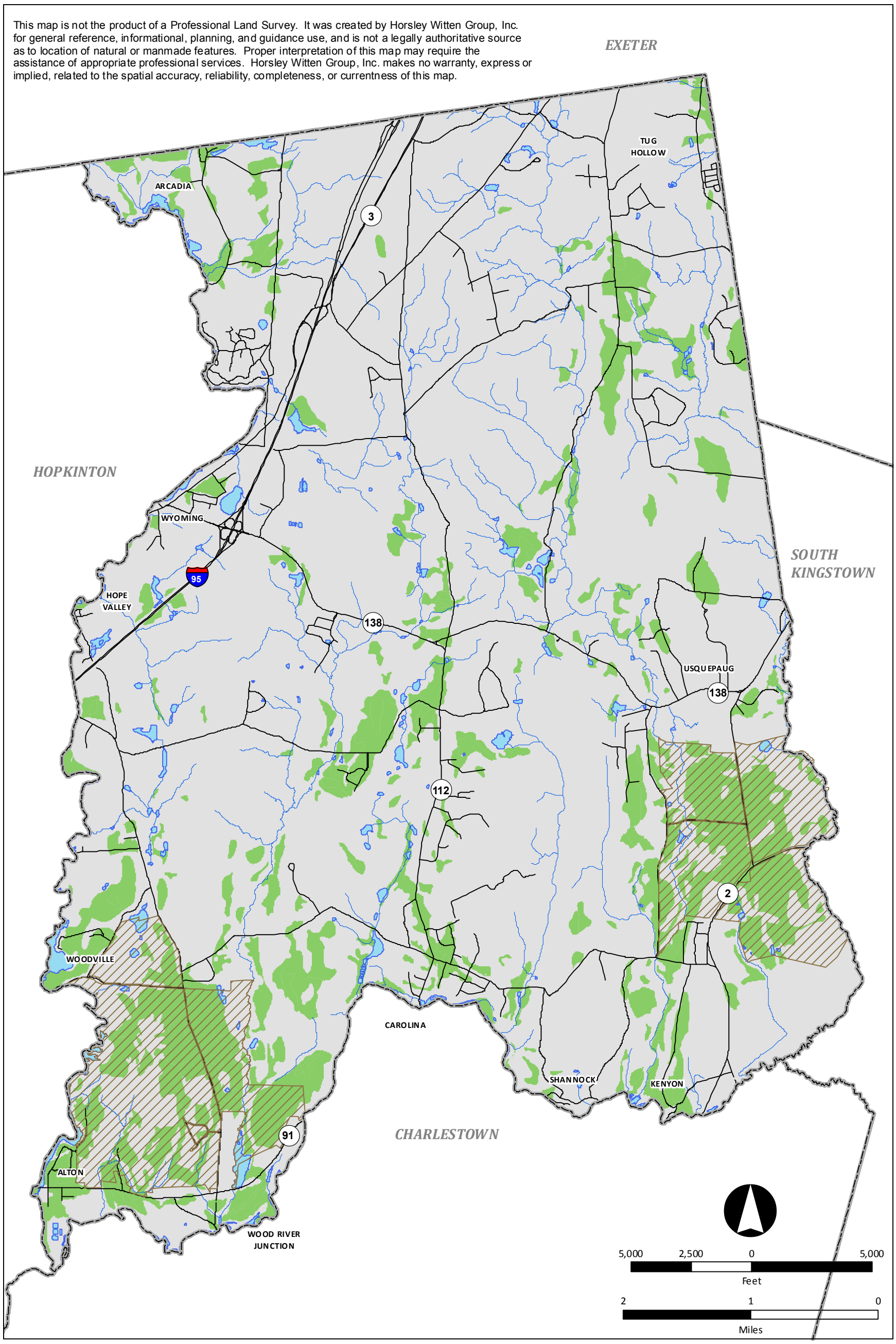
RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 6 - Natural Features

- Municipal Border
- Roads
- Streams
- Surface Waters
- Wetlands
- Rare & Endangered Species Habitat (RIDEM NHP)
- Protected/Conservation Areas

Data sources: Town of Richmond, RIGIS

4/24/12



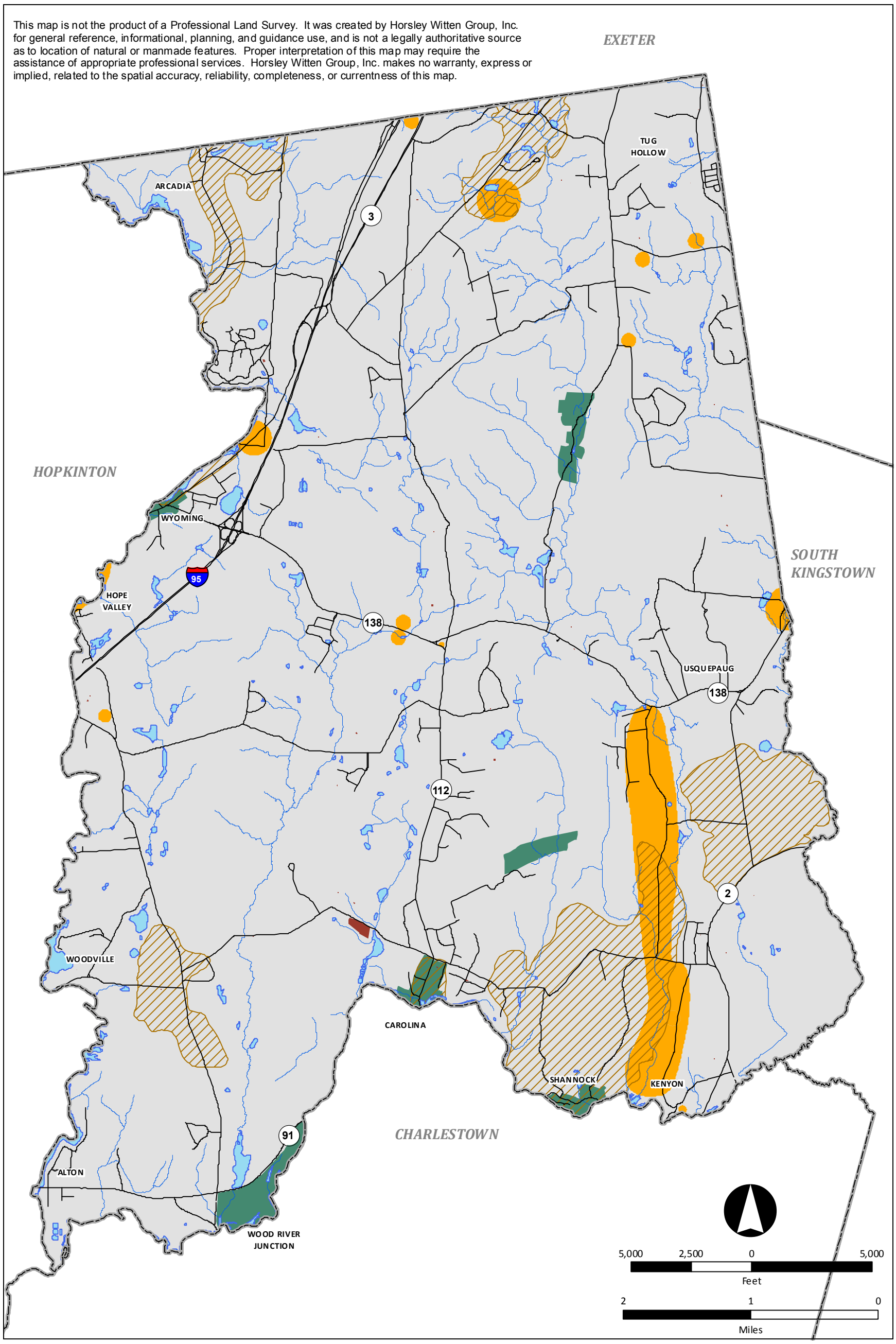
RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 7 - Prime Agricultural Soils

- Municipal Border
- Roads
- Streams
- Surface Waters
- Prime Agricultural Soils (USDA-NRCS)
- Agricultural Overlay District

Data sources: Town of Richmond, RIGIS

4/24/12



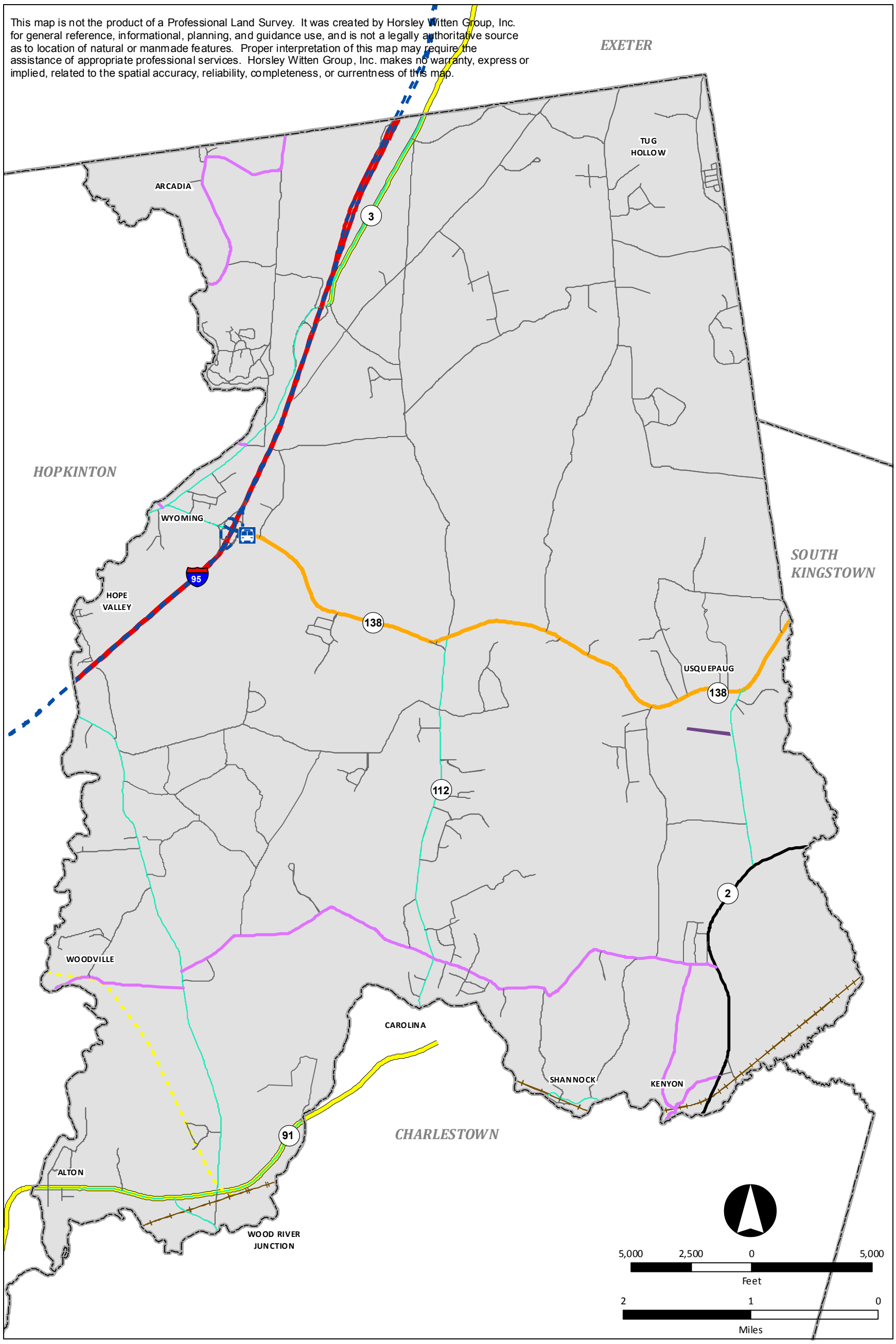
RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 8 - Historic and Cultural Resources

- Municipal Border
- Roads
- Streams
- Surface Waters
- Scenic Areas
- Sites Eligibile for National Historic Register
- National Historic Register Districts
- Cemeteries

Data sources: Town of Richmond, RIGIS

4/24/12



RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 9 - Transportation Network

- Municipal Border
- RIPTA Park and Ride Lot
- RIPTA Park and Ride Route
- Rail Line
- Abandoned Rail - Potential Bike Path
- Designated Bike Routes (on-street)
- Airport

Functional Roadway Classification

- Principal Arterial - Expressway
- Rural Principal Arterial
- Rural Minor Arterial
- Rural Major Collector
- Rural Minor Collector
- Rural Non-Classified (Local)

Data sources: Town of Richmond, RIGIS

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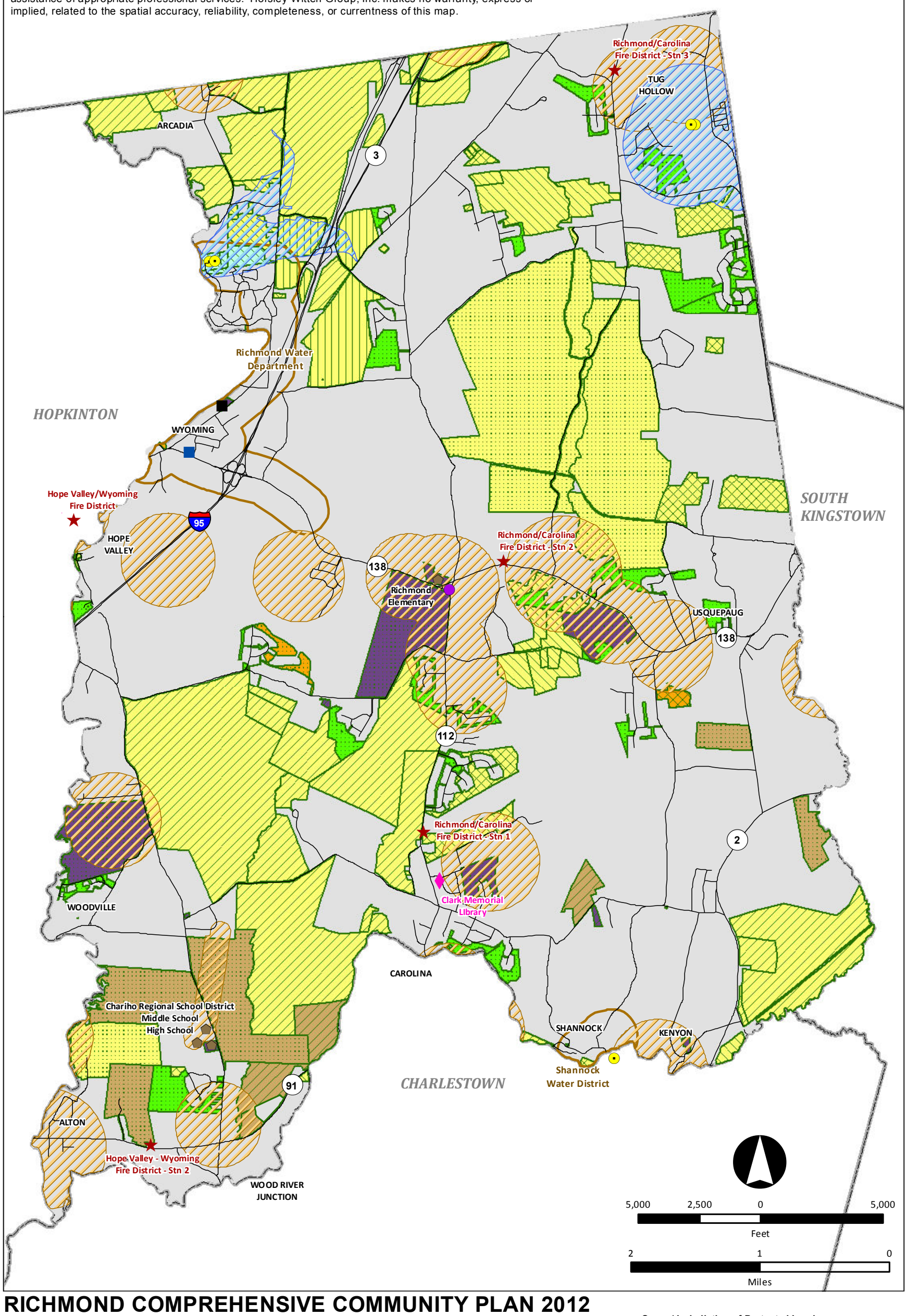


RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 10 - Public Services and Facilities

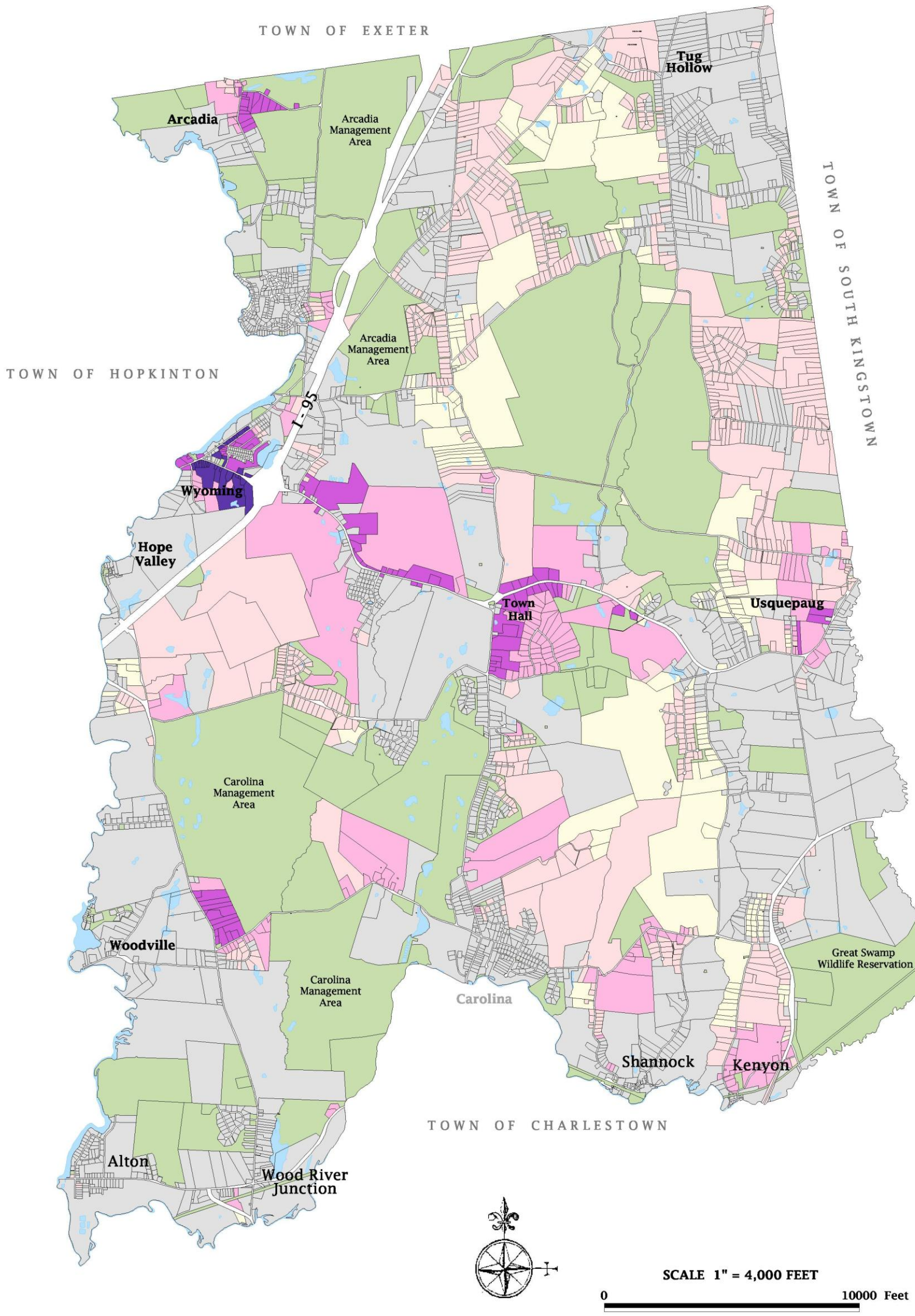
- Municipal Border
- Roads
- Town Hall
- Schools
- Library
- Fire Stations
- RI State Police Barracks - Hope Valley
- Richmond Police Department & Community Center
- Community Wells
- Community Wellhead Protection Areas (RIDEM 2010)
- Non-Community Wellhead Protection Areas (RIDEM 2010)
- Public Water Suppliers

Owner/Jurisdiction of Protected Lands
- Federal
- NGOs
- Private
- State
- Town

Protected Lands
- Unprotected Lands
- Agricultural Easement
- Built Recreation Facilities (Public & Private)
- Cluster Development Open Space
- Natural Resource Protection
- Recreation
- Water Resources Protection

Data sources: Town of Richmond, RIGIS

4/24/12



Town of Richmond Buildout Analysis 2004

MAP 11 **AFFORDABLE HOUSING SITING ANALYSIS**

Suitability for Affordable Housing
- -150 - 0 Not Suitable
- 1 - 3 Low Suitability
- 4 Moderate Suitability
- 5 Moderate - High Suitability
- 6 High Suitability
- 7 Very High Suitability

- Ponds and Open Water
- Open Space, Drainage, Municipal Lots, etc.

Data Sources: Richmond Geographic Information System Parcel Mapping (2002). Town of Richmond Buildout Analysis 2004 prepared by MPS (Nov 15, 2004). Criteria used for Affordable Housing Siting Analysis 2005 in attached report.

Prepared by:
Mapping and Planning Services
Jamestown, Rhode Island MH 3/05
www.mappingplanning.com

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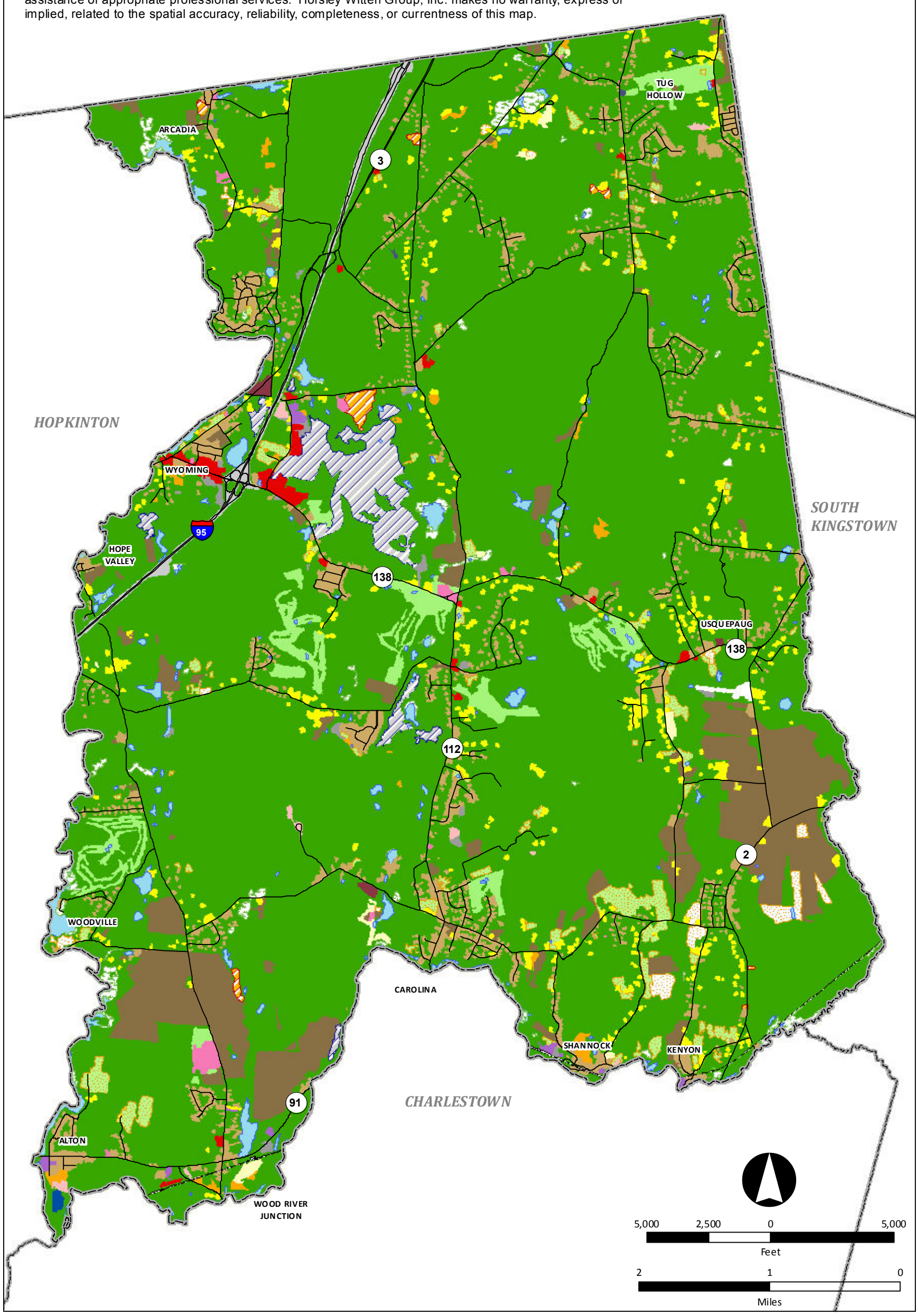

RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 12 - Land Uses (2004)

- Municipal Border
- Roads
- Medium High - Medium Density Residential
- Medium Low - Low Density Residential
- Commercial
- Industrial
- Institutional
- Developed Recreation
- Cemeteries
- Railroads (and associated facilities)
- Roads (divided highways)
- Vacant Land
- Mines, Quarries and Gravel Pits
- Mixed Barren Areas
- Waste Disposal
- Water and Sewage Treatment
- Transitional Areas (urban open)
- Cropland (tillable)
- Orchards, Groves, Nurseries
- Pasture (agricultural)
- Idle Agriculture (abandoned)
- Forested Areas
- Brushland
- Water
- Wetland

Data sources: Town of Richmond, RIGIS

4/24/12

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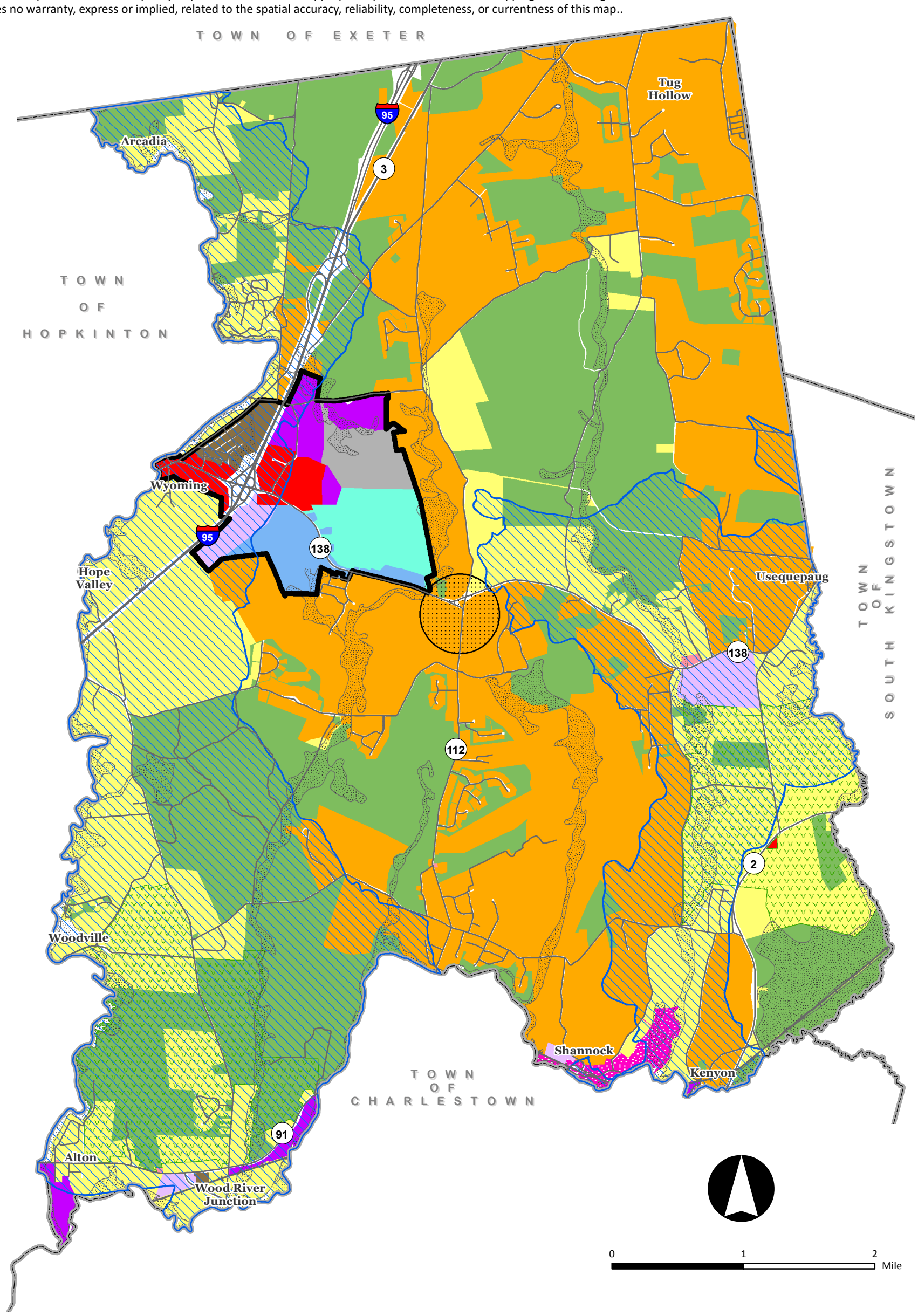

RICHMOND COMPREHENSIVE COMMUNITY PLAN 2014

Map 13 - Future Land Use Plan

(adopted August 12, 2014)

- Infill and Growth Areas
- Potential Future Growth Area (to be studied)
- Municipal Border
- Roads
- Railway
- Agriculture Overlay District
- Aquifer Overlay District
- Flood Overlay District
- Protected Open Space
- Residential High Density
- Residential Medium Density
- Residential Low Density
- General Business
- Neighborhood Business
- Shannock Village
- Industrial
- Light Industrial
- Flex Tech
- Planned Development District
- Planned Unit Development-Village District

Data sources: Richmond GIS, RIGIS

MH 8/2014

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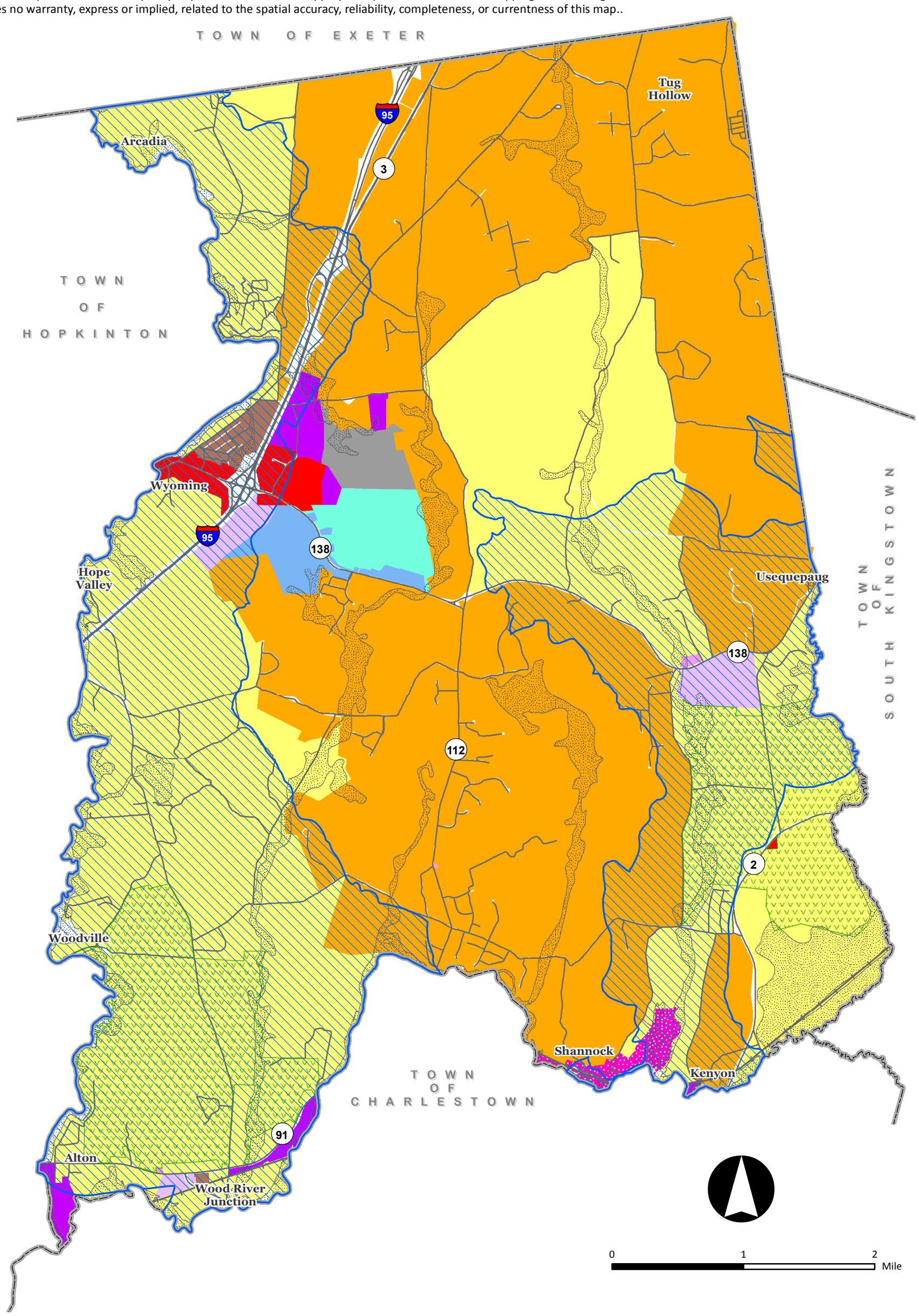

RICHMOND COMPREHENSIVE COMMUNITY PLAN 2014

Map 14 - Zoning

(adopted August 12, 2014)

Zoning Districts

- R-1 : Residential, 1 acre minimum
- R-2 : Residential, 2 acre minimum
- R-3 : Residential, 3 acre minimum
- GB : General Business
- NB : Neighborhood Business
- SV : Shannock Village
- PD : Planned Development
- I : Industrial
- LI : Light Industrial
- FT : Flex Tech
- PUDVC : Planned Unit Development District - Village Center

Overlay Districts

- Agriculture Overlay District
- Aquifer Overlay District
- Flood Overlay District

- Municipal Border
- Roads
- Railway

Data sources: Richmond GIS, RIGIS

MH 8/2014

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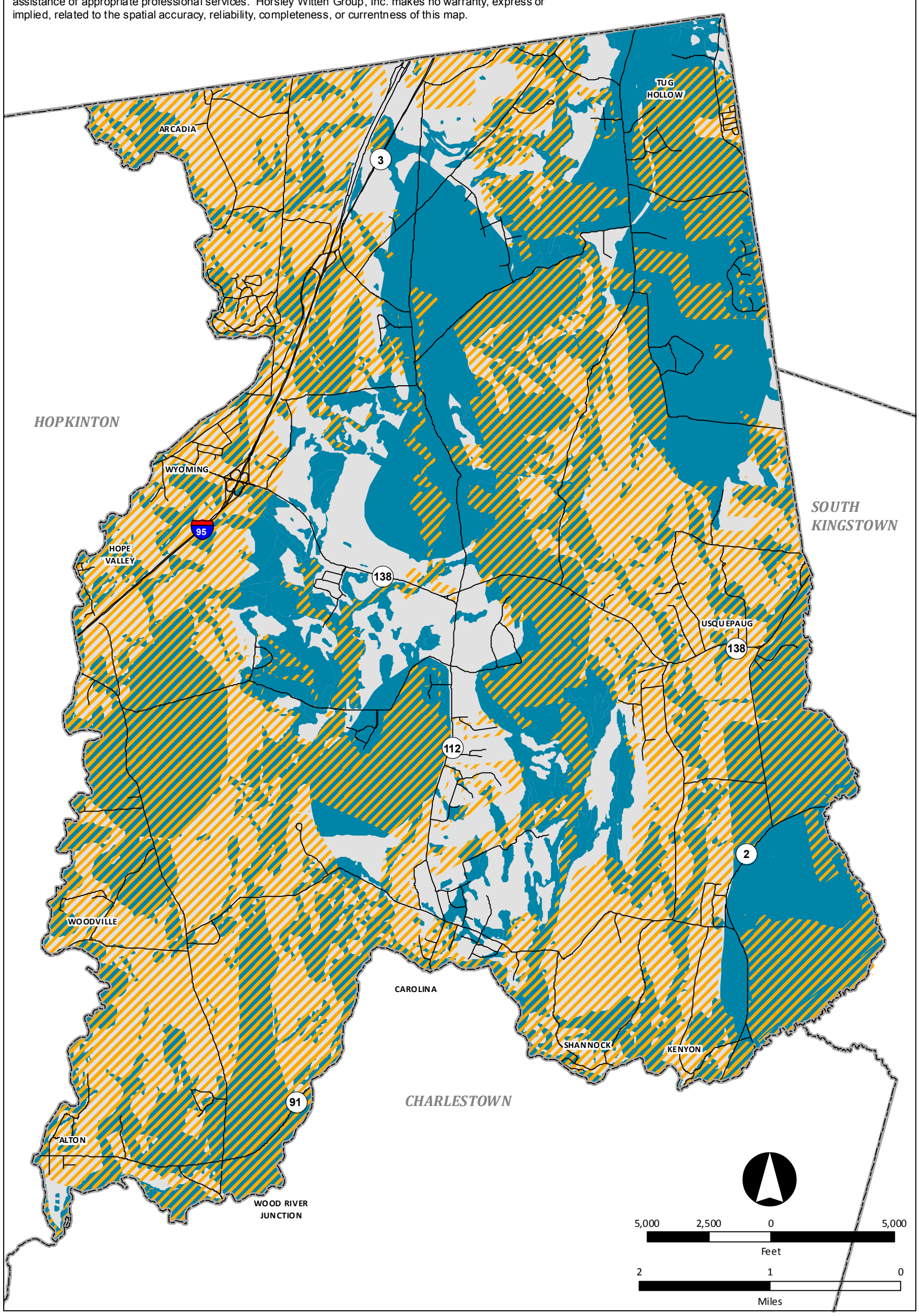

RICHMOND COMPREHENSIVE COMMUNITY PLAN 2012

Map 15 - Composite of Constraints

Municipal Border
Roads
Limited Development Areas
Physically Constrained Areas

Map notes:
Limited Development Areas: groundwater recharge areas, community wellhead protection areas, conservation and protected lands, cemeteries, and historic and cultural resources.
Physically Constrained Areas: steep slopes, wetlands, rare and threatened species, and lands subject to flooding.

Data sources: Town of Richmond, RIGIS

4/24/12

APPENDICES

Appendix C

Recreation and Open Space Inventory

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APPENDIX C: RECREATION AND OPEN SPACE INVENTORY

Assessors Plat/Lot

State of Rhode Island: Department of Environmental Management

1.	Arcadia Management Area	AP 1A/50, 1B/50, 2B/50 -1-2-31; 108.80 acres Part of a large state management area which extends into Hopkinton and Exeter. In Richmond, Arcadia is forest, conservation land, crossed by streams and hiking trails. The more developed recreation areas, the pond, beach, and picnic groves are just east of the Hopkinton town line in Richmond, around Arcadia Pond.
2.	Arcadia State Park	AP 2B/50-3l 49.6 acres This park is part of the State management areas. A large pond with a beach, picnic tables and groves, and parking areas make up this developed park area. Arcadia Park Headquarters is also located close by.
3.	Beaver River Fishing Access	AP 9E; .5 acres Fishing access to the Beaver River at a point along its east bank, south of Shannock Hill Road crossing. There is no sign existing today and no parking. Also, any access that did exist at one time is now overgrown.
4.	Beaver River Grove	AP 6E; .5 acres A pleasant grove and fishing area, east of Beaver River Road, south of Route 138, and on the west bank of the river where Route 138 crosses over the river. There is parking for several cars, trash barrels, and an automated stream metering station.
5.	Canob Pond Fishing Area	AP 5B/23-1, 23-2; 1.38 acres Access point for fishing and canoes to Canob Pond. The access is currently unmarked and parking is unclear. Access to water's edge is difficult.
6.	Carolina Management Area	AP 7B/52-1, 2; 7B/50, 1; AP 8B/52-10, 16; 1OB/7, 9; 1,956.32 acres Large management area that is part of the State's conservation, forestry, and park system. Certain types of recreation are allowed.
7.	Dawley State Park	AP 1C/50-5; 51-6, 51-8, 51-9; 244 acres This conservation area is a park that is part of the Arcadia Management Area.
8.	Great Swamp Management Area	AP 9F/2, 4; 447.20 acres A Department of Environmental Management conservation area, parts of which are in the Town's of South Kingstown and Charlestown. A historic colonial era battle site is located within the swamp.
9.	Hannah Brown Management Area	AP 8B/52-10; 101.2 acres A conservation and management area controlled by the Department of Environmental Management.
10.	Pawcatuck River Boat Launch	AP 10B; .5 acres A small canoe and boat launch area on the banks of the Pawcatuck River. The site is run by the Fish and Wildlife Division.

11. Wyoming Pond Boat Launch — AP 4A/3; 1.1 acres
A fishing area and small boat launching facility. It is clearly marked and well maintained with parking for 20 automobiles.

12. Wood River Access Area — AP 5A/22, 23, 36; 1.86 acres
River access point to Wood River at North Switch Road. It is atop a hill on the site of an old mill complex.

Town of Richmond

13. Bell School House — AP 6C/16; 1 acre
A small one room nineteenth century schoolhouse on a corner lot adjacent to the town hail property at the intersection of Route 138 and Route 2. There is room for 10 automobiles in a sand lot behind the structure. Restored for meetings of the historic commission.

14. Elementary School Complex — AP 6C/15; 5 acres
Town school for pre-school, kindergarten and grades 1 through 4. Recreation facilities are on the site.

15. Miantonomi Grove — AP 9E; 4 acres
Former state roadside rest area off Route 2. No facilities remain and site is abandoned and overgrown.

16. Mixano Grove — AP 9E; 1 acre
Former state roadside rest area off Route 2. No facilities remain and site is abandoned and overgrown.

17. Town Beach — AP 10B/11; 1.5 acres
Town leased beach area with access to Meadowbrook Pond; Site is leased from the state-managed Carolina Management Area.

18. Winter Playground — AP 6C/14; 1.8 acres
A town-owned parcel adjacent to the elementary school. The land has a small pond and the site is managed by the Richmond Recreation Commission.

19. Thousand Oaks — AP 4E/2; 140.82 acres
Dedicated town land 9.9 acres with pond.

20. Fox Ridge Estates (Section I) — AP 3D/2, AP 2D/7; 40 acres

21. Del Bonis Estates (Phase I) — AP 7E/20; 348.39 acres

Richmond Rural Preservation Land Trust

22. New London Turnpike — AP 2D/3-3; 10.70 acres

23. Punch Bowl Trail — AP 5E/8; 62.26 acres

24. Punch Bowl Trail — AP 5F/23; 84.30 acres

25. New London Turnpike AP 2D/3-33; 2.08 acres

26. New London Turnpike AP 2D/3-34; 2.05 acres

27. New London Turnpike AP 2D/3-35; 2.03 acres

28. Hoxsie Road AP 2E/13; 63.02 acres

Chariho School Department

29. Chariho Regional School Department and Complex AP 10B/2; 52 acres

The Nature Conservancy

30. Hillsdale Road AP 2D/15; 55.00 acres

31. Kingstown Road AP 6D/15-7; 11.00 acres

32. Old Mountain Trail AP 2D/7; 159.00 acres

33. Wilbur Hill Rd. (off) AP 7D/8; 47.00 acres

34. Wilbur Hill Road AP 6D/31; 5.00 acres

35. Wilbur Hill Road AP 6D/32; 10.00 acres

36. Hillsdale Road AP 3E/8; 28.00 acres

37. Wilbur Hill Road AP 6D/30; 35.00 acres

38. Kingstown Road AP 6D/15; 11.00 acres

39. Wilbur Hill Road AP 6D/14; 30.00 acres

40. Wilbur Hill Road AP 6D/14-1; 39.00 acres

41. Kingstown Road AP 6D/12-3; 13.00 acres

Wood Pawcatuck Watershed Association

42. Church Street AP 10B/10-1; 3.00 acres

The Rhode Island Audubon Society

43. 251 Arcadia Road AP 2B/19; 12.69 acres

44. Cherry Lane AP 2B/29-5; 2.07 acres

45. Cherry Lane AP 2B/ 29-8; 2.80 acres

46. Old Mountain — AP 3D/4; 3.50 acres

47. K G Ranch Road — AP 2B/22; 49.50 acres

48. K G Ranch Road — AP 2B/28-15; 2.24 acres

49. K G Ranch Road — AP 2B/29-9; 2.05 acres

50. Biscuit City — AP 10E/24; 14.40 acres

51. White Oak — AP 2D/5; 14.60 acres

52. Wood River — AP 3B/4-4; .34 acres

Privately Owned Land

53. American Fish Culture — AP 7C/17; 469.70 acres
A private sporting club with fishing and hunting for a fee. The Club breeds and stocks its own game.

54. Meadow Brook Golf Course — AP 6C; 360.9 acres
A private 18-hole golf course.

55. Washington County Pomana Grange — AP 7C/2; 115.7 acres
The Washington County Grange and Fairgrounds is a privately owned and run fairground that is leased out for activities. Facilities include public water and enclosed accommodations.

56. Wawaloam Reservation — AP 1E/17 & 1D/13; 107.6 acres
Wawaloam Reservation and Campground has 100 camp sites, 18 hole miniature golf course, and other recreation facilities.

57. Richmond Country Club — AP8A/2; 204.4 acres
A private 18 hole golf course.

58. Pinecrest Golf Course — AP 8D/2; 41.02 acres
A private 18 hole golf course.

59. Beaver River Golf Course — AP 6E/38-1; 93.85 acres
A private 18 hole golf course.

Private Recreation & Open Space in Residential Subdivisions

60. Whitetail Cluster — AP 6D/7; 20.93 acres

61. Camelot Estates 1 — AP 3E/21-1A, 8.36 acres; AP 3E/21-1B, 14.97 acres

62. Camelot Estates 2 — AP 3E/12-2; 49.44 acres

63. Camelot Estates 3 — AP 3E/12-3A, 6.01 acres; AP 3E/12-3B, 27.59 acres

64. Marie Estates — AP 2C/10; 6.80 acres

65. Beaver River Estates AP 6E/38-7; 11.88 acres

66. Foster Woods AP 6B/9-1, 31.96 acres; AP 6B/19-34, 3.53 acres; AP 6B/19-35, 1.08 acres; AP 6B/19-36, 1.01 acres

67. Knotty Pine AP 8A/3, 9.44 acres; AP 9A/24, .44 acres

68. Richmond Hills II AP 7E/31-43, 2.26 acres; AP 7E/31-44, 2.57 acres; AP 7E/31-45, 5.72 acres

69. Cedar Hills AP 7C/18; 34.14 acres

70. Castle Ridge AP 8C/60-2; 7.10 acres

71. Classic Acres AP 6E/ 44; 14.12 acres

72. Fox Ridge Estates AP 3D/17; 10.77 acres

73. Fairside Farms AP 7C/12-A, 1.80 acres; AP 7C/12-B, .57 acres; AP 7C/12-C, 10.20 acres; AP 7C/12-D, 3.10 acres

74. Hillcrest Estates AP 2E/5; 48.30 acres

75. Pine Glen AP 6E/40; 4.70 acres

76. Sand Pines AP 10B/45-A, 76.77 acres; AP 10B/45-B, 1.16 acres; AP 10B/45-C, 1.12 acres

77. Rising Trout AP 6A/20; 9.42 acres

78. Greenbrier Estates AP 6E/22; 22.17 acres

79. Oak Cluster AP 3C/6; 38.90 acres

80. Oakhill Estates AP 6E/17, 44.51 acres; AP 6E/17-100, 13.42 acres; AP 5E/6-101, 6.24 acres; AP 5E/6-100, .51 acres

81. Pond View Estates AP 6D/12-1; 21.89 acres

82. Shannock Heights III AP 9D/43; 13.50 acres

83. Castle Ridge II AP 7C/2-60, 1.81 acres; AP 7C/2-61, 2.10 acres

84. County Fair Estates AP 7C/39; 21.82 acres

85. Bass Rock AP 9D/42; 16.40 acres

86. William Reynolds Farm AP 1D/18; 25.63 acres

Other Private Open Space

87. DeCoppett Estate AP 3D/11, 12; AP 4D/1, 4; AP 4E/1; AP 5D/5, 6; AP 5E/2; 1,763.8 acres

Other Town Property

88.	Valley Lodge Estates	AP 3B/4-L; 3.3 acres Gobeille Drive, possible Wetlands
89.	Switch and Pine Hill Road	AP 9B/7; 0.6 acre
90.	New London Turnpike	AP 3C/3; 2.0 acres, landlocked wetlands
91.	Former Town Landfill	AP 4C/26, 27 &29; 19.00 acres
92.	Pinehurst and Richmond Townhouse Roads	AP 8C/43; 1.4 acres Lot opposite Clark Memorial Library
93.	Old Mountain Road	AP 2D/14; 2.68 acres, landlocked, possible access through Lot 15

APPENDICES

Appendix D
Historic and Cultural Resources Inventory

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APPENDIX D: Historic and Cultural Resources Inventory

Source: RIHPHC, December 2003, 2011

SITE #	PERIOD	DESCRIPTION
RI 155	---	Shannock Hill Road – Cup and Saucer Rock
RI 156	Prehistoric	Route 138 – Stationary Mortar
RI 157	Prehistoric	Dawley Park Road – rockshelter
RI 158	Prehistoric	Route 112 – habitation
RI 159	Prehistoric; Historic; 19th century	West of Kings Factory – artifact cluster/scatter
RI 160	Prehistoric; Woodland	West of Kings Factory - rockshelter
RI 292	Prehistoric	Benjamin James Farm – Ellis Flats – unknown; artifact cluster/scatter
RI 293	Prehistoric	Canob Pond – unknown; artifact cluster/scatter
RI 369	Historic; 19th century	Tug Hollow – commercial; tollgate
RI 370	Historic; 19th century	New London Turnpike – commercial; tollgate
RI 371	Historic; 19th century	Nooseneck Hill Road – commercial; grist mill
RI 374	Historic	Route 138 – industrial; mill
RI 638	Prehistoric	Bald Hill Road – artifact cluster/scatter
RI 680	Historic; 19th century	Hillsdale Historic and Archaeological District – Hillsdale Road – 45 sites
RI 697	Prehistoric; archaic; late	Grozke Site
RI 719	Prehistoric	Nooseneck Hill Road – Arcadia Sample Area 4976
RI 938	Prehistoric	Gardiner Locus I – Route 138 – artifact cluster/scatter; habitation?
RI 943	Prehistoric; historic	Sohl Property – Route 138 – habitation; commercial
RI 944	Historic; 19th; 20th	Rawlings – Route 138 – habitation
RI 946	Historic; 18th; 19th; 20th	Northrup Property – Route 138 – habitation; commercial, agrarian
RI 952	Prehistoric; archaic	Lamb/Barber Property Route 138 – artifact cluster/scatter
RI 963	Historic; 17th	"Old Indian Fort" – military fortification
RI 964	Prehistoric	Kenyon Site – artifact cluster/scatter
RI 971	Historic; 19th; 20th	Shannock Historic District – industrial; habitation
RI 1068	Prehistoric	Carla Ricci Farm – Route 112 – artifact cluster/scatter
RI 1069	Historic; 18th; 19th; 20th	Route 112 – habitation; agrarian
RI 1296	Prehistoric	K.G. Ranch Road Pumping Station
RI 1297	Prehistoric	K.G. Ranch Road – artifact cluster/scatter
RI 1298	Prehistoric	K.G. Ranch Road Pipeline – artifact cluster/scatter
RI 1299	Prehistoric	K.G. Ranch Road Pipeline East – artifact cluster/scatter
RI 1953	Prehistoric	Hope Valley – unknown
RI 2132	Prehistoric	Gardiner Locus II – Route 138 – artifact cluster/scatter
RI 2133	Prehistoric	Laurie – Route 138 – artifact cluster/scatter
RI 2135	Prehistoric	Rawlings Locus I – Route 138
RI 2136	Prehistoric	Rawlings Locus II – Route 138
RI 2147	Prehistoric	Friends' Cemetery – artifact cluster
RI 2148	Prehistoric	Action Community Land Trust
RI 2149	Prehistoric; historic; 18th	Bosworth
RI 2380	Prehistoric	Altamonte Ridge – artifact cluster
RI2381	Prehistoric	Bend-in-the-Trail site – artifact cluster
RI2382	Prehistoric	Stubtail Snake – artifact cluster
RI 2419	Historic; 18th, 19th, 20th	Knowles/Charmichael Mill – industrial, mill foundations
RI 2426	Prehistoric	Camelot Site – artifact cluster

Historic Cemeteries in Richmond (2011)

Number Assigned By Rihc	Location	Cemetery Name
Rd 1	Dawley Park Road	Reynolds Lot
Rd 2	Tug Hollow Rd	Reynolds Lot
Rd 3	Gardner Rd	Gardner-Sisson Lot
Rd 4	Gardiner Road	Hoxsie Lot
Rd 5	Hoxsie Rd	Moore Lot
Rd 6	Old Mountain Trail	Beverly Lot
Rd 7	Corner Of New London Tpke & Carolina-Nooseneck	Kenyon-Clarke Lot
Rd 8	Unavailable	Unknown Lot
Rd 9	Unavailable	Unknown Lot
Rd 10	K G Ranch Rd	Benedict Kenyon Lot
Rd 11	Unavailable	Unknown Lot
Rd 12	South County Trail	Joshua Clarke Lot
Rd 13	Gardiner Rd	Moore Lot
Rd 14	King Arthur Court	Jonathan James Lot
Rd 15	Unavailable	Sherman Lot
Rd 16	Rt 138	Friends - Usequepaug Lot
Rd 17	Rt 138 At Beaver River Rd	Clarke Family Lot
Rd 18	Rt 138	Webster - Boss Lot
Rd 19	Carolina Nooseneck Rd	Lillibridge Lot
Rd 20	Carolina Nooseneck Rd-Rt 3	Wood River Cemetery
Rd 21	Nooseneck Hill Rd/New London Tnpke	Hassard Lot
Rd 22	Nooseneck Hill Rd	Williams Lot
Rd 23	Old Switch Road, West Of I-95	Brown Cemetery
Rd 24	Woodville Rd	Larkin-Kenyon Lot
Rd 25	Woodville Rd	Collins Lot
Rd 26	Pine Hill Rd	Larkin Lot
Rd 27	Pine Hill Rd	Matthew Potter Lot
Rd 28	Pine Hill Rd	White Brook Cemetery
Rd 29	Pine Hill Rd	Jarvis Kenyon Lot
Rd 30	Shannock Rd	Babcock Family
Rd 31	Shannock Rd	Burlingame Lot
Rd 32	North Shannock Road	Clarke Lot
Rd 33	Lewiston Ave	Clarke Lot
Rd 34	Lewiston Ave	Kenyon Lot
Rd 35	Hope Valley Rd (Switch Road - 1996)	Drown-Baggs Lot
Rd 36	Hope Valley Rd	Stillman Lot
Rd 37	Route 138 & Route 95	Lewis-Card Cemetery
Rd 38	Sandy Pond Road	Maxon Lot
Rd 39	South County Trail	Ichabod Peterson Lot
Rd 40	Buttonwoods Rd	Ezekiel Tefft Lot
Rd 41	Kingston Rd (Route 138)	Woodmancee Lot
Rd 42	Hillsdale Rd	Woodmansee Lot
Rd 43	Hillsdale Rd	Fielding-Vallet Lot
Rd 44	James Trail	Unknown Lot
Rd 45	Hoxie Trail	Hoxsie Monument
Rd 46	Shannock Rd	Unknown Lot
Rd 47	Unavailable	Boggs Meeting House Lot
Rd 48	Outh County Trail	Stanton Lot
Rd 49	Old Switch Road	Hoxie Lot
Rd 50	Hope Valley Rd	Hoxie-Kenyon Lot
Rd 51	Shippee Trail	Essex-Larkin Lot
Rd 52	Alton Carolina Rd	Wilbur Cemetery
Rd 53	Punchbowl Trail	Phillips Lot
Rd 54	Off Punchbowl Trail-On Webb Farm Nr Hillsdale	Phillips-Barber Lot
Rd 55	Carolina Nooseneck Rd	Bailey Lot
Rd 56	Cal Edwards House	Potter Lot

Rd 57	James Trail & Hillsdale Rd	Gardner James Lot
Rd 58	Hope Valley Rd	Enos Lot
Rd 59	Unavailable	Brown Lot
Rd 60	Skunk Hill Rd	Boss Lot
Rd 61	Beaver River Rd	Willian Greene Lot
Rd 62	Kenyon Trail	Prosser Lot
Rd 63	New London Turnpike	Unknown Lot
Rd 64	William Reynolds Farm Rd	Jesse Reynolds Lot
Rd 65	Route 112	Edward Tefft Lot
Rd 66	Route 138 And I95	David Kenyon Lot
Rd 67	Switch Rd	Joseph E Baggs Lot
Rd 68	Kenyon Trail	Foster Lot
Rd 69	Beaver River Grove	Tefft Lot
Rd 70	Unavailable	Unknown Lot
Rd 71	Unavailable	Wright Lot
Rd 72	Baker Pines Rd	Baker Pines Cemetery
Rd 73	Wilbur Hill Rd	Tefft Lot
Rd 74	Essex Trail	Reynolds Lillibridge Lot
Rd 75	New London Tpke	Unknown Lot
Rd 76	Route 112	Unknown Lot
Rd 77	Unavailable	Unknown Lot
Rd 78	Hilldale Rd	Unknown Lot
Rd 79	Back Of Halsey Kenyon's Place	Unknown Lot
Rd 80	Back Of The Dziekonski's Place	Unknown Lot
Rd 81	Route 138	Unknown Lot
Rd 82	Lewiston Ave	Moller-Link Lot
Rd 83	Unavailable	Ezekiel James Lot
Rd 84	Oakland Road Off James Trail	James Lot
Rd 102	Unavailable	Reynolds Lot
Rd 194	Unavailable	Marchant Family Lot
Rd 205	Unavailable	Worden Family
Rd 500	Unavailable	Hoxsie Lot
Rd 520	Tefft Hill Road	Unknown Lot
Rd 530	William Reynolds Farm Road	Unknown Lot
Rd 540	Rt 138	Unknown Lot
Rd 697	Unavailable	Hazard Lot
Rd 791	Unavailable	Clarke Family

Source: Obtained from the RI Historic Cemeteries website: http://www.rihc.info/index.php

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APPENDICES

Appendix E

Level of Service

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APPENDIX E: Level of Service

A road's Level of Service (LOS) is a quantitative measure of service that combines such factors as speed and travel time, ease of maneuvering, traffic delays, driver convenience, and safety.

LOS A	Free flow at average travel speeds; unrestricted maneuvering.
LOS B	Traffic moves at 70% of the free flow speed; maneuvering is slightly impeded.
LOS C	Stable operating conditions.
LOS D	Average speeds are 50% of free flow speed.
LOS E	Average speeds are 30% of free flow speed.
LOS F	Low travel speed; frequent traffic congestion.

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APPENDICES

Appendix F

Buildout Analysis

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Town of Richmond
Buildout Analysis 2004

In support of Affordable Housing Plan

November 10, 2004

Mapping and Planning Services
Jamestown, Rhode Island
(401) 423-3841
www.mappingplaning.com

Town of Richmond
Buildout Analysis 2004

List of Tables

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Figure 2. Areas With No Further Residential Development (Open Space, etc)

Figure 3. Areas That Allow Residential Development, shown by Zoning District

Figure 4. General Distribution of Existing Dwelling Units

Figure 5. Potential Distribution of Residential Development Under Buildout Conditions

Town of Richmond
Buildout Analysis 2004

In support of preparation of the Town of Richmond's "Affordable Housing Plan 2004" this town-wide GIS-based Buildout Analysis was conducted. The Buildout Analysis estimates that the total number of residential dwelling units that could be built in different areas of the town. It is based upon the Town's existing Zoning Ordinance and Land Development and Subdivision Regulations , and digital data from the Town's Geographic Information System. Each parcel is analyzed on an individual basis and estimates made as to how many additional dwelling units are allowed as-of-right or lots that would be possible within each zoning district. Limitations of the digital data and the need to make certain assumptions necessitate that the overall and site-specific results should not be used for anything other than general planning purposes.

Summary of Findings:

Under the Town's current zoning code and land development and subdivision regulations it is projected that permitted dwelling units (d.u.) could increase by 126% (from an estimated 2,773 to an estimated 6,266 d.u.). The development of these additional 3,493 d.u. is a worst-case scenario, based on the assumptions described below. At this buildout condition the Town's population is calculated at 17,272 persons.

If the Zoning Board issued special use permits for all possible accessory dwelling units the total projected dwelling units would be 9,748 and a total population of 26,870 persons.

The Buildout Analysis results are summarized in Table 6.

Methodology:

1. Map all areas that are "Unsuitable for Development" (per Land Development and Subdivision Regulations, Article III, Section C) using available RIGIS datasets for fresh water wetlands, flood hazard, and soils. See Figure 1.

2. Map all lots that are protected open space and/or Town-owned property that would not allow any additional residential development. See Figure 2 and Table 1.

3. Map all areas where additional growth may occur, by zoning district. See Figure 3. Summarize "developable land acreage" for zoning districts that allow residential development. See Table 2.

4. Estimate and map the number of existing dwelling units on a lot, or where a lot is split by a zoning district estimate the number of existing dwelling units on the residential portion of that lot (or, in the case of non-residential lots, then allocate the unit to the larger portion). See Figure 4. See Table 2 for summary by zoning district.

5. Calculate the basic number of dwelling units that would be permitted on the buildable portion of a lot when the lots can be subdivided into 3 or more lots, for each zoning district (per LDSR, Article III, Sections A.8, Article v, Section C.4 and Article V. Section C and Zoning Code, Section 18.20.010).

6. Calculate the basic number of dwelling units that would be permitted on lots based on zoning and minimum lot size (per Zoning Code, Section 18.20.010).

7. Calculate the number of dwelling units that would be permitted as a zoning incentive for Conservation Developments (per Zoning Code, Section 18.41.050). See Table 5.

8. Calculate the additional Accessory Dwelling Units that would be permitted based on Section 18.36.140 (rev. 8/17/04) of the Zoning Code.

9. Summarize the results, tabulate and map. See Table 6 and Figure 5.

Assumptions:

1. **The Buildout Analysis predicts the worst-case scenario** where all new residential development (except the proposed Richmond Commons) would be single-family dwelling units, the maximum zoning incentive for conservation developments would be applied, and accessory d.u. would be built on all non-conforming lots (where allowed). See Figure 5.

2. **Building of Single-Family Homes.** Calculations are done for single-family homes, since 90% of existing dwelling units are single-family and two-family and duplexes require a larger lot size. Single-family units will yield a greater number of dwelling units than if a combination of single-family, two-family and duplexes. Effect: This will over-estimate the number of dwelling units at buildout.

3. **Existing Units.** The existing number of dwelling units (d.u.) per lot is estimated from the landuse codes in the Assessor's database and verified using the assessed building value in that database. Table 2 summarizes the results of that estimation. We determined that as of 12/31/03 (the date of the assessor's data) there were an estimated 2,773 d.u. in the town. (The 2000 US Census of Population and Housing recorded 2,620 housing units in the town and hence we are comfortable with our calculated estimate for the purpose of this analysis).

4. **Existing Dwelling Units.** There are 18 existing dwelling units located on lots identified as being "unsuitable for development", as well as existing dwelling units located within the "Open Space, etc" areas. (They can be viewed on Figure 4 in the green colored areas). No additional residential development was calculated for these lots.

5. **Subdivision**. The subdivision of a parcel of land into three (3) or more lots for the purpose of development will involve the creation of a street or extension. Effect: This assumption will over-estimate the number of dwelling units at buildout.

6. If the **Preliminary Number of Dwelling Units** that can be built on an existing lot is greater than two, 10% of the buildable area is removed for roads. The number of lots (i.e., s/f units) is then recalculated with the area taken out for roads for each zoning district where single-family units are permitted as-of-right. Formula: SingFam = (Buildable Lot Area – ((Buildable Lot Area) * 10%) / Minimum Lot Size. In computing the number of dwelling units, all figures are rounded down to the nearest whole number.

7. Lot width, front yard depth, rear yard width, side yard and/or shape not taken into consideration. This was due to a technical obstacles in determining the amount of frontage possible. Lot width requirements in Richmond range from 50 – 300 feet. Effect: Omitting lot frontage from the calculations tends to over-estimate the number of units that can be built on a lot.

8. If a **Vacant Residential Lot** does not meet the minimum lot size for that zoning district it is considered unbuildable. The smaller lot may or may not be part of a conservation development. It is estimated that there are approx. 20-30 of these vacant lots through the town. Effect: This effect of this assumption is minimal and would under-estimate the number of dwelling units at buildout.

9. **Ownership patterns** are not take into consideration, therefore adjacent lots with the same ownership are not consolidated to form larger lots. For example, if there are two contiguous vacant 2-acre lots in a 3-acre zone, both lots are considered non-conforming and unbuildable. Effect: This will under-estimate the additional dwelling units at buildout conditions.

10. **Parcels That Can be Subdivided, Will be Subdivided.** Parcels that currently have a dwelling unit or structure on them, yet have room for more development are still considered subdividable.

11. **Residential Subdivisions that are in-process, or already approved (**but not input to the GIS Parcel dataset) are factored into the analysis from a list provided by the Town Planner as Table 4.

12. **Area.** All buildout results use the computer-calculated area for the lot or portion thereof rather than the lot area as listed by the assessor. This ensures that all calculations that use an area of the buildable portion per lot or buildable portion per zoning district are compatible.

13. **Accessory Dwelling Units.** Additional units are applied on the basis of 1 unit per lot that meets zoning standards. Legal non-conforming lots and lots with existing two-family, three-family, mobile homes and condominiums are excluded, as per Sections 18.20.010 and 18.36.140 of the Zoning Code.

14. **Land currently identified as "Open Space, etc" will remain Unbuilt.** We assumed that land that is currently considered open space shall not be developed, even though it is not know if the property is technically protected with a perpetual conservation restriction, deed restriction or simply with conservation intent along. This includes land that was set aside as open space during cluster subdivision.

15. **A number of parcels did not match with the CAMA data, likely due to the differences in the 2 data sets.** Effect: This will under-estimate the number of dwelling units at both existing and buildout conditions.

16. **Estimated Population at Buildout.** We assumed that the average number of persons per dwelling unit in 2000 (at time of the Census) would remain the same at buildout. Effect: This will over-estimate the buildout population, since average household size is on the decline nationally, due to an increase in the number of single-head of households, a declining birthrate, etc.

Table 1 – For Buildout Purposes Lots with No Residential Development

FEATYPE	MBL2	OWNERNAME
	01A-050-000	RHODE ISLAND STATE OF
	01B-050-001	RHODE ISLAND STATE OF FISHERIES DEPT OF
	01C-051-006	RHODE ISLAND STATE OF
	01C-051-007	RHODE ISLAND STATE OF
	01C-051-008	RHODE ISLAND STATE OF
	01C-051-009	RHODE ISLAND STATE OF
CEMETERY	01D-001-000	
CEMETERY	01D-002-000	
OPEN SPACE	01D-018-000	WILLIAM REYNOLDS FARM
OPEN SPACE	01D-018-000	WILLIAM REYNOLDS FARM
CEMETERY	01E-000-000	
CEMETERY	01E-004-C00	
	02A-001-000	RHODE ISLAND STATE OF D.E.M.
	02B-019-000	AUDUBON SOCIETY OF RI
	02B-022-000	AUDUBON SOCIETY OF RI
	02B-026-000	RHODE ISLAND STATE OF D.E.M.
	02B-027-000	RHODE ISLAND STATE OF D.E.M.
	02B-028-015	AUDUBON SOCIETY OF RI
	02B-029-005	AUDUBON SOCIETY OF RI
	02B-029-008	AUDUBON SOCIETY OF RI
	02B-029-009	AUDUBON SOCIETY OF RI
	02B-050-000	UNITED STATES OF AMERICA
	02B-050-001	RHODE ISLAND STATE OF
	02B-050-003	RHODE ISLAND STATE OF
CEMETERY	02C-000-000	
	02C-003-000	USA
CEMETERY	02C-007-000	SIMONE DAVID C + ELAINE R JT
CEMETERY	02C-009-000	SIMONE HOPE K
OPEN SPACE	02C-010-000	ANSAY NORBERT M SR
CEMETERY	02C-N00-000	
	02D-003-003	RICHMOND RURAL PRESERVATION
	02D-003-033	RICHMOND RURAL PRESERVATION
	02D-003-034	RICHMOND RURAL PRESERVATION
	02D-003-035	RICHMOND RURAL PRESERVATION
	02D-005-000	AUDUBON SOCIETY OF RI
	02D-006-013	RICHMOND TOWN OF
	02D-007-000	NATURE CONSERVANCY THE

	02D-015-000	NATURE CONSERVANCY THE
	02D-018-031	RHODE ISLAND STATE OF
CEMETERY	02D-M00-000	
OPEN SPACE	02E-005-000	HILLSDALE ASSOCIATES
CEMETERY	02E-005-000	HILLSDALE ASSOCIATES
	02E-013-000	RICHMOND RURAL PRESERVATION
CEMETERY	02E-045-000	
CEMETERY	03B-000-000	
	03B-001-001	RICHMOND TOWN OF
	03B-001-002	RICHMOND TOWN OF
	03B-004-004	AUDUBON SOCIETY OF RI
	03B-004-00L	RICHMOND TOWN OF
	03B-004-0B1	RHODE ISLAND STATE OF
	03B-006-002	RICHMOND TOWN OF
CEMETERY	03B-010-C00	
	03B-050-000	UNITED STATES OF AMERICA
	03B-050-001	UNITED STATES OF AMERICA
	03B-050-002	UNITED STATES OF AMERICA
	03C-003-000	RICHMOND TOWN OF
	03C-005-000	RICHMOND TOWN OF
	03C-006-000	OAK CLUSTER CORP
CEMETERY	03C-011-000	KITTELL MARK A + MELISSA M
	03C-050-000	U S GOVERNMENT
	03C-050-001	RHODE ISLAND STATE OF
	03C-050-002	U S GOVERNMENT
	03D-003-04A	RICHMOND TOWN OF
	03D-004-000	AUDUBON SOCIETY OF RI
	03D-011-000	DECOPPETT THEAKSTON [EST OF]
OPEN SPACE	03D-017-000	COASTAL MATERIALS CORP
	03E-008-000	NATURE CONSERVANCY THE
OPEN SPACE	03E-012-002	ALAN-BRIAN REALTY CO
OPEN SPACE	03E-012-03A	ALAN-BRIAN REALTY CO
OPEN SPACE	03E-012-03B	ALAN-BRIAN REALTY CO
CEMETERY	03E-013-000	MORAN JOHN F JR + DEBRA E
CEMETERY	03E-014-000	WEBB ANDREW G + MARCIANA N
	03E-021-01A	ALAN-BRIAN REALTY CO
OPEN SPACE	03E-021-01B	ALAN-BRIAN REALTY CO
	04A-003-000	RHODE ISLAND STATE OF AGRICULTURE DIV
CEMETERY	04B-008-000	WOOD RIVER CEMETERY CORP

CEMETERY	04B-010-000	WOOD RIVER CEMETERY CORP
CEMETERY	04B-010-A00	
	04B-018-000	RHODE ISLAND STATE OF
CEMETERY	04B-021-C00	
CEMETERY	04B-022-C00	
	04B-023-000	RICHMOND TOWN OF
	04B-034-000	RICHMOND TOWN OF
CEMETERY	04B-040-000	LOCUSVILLE PROPERTIES LLC
	04C-026-000	RICHMOND TOWN OF
	04C-027-000	RICHMOND TOWN OF
	04C-029-000	RICHMOND TOWN OF
	04D-001-000	DECOPPETT THEAKSTON [EST OF]
	04D-004-000	DECOPPETT THEAKSTON [EST OF]
	04E-001-000	DECOPPETT THEAKSTON [EST OF]
OPEN SPACE	04E-002-000	RICHMOND TOWN OF
CEMETERY	04E-015-000	
CEMETERY	04E-044-000	
	05A-022-000	RHODE ISLAND STATE OF
	05A-023-000	RHODE ISLAND STATE OF
	05A-036-000	RHODE ISLAND STATE OF
	05A-050-002	RHODE ISLAND STATE OF D.O.T.
CEMETERY	05B-037-000	CRN REALTY INC.
CEMETERY	05C-000-000	
CEMETERY	05C-000-000	
	05D-005-000	DECOPPETT THEAKSTON [EST OF]
	05D-005-000	DECOPPETT THEAKSTON [EST OF]
	05D-006-000	DECOPPETT THEAKSTON [EST OF]
CEMETERY	05D-042-000	
CEMETERY	05E-000-000	
	05E-002-000	DECOPPETT THEAKSTON [EST OF]
	05F-022-000	RICHMOND TOWN OF
CEMETERY	06A-00B-000	
CEMETERY	06A-023-000	NADOLNY JOHN W & CINDY J JT
CEMETERY	06A-D00-000	
OPEN SPACE	06B-019-001	PAIVA ROBERT + MICHELLE
	06B-019-034	BERNARD INVESTMENTS LTD
OPEN SPACE	06B-019-036	BERNARD INVESTMENTS LTD
	06C-015-000	RICHMOND TOWN OF
	06C-016-000	RICHMOND TOWN OF

CEMETERY	06D-001-C00	
OPEN SPACE	06D-007-000	A + R PROPERTIES INC
	06D-012-000	BARTON LYNNE P + RICHARD J TC
	06D-014-000	NATURE CONSERVANCY THE
	06D-014-001	NATURE CONSERVANCY THE
	06D-015-000	NATURE CONSERVANCY THE
	06D-015-007	NATURE CONSERVANCY THE
CEMETERY	06D-018-C00	
	06D-030-000	NATURE CONSERVANCY THE
	06D-031-000	NATURE CONSERVANCY THE
	06D-032-000	NATURE CONSERVANCY THE
CEMETERY	06D-041-000	
CEMETERY	06E-042-000	FRIENDS CEMETERY
	06E-044-000	CLASSIC ACRES INC
	07B-003-000	RICHMOND TOWN OF
	07B-004-006	RHODE ISLAND STATE OF
	07B-050-001	RHODE ISLAND STATE OF
	07B-052-001	USA
	07B-052-002	RHODE ISLAND STATE OF FORESTRY DIV
	07C/012-C00	
	07C-002-061	UNITED BUILDERS SUPPLY CO INC
	07C-017-000	RHODE ISLAND STATE OF D.E.M.
	07C-018-000	CAPPUCCIO JOSEPH R JR + MARION
	07C-039-000	WASHINGTON TRUST COMPANY
CEMETERY	07C-Q00-000	
CEMETERY	07D-000-000	
	07D-008-000	NATURE CONSERVANCY THE
	07E-019-000	HOYLE JOHN C + SARAH S (TE)
	07E-020-000	RICHMOND TOWN OF
	07E-031-043	CAMPANELLI PROPERTIES OF RICHMOND INC
	07E-031-044	CAMPANELLI PROPERTIES OF RICHMOND INC
	07E-031-045	CAMPANELLI PROPERTIES OF RICHMOND INC
	08A-001-016	RHODE ISLAND STATE OF
	08A-003-000	BRUCE BRAYMAN BUILDERS INC
	08A-038-000	
CEMETERY	08B-026-000	
	08B-052-010	RHODE ISLAND STATE OF
	08B-052-016	US GOVERNMENT
CEMETERY	08C-000-000	

	08C-001-002	RHODE ISLAND STATE OF D.E.M.
	08C-003-000	RHODE ISLAND STATE OF D.E.M.
CEMETERY	08C-027-000	MOODY BILLY S + MAJORIE R JT
CEMETERY	08C-029-000	KARPPINEN EVELYN N - TRUSTEE
	08C-043-000	RICHMOND TOWN OF
	08C-060-001	CASTLE RIDGE HOMEOWNERS ASSOC
	08C-060-002	CASTLE RIDGE HOMEOWNERS ASSOC
	08D-003-000	BRYSON THOMAS + ANTONIA L
	08D-004-006	BRYSON ANTONIA
CEMETERY	08E-047-000	
CEMETERY	08F-000-000	
	08F-009-000	TUCKER HOLLIS H (ESTATE OF)
CEMETERY	09A-000-000	
	09B-007-000	RICHMOND TOWN OF
	09C-008-000	RICHMOND TOWN OF
	09C-044-000	RHODE ISLAND STATE OF D.E.M.
	09D-016-000	RICHARD CARL E
	09D-018-000	RHODE ISLAND STATE OF
OPEN SPACE	09D-042-000	WHC PROPERTY DEVELOPMENT INC
CEMETERY	09D-046-000	
CEMETERY	09E-000-000	
	09E-009-000	RICHARD CARL E &
	09E-024-002	RHODE ISLAND STATE OF D.E.M.
CEMETERY	09E-033-000	HILL KRISTYN L
CEMETERY	09E-033-000	HILL KRISTYN L
CEMETERY	09E-048-000	FROST DARYL D + CAFFERTY
	09F-002-000	RHODE ISLAND STATE OF
	09F-003-000	RHODE ISLAND STATE OF D.E.M.
	09F-004-000	RHODE ISLAND STATE OF
	10A-005-000	STRONG DENNIS A + CHARLOTTE
	10A-011-000	MITCHELL KENNETH M JRTRUSTEE
	10B-002-000	CHARIHO REGIONAL HIGH SCHOOL
	10B-003-000	RHODE ISLAND STATE OF
	10B-007-000	RHODE ISLAND STATE OF
	10B-009-000	RHODE ISLAND STATE OF
CEMETERY	10B-035-000	KENYON ELIZABETH J +
	10B-044-000	RICHMOND TOWN OF
	10B-045-00A	LEEWARD REALTY HOLDING CORP
	10D-008-000	RHODE ISLAND STATE OF

	10D-009-000	RHODE ISLAND STATE OF D.E.M.
	10D-020-000	RICHMOND TOWN OF
CEMETERY	10E-012-000	
	10E-027-000	RHODE ISLAND STATE OF
CEMETERY	10E-034-000	COOKE WILLIAM + LACOMBE
	10E-041-001	RHODE ISLAND STATE OF
CEMETERY	11A-000-000	
	11A-015-000	RICHMOND TOWN OF
CEMETERY	11B-036-000	NATIONAL PROPANE L.P.
CEMETERY		
RAILROAD		
RAILROAD		
RAILROAD		
RAILROAD		
RAILROAD		
RAILROAD		
RAILROAD		
RAILROAD		

Table 2 – Analysis of Existing Zoning Districts, Richmond, RI

Zoning District	Estimated Existing Dwelling Units	Total Acreage where Potentially Additional Residential Development May Occur (If Zoning and Subdivision Conditions Are Met)	Total Acreage of Zoning District
R-1	93	76	106
R-2	1,738	6,982	12,029
R-3	744	2,628	8,592
NB	18	11	34
GB	34	140	189
LI	8	N/A	180
I	15	N/A	333
PD	28	131	211
FT	0	N/A	297
AGR	93	1,663	2,773
PUDVC	2	167	177
Total	**2,773**	**11,798**	**24,921**

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Total	**2,773**	**11,798**	**24,921**

Table 3 – Zoning and Use Requirements

Zoning District	Min Lot Size	Single-Family	Two-Family	Multi-Family	Age Rest Housing	Accessory Apartments
R-1	43,560	Y	S	N	N	S
R-2	87,120	Y	Y	Y	S	S
R-3	130,680	Y	N	N	N	S
NB	43,560	Y	N	N	N	S
GB	43,560	Y	N	N	N	X
LI	87,120	N	N	N	N	X
I	87,120	N	N	N	N	X
PD	87,120	Y	Y	Y	Y	X
FT	87,120	N	N	N	N	X
AGR	217,800	Y	N	N	N	S
PUDVC		N	N	N	Y	X

Table 4 – Subdivisions Proposed, approved and/or Lots Allowed
Courtesy of Richmond Town Planner (revised 10/1/04)

Name of Subdivision or development	Plat	Lot (s)	Zoning	Type	Size	Lots Allowed	Proposed	Phase	Stage	Deficiencies
New London Estates Padula/Manfredi	1D	15	R-2	Minor	34.22	2	2	na	Final	Need mylars
Schofield Estates	3C	2	R-2	Cluster	23.13	11	11	III	Prelim	waiting on DEM approval
Camelot Estates	3E	12	R-2	Cluster	64.61	24	24	B	Master	waiting on DEM approval
Richmond Commons Medical Building	5C	5	PUDVC	DPR	5 acres	na	na		pre-app	waiting on RIDOT approval
Oak Hill	5E, 6E	13-25	R-2	Cluster	91.46	44	44		pre-lim	waiting on DEM approval
Pond View Estates/Bouchard	6D	12*1	R-2	minor	30+	3	3		pre-app	waiting for new regs to be printed
Wage Estates	6E	13	R-2	Compound		5	2	I	master	3 more lots in future phase
Greenbrier Estates	6E	22	R-2	Cluster	27.17	10	8		Master	waiting for new regs to be printed
Bess Eaton Donuts	6E	4&6	NB	DPR		na	na		Final	Not recorded
Castle Ridge III	7C	2	R-2	Cluster		20	20	III	Final	Waiting on Mylars
Richmond Commons	5B	49,52,65,66	PUDVC	all PUDVC area	186	400 units	400		prelim	waiting for prelim submission
Richmond Commons continued	5C	5	PUDVC							
AT & T wireless tower - Kings Factory Road	11A	2*3				na	na			November agenda
AT & T wireless tower - Shannock Hill Raod	9D	18				na	na			waiting council approval for DEM site
Brooks Pharmacy	5B	34 & 35				na	na			
Pine Hill Terrace	1D	11 & 12				12	12		Pre-app	
Lacas	2E	10				?	2			

Approved subdivisions not included in parcels data

Shadow Pines	8B	11				28	28		Approved	
Samuel Haberak	7A	7			40 acres	2	2			Can be further developed
Frank Haberak	7A	2				?	2		Approved	Can be further developed
Plains View Phase II	4B	19	R-3	Minor		2	2		Approved	
Barton	6D	12				3	3		Approved	One lot is for preservation
Westerly Community Credit Union	5B	48	PD	DPR		Bank	na		Approved	
Stop and shop car wash	5B	62-2	GB	DPR		na	na		Approved	
Maynard	3C	2*43	R-2			2	2		Approved	

Acquisitions

Locust Rock/Barton	6D	12			19.4	3	3			1 lot purchased by TNC
Crawley	5F	23			84.3					Property purchased by Land Trust

Table 5 – Development Potential for Single-Family Dwelling Units, Richmond RI

Zoning District	Estimated Existing Dwelling Units	Total Single-Family Dwelling Units Allowed, Proposed and/or Approved [1]	Estimated Conservation Development Bonus [2]	Estimated Total Single-Family Dwelling Units, inc. Bonus	Percentage Change (%)
R-1	93	31	2	126	35
R-2	1,738	1,964	194	3,896	124
R-3	744	477	24	1,245	67
NB	18	6		24	33
GB	34	105		139	309
LI	8	-		8	-
I	15	-		15	-
PD	28	43		71	154
FT	-	-		-	-
AGR	93	249	0	342	268
PUDVC	2	398	0	400	19,900
Total	**2,773**	**3,273**	**220**	**6,266**	**126**

Footnote: [1] In the PUDVC district the additional d.u.'s are age-restricted housing units.
The total includes existing dwelling units, lots allowed (either calculated or those subdivisions in-process), and approved subdivisions that have not been input to the parcel data (see Table 4).
[2] Based on providing the maximum amount of open space in a conservation development

Table 6 – Summary of Residential Buildout Analysis for Richmond RI

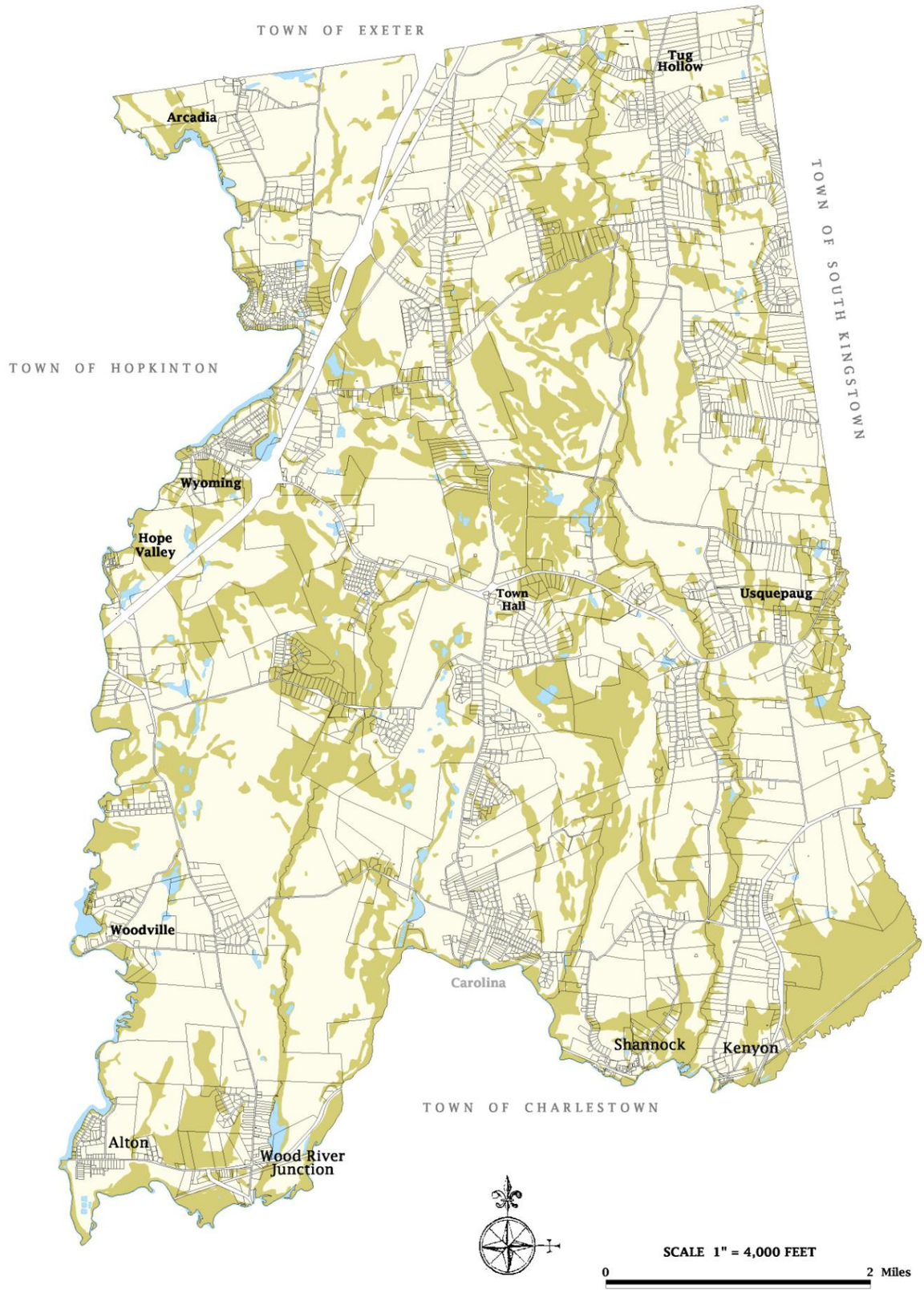
Zoning District	Estimated Existing Dwelling Units	Total Single-Family Dwelling Units Allowed, Proposed and/or Approved, inc. Bonuses [1]	Percentage Change from Existing Scenario to Single-Family Scenario	Estimated Additional Accessory Dwelling Units [2]	Estimated Total Single-Family and Accessory Dwelling Units at Buildout Scenario	Percent Change from Existing Scenario to Buildout Scenario
R-1	93	126	35	43	169	82
R-2	1,738	3,896	124	2,565	6,461	272
R-3	744	1,245	67	588	1,833	146
NB	18	24	33	9	33	83
GB	34	139	309		139	309
LI	8	8	-		8	-
I	15	15	-		15	-
PD	28	71	154		71	154
FT	-	-	-	-	-	-
AGR	93	342	268	275	617	563
PUDVC	2	400	19,900		400	19,900
Total	**2,773**	**6,266**	**126**	**3,702**	**9,748**	**252**
Est. Population [5]	**7,644**	**17,272**			**26,870**	

Footnote: [1] In the PUDVC district the 400 d.u. proposed at Richmond Commons are age-restricted housing units.

[2] Accessory apartments require a special-use permit

[3] Based on 2000 US Census of Population and Housing, Town of Richmond, RI (Av. Persons Per Dwelling Unit = 2.76)

Total Housing Units (2000 Census)	2,620
Popn (2000 Census)	7,222
Av per/unit	2.76



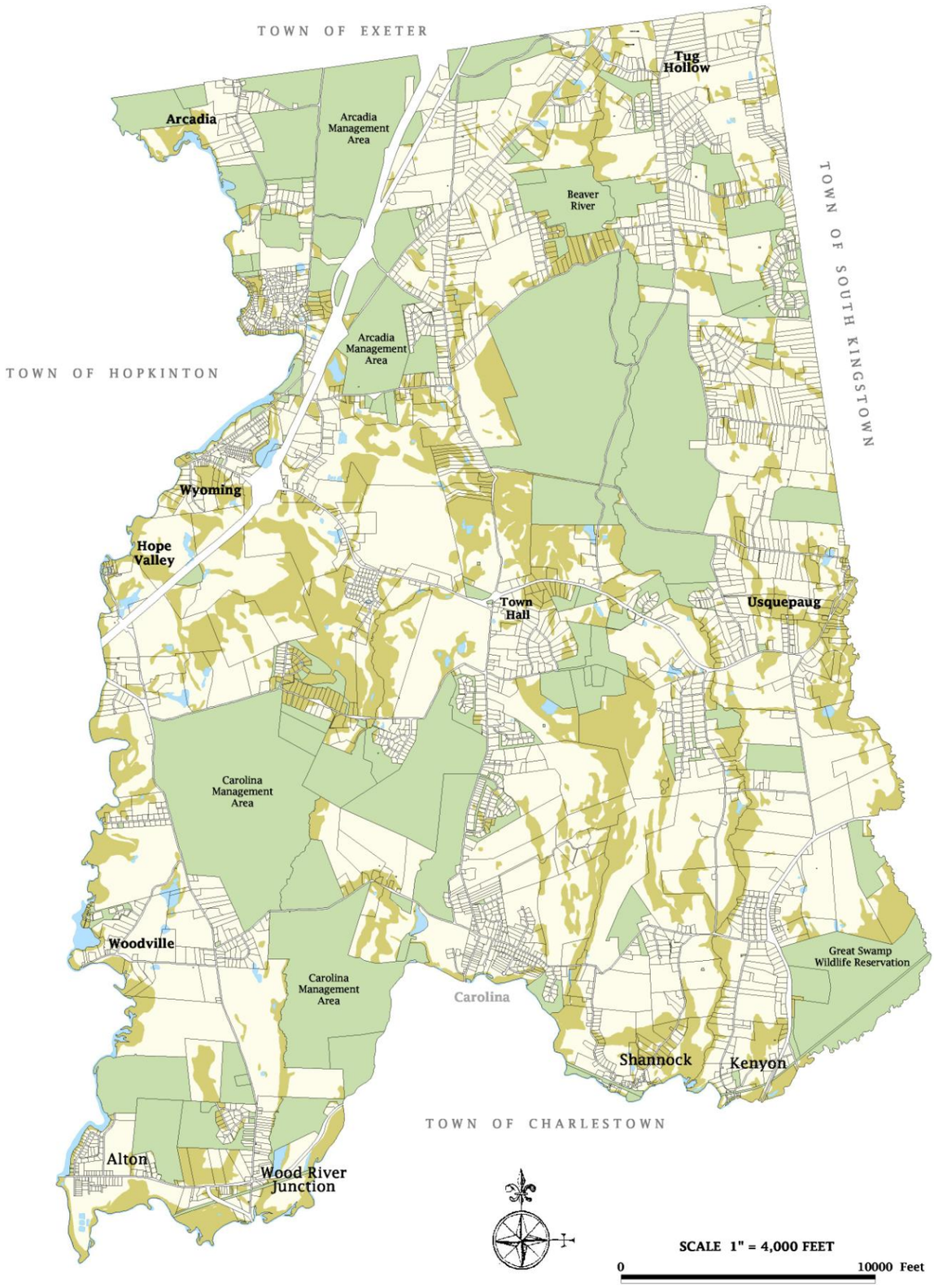
Town of Richmond Buildout Analysis 2004

Figure 1 -- LAND IDENTIFIED AS "UNSUITABLE FOR DEVELOPMENT"

Ponds and Open Water
Land Unsuitable for Development

Data Sources: Richmond Geographic Information System Parcel Mapping (2002). Land Unsuitable for Development defined in Article III, Section C of Town of Richmond Land Development and Subdivision Regulations, Revised 9/9/03. Derived using RIGIS wetlands, flood hazard areas, soils and hydrography data.

Prepared by:
Mapping and Planning Services
Jamestown, Rhode Island MH 11/04
www.mappingplanning.com



Town of Richmond Buildout Analysis 2004

Figure 2 -- AREAS WITH NO FURTHER RESIDENTIAL DEVELOPMENT

No Further Residential Development (Open Space, Drainage, Municipal Lots, etc.)
Ponds and Open Water
Land Unsuitable for Development

Data Sources: Richmond Geographic Information System Parcel Mapping (2002). Land Unsuitable for Development defined in Article III, Section C of Town of Richmond Land Development and Subdivision Regulations, Revised 9/9/03. Derived using RIGIS wetlands, flood hazard areas, soils and hydrography data.

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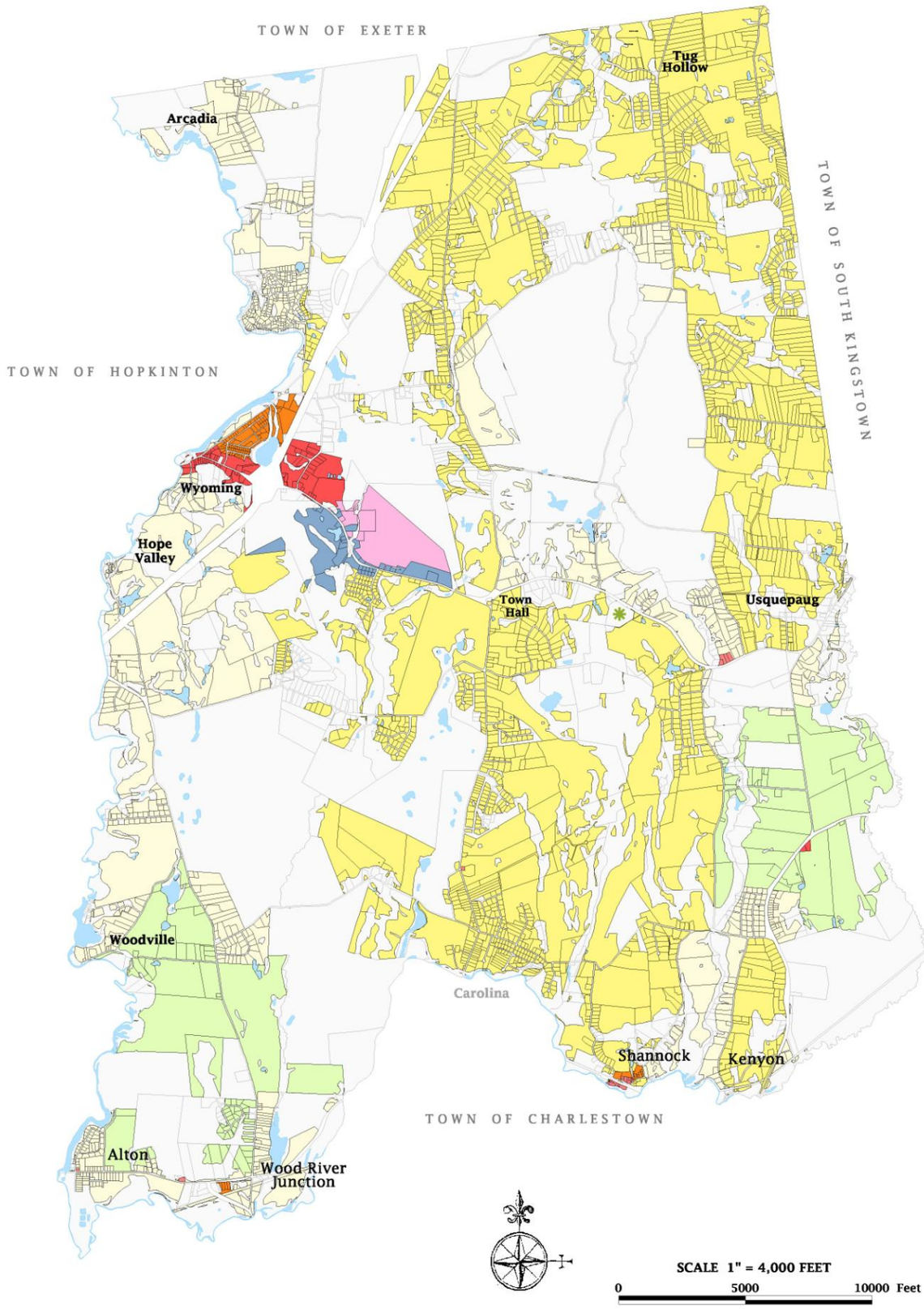

Town of Richmond Buildout Analysis 2004

Figure 3 -- AREAS WHERE RESIDENTIAL DEVELOPMENT MAY OCCUR

Zoning Districts

AG	PUDVC
GB	R-1
NB	R-2
PD	R-3

Note: Parcel has been split into 3 lots (not shown).
Additional residential development permitted on 2 lots (R-2).

Ponds and Open Water

Data Sources: Richmond Geographic Information System Parcel Mapping (2002) and Zoning Data (2003).

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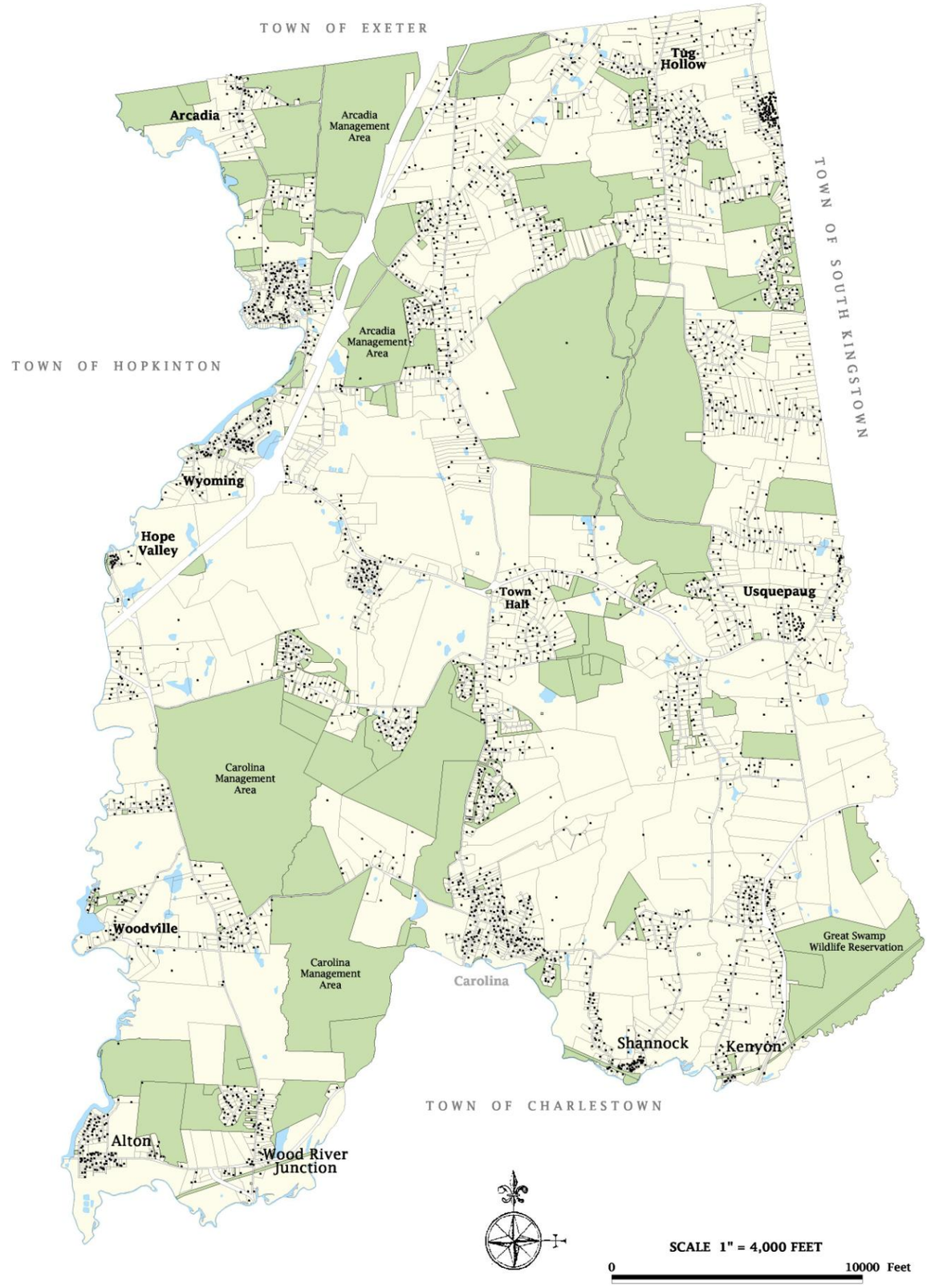

Town of Richmond Buildout Analysis 2004

Figure 4 -- GENERAL DISTRIBUTION OF EXISTING DWELLING UNITS

- 1 Dot = 1 Existing Dwelling Unit
- Open Space, Drainage, Municipal Lots, etc.
- Ponds and Open Water

Data Sources: Richmond Geographic Information System Parcel Mapping (2002).

Note: A two-family property would be represented by 2 dots, a three-family by 3 dots, etc
The precise location of a dwelling unit within a lot is unknown and a representative location is shown on this map for general planning purposes only.

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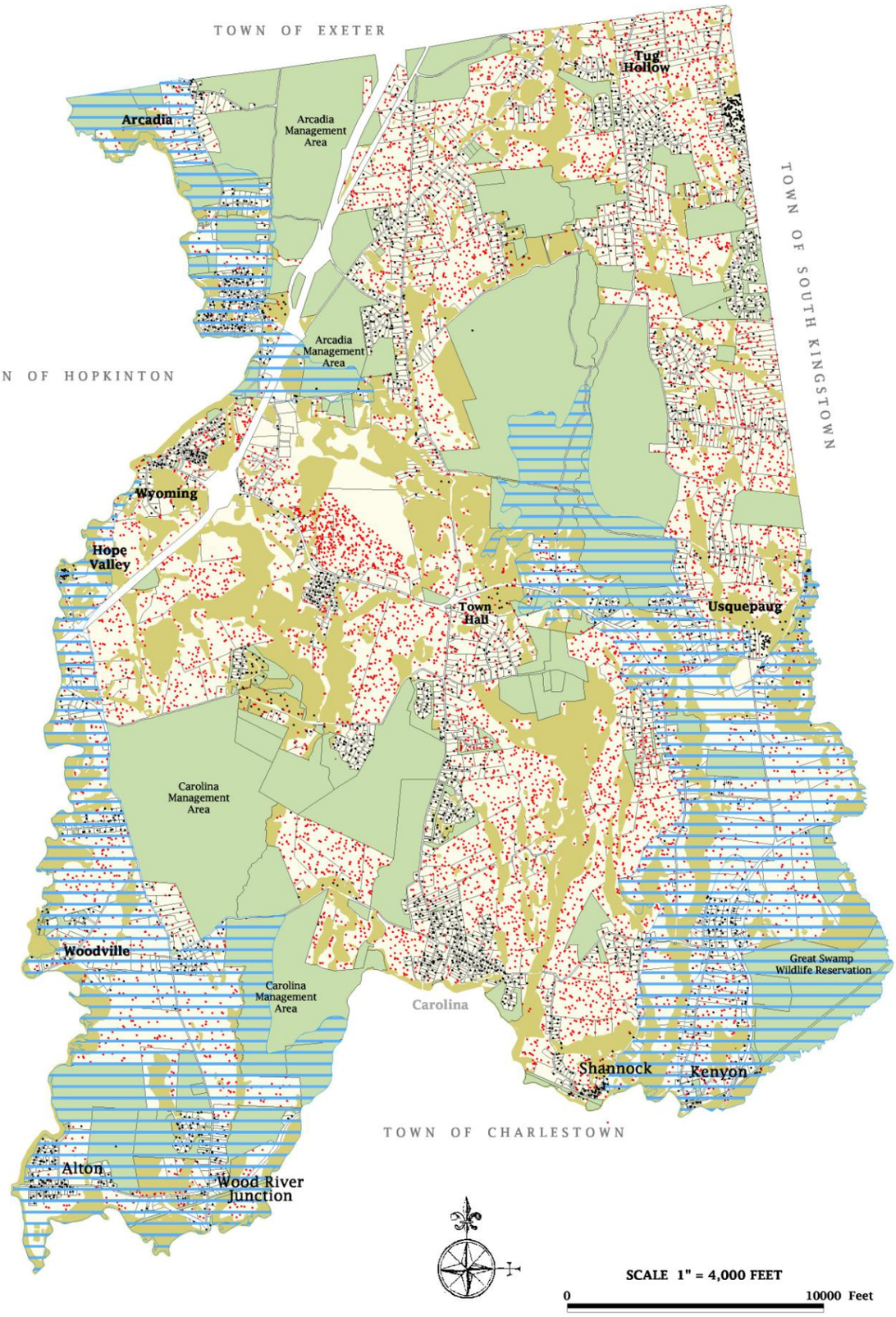

Town of Richmond Buildout Analysis 2004

Figure 5 -- POTENTIAL DISTRIBUTION OF RESIDENTIAL DEVELOPMENT UNDER BUILDOUT CONDITIONS

- 1 Dot = 1 Existing Dwelling Unit
- 1 Dot = 1 Additional Dwelling Unit
- Lot Lines
- Aquifer Overlay District
- Open Space, Drainage, Municipal Lots, etc.
- Ponds and Open Water
- Non-buildable Areas

Data Sources: Richmond Geographic Information System Parcel Mapping (2002).

Note: An existing two-family property would be represented by 2 dots, a three-family by 3 dots, etc. All additional dwelling units are single-family or accessory dwelling units. The precise location of a dwelling unit within a lot is unknown and a representative location is shown on this map for general planning purposes only.

Prepared by:
Mapping and Planning Services
Jamestown, Rhode Island MH 1/05
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