March 2008

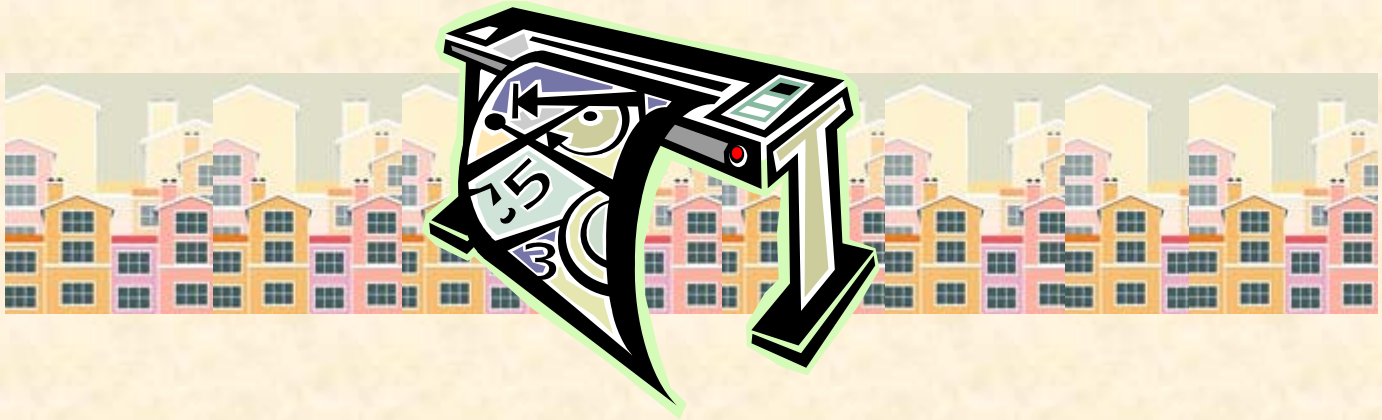
**Rhode Island Statewide Planning Program**

Division of Planning
Department of Administration
One Capitol Hill
Providence, RI 02908

**www.planning.ri.gov**

# Mapping Potential Sites Suitable for Higher Density Residential Development

## Technical Paper # 160



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The objectives of the Program are to plan for the physical, economic, and social development of the state; to coordinate the activities of government agencies and private individuals and groups within this framework of plans and programs; and to provide planning assistance to the Governor, the General Assembly, and the agencies of state government. The Program prepares and maintains the State Guide Plan as the principal means of accomplishing these objectives.

Program activities are supported by state appropriations and federal sources. Funding for production of this site suitability study was provided principally by appropriations to the Statewide Planning FY 2007 Work Program.

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> Technical Paper 160, RI Statewide Planning Program, Division of Planning, Department of Administration, Providence, RI. 2007.

This report was prepared by Nancy Hess, Principal Environmental Planner who composed this paper and provided functional oversight of contributions from municipal planners, the Technical Committee of the State Planning Council, planning peer colleagues, and the Statewide Planning Staff; Christina Delage Baza, GIS Technician, and Benny Bergantino, Senior Planner. Deep thanks are expressed to the many municipal planners and colleagues that took time from their busy schedules to respond with comments.

Copies of this report are on the Statewide Planning website <www.planning.ri.gov>. Contact the Statewide Planning Program, One Capitol Hill, Providence, RI , 02908, (401) 222-5778 for more information.

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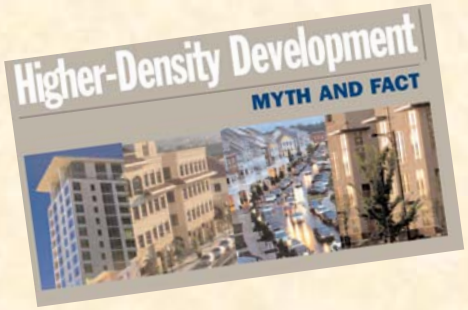
# Part 1 Introduction

This technical paper is an informational report developed to fulfill a mandate established by R.I. Gen. Law 42-128-8.1(h) also known as the Affordable Housing Act of 2004. This Act required the Statewide Planning Program to create a geographic information systems (GIS) map that identifies, to the extent feasible, potential areas throughout the State that might have potential to support higher density residential development. The purpose of this technical paper is to report on that study. It is a guide as to potential availability of vacant land that might be able to support higher density residential development. This report is not a study of all sites for affordable housing purposes and did not examine other state laws concerning affordable housing. The final project output is the series of virtual maps contained in this report. It is intended that this information would identify potential areas which could receive additional evaluation for multiple residential purposes.

**This analysis is to be used for statewide land use planning purposes only.** This paper is intended as a general resource, not as local or site development tools. The maps within should be used as guides to locations that should be evaluated further. It is not a local site development tool but should be used as an indicator for where more local site data should be gathered. They are not a substitute or replacement for more detailed, accurate information that is normally available at the local parcel or site level.

According to the Urban Land Institute (ULI) in their publication *Higher Density Development, Myth or Fact,* the definition of density depends on the context in which it is used. In this paper, it was decided that higher density simply means new development at a density that is higher than what is typically found in the existing community.

For example according to the ULI, in a sprawling area with single-family detached houses on one-acre lots, single-family houses on one-fourth or one-eighth acre are considered higher density. In more densely populated areas with single-family houses on small lots, townhouses and apartments are considered higher-density development. For many suburban communities, the popular mixed-use town centers being developed around the country are considered higher density development.



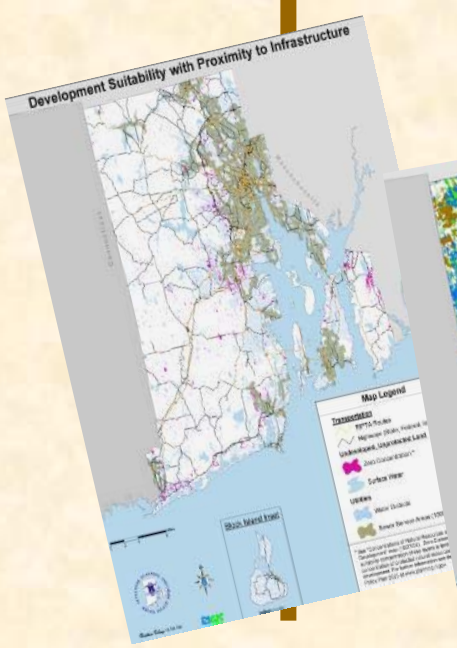
## Part 1

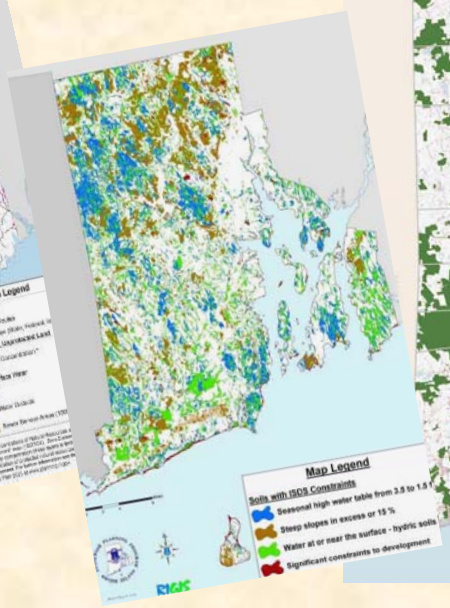
## Introduction

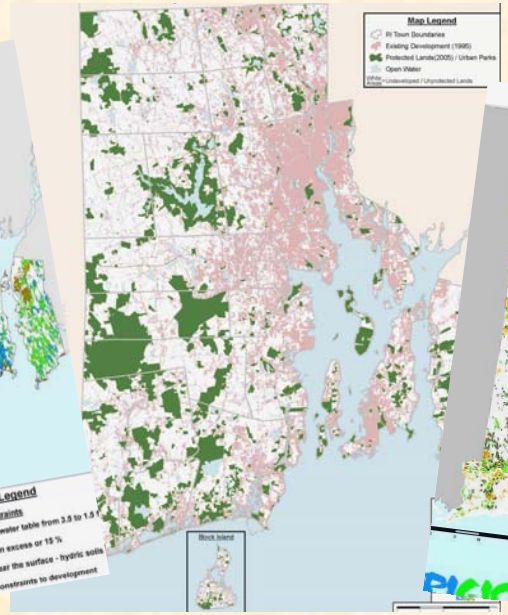
This GIS mapping project illustrates generalized land use for compliance with the Act. It is consistent with *Land Use 2025, Rhode Island's Land Use and Polices Plan*, State Guide Plan Element 121. See page 5 for the *Future Land Use Map* from *Land Use 2025*.

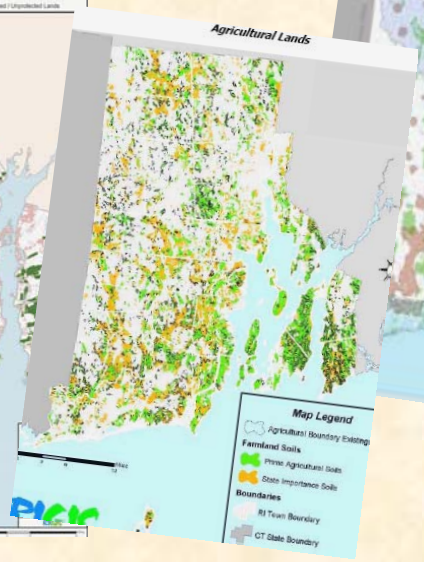
As Rhode Island grows and changes, it is faced with the challenge of where people will live and work in the future. This project examined vacant areas suitable for residential development high and medium intensities per the guidelines of the Act and the smart growth principles that *Land Use 2025* was based upon. It illustrates places which may be potentially suited for higher intensity residential development throughout Rhode Island based upon existing generalized statewide GIS data and municipal input. Local zoning was not included as a criterion because RIGIS does not have a statewide data layer of zoning information. Also zoning can more readily be changed and as a criterion zoning would have eliminated a large number of potential sites. The guidelines used to examine potentially suitable sites as specified in the Act were as follows:

- Infrastructure availability
- Soil type
- Land capacity
- Environmental protection
- Water supply protection
- Agricultural, open space, & historical preservation, and
- Community development patterns & constraints.



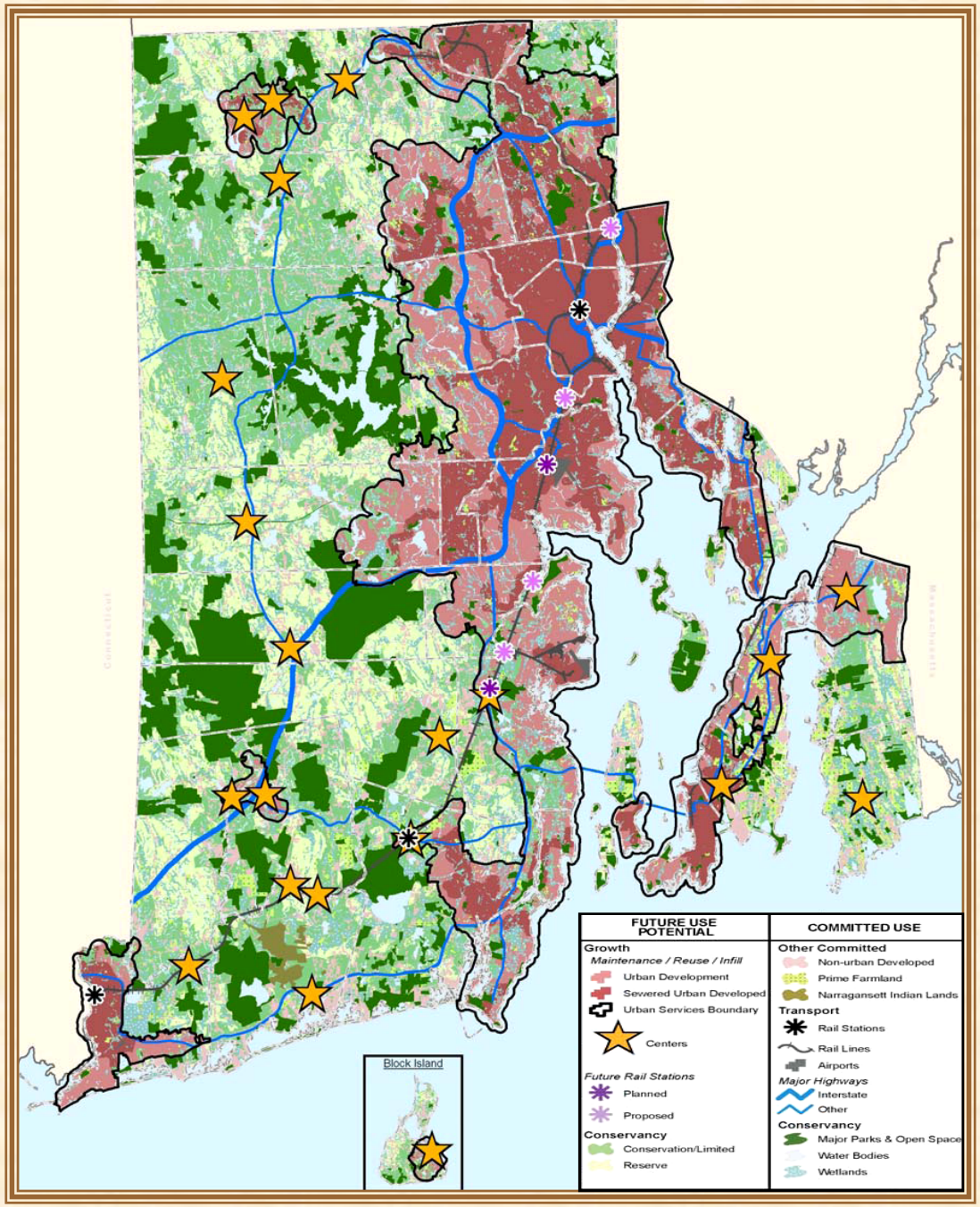



Part 1

Introduction




## Future Land Use Map

*Source: Land Use 2025*

# Part 2 Geographic Information Systems Analysis



The geographic information software used for the analysis was "*ArcMap 9.2*" software produced by ESRI. *ArcMap* was used to query and extract potentially suitable sites from a geodatabase that was created for *Land Use 2025* . This database is fully described in a technical appendix to the land use plan entitled ***Geographic Analysis for Land Available and Suitable for Development for Land Use 2025*** and is available at <http://www.planning.state.ri.us/landuse/121/D.pdf>.

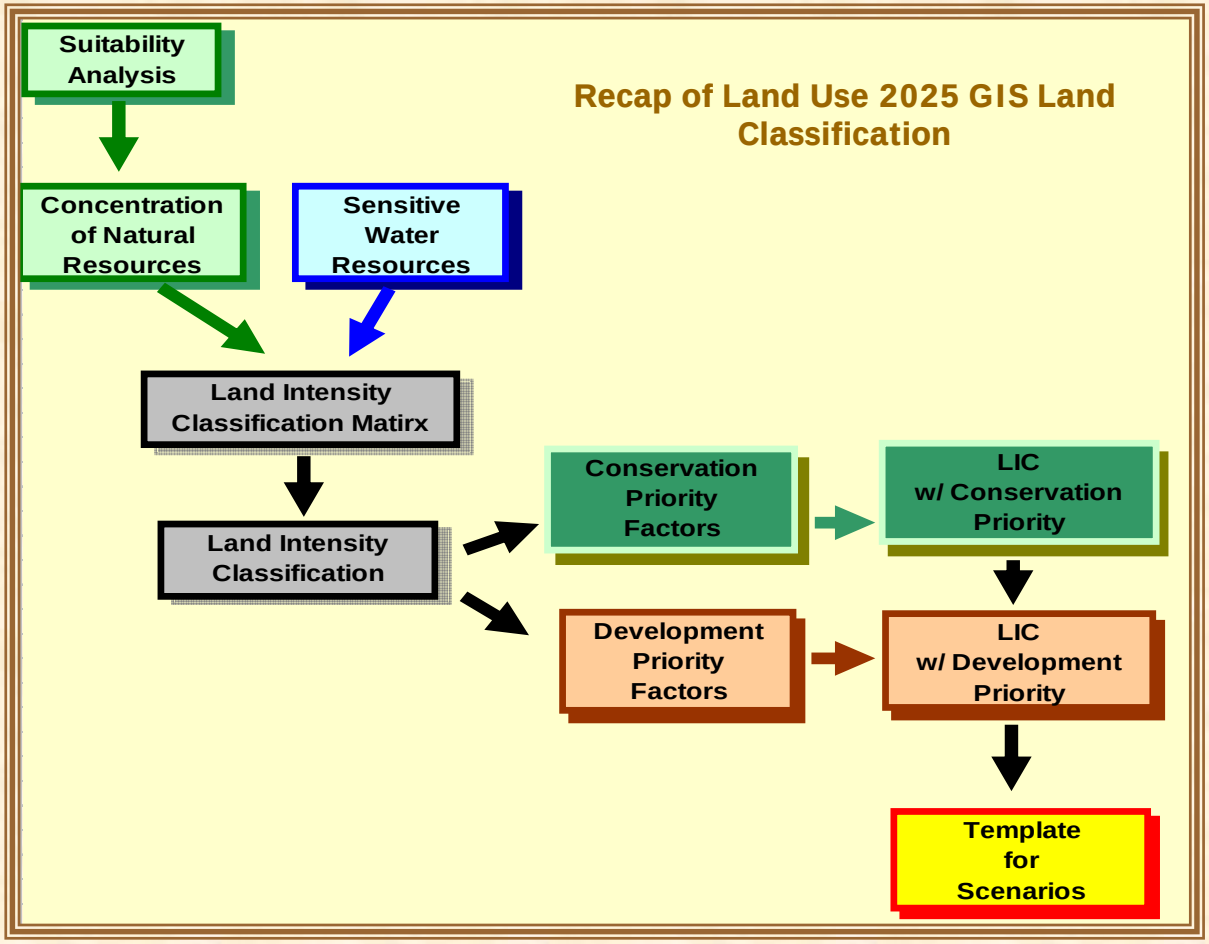
The Technical Appendix describes the detailed steps of the GIS analysis for the *Land Use 2025* Plan. It describes the geographic data used and the planning decisions made in drafting a new statewide future land use map. The purpose of the analysis was to identify those lands most appropriate for various types of land uses and those least suitable, according to a concentration of selected concerns and constraints. The results of the analysis were used to recommend how land should be allocated to various land intensity/density categories on the future land use map. The analysis consisted of several parts:

- Land Availability Assessment – identified committed and available land.
- Land Suitability Analysis – combined data on resource values and constraints to identify the varying suitability of lands for development.
- Land Intensity Potential Classification – combined suitability assessment with additional drinking water resource and infrastructure considerations to assess a development intensity/density potential for land.
- Development and Conservation Area Prioritization – introduced proximity factors to prioritize undeveloped, unprotected areas for development or conservation.
- "Scenarios" – defined four options for the state, and constructed generalized geographic patterns illustrating these options in terms of intensity and the distribution of future development.
- Scenario Selection – assessed each scenario in terms of land availability by intensity/density categories requirements, for policy conformance, and created a preferred scenario as a basis for the final future land use map.

## Part 2

## Geographic Information Systems Analysis

The figure below, Recap of Land Use 2025 GIS Land Classification, shows a summary of the major planning principles guiding the GIS overlay analysis. The 1995 RIGIS Land Use/Land Cover data served as the primary data source for this analysis. Most of data included in the analysis was RIGIS-licensed and is described in the 2003 RIGIS Data Catalog that is available at <www.edc.uri.edu/rigis-spf/catalog2003a.htm>. Also, internal working GIS data from the Department of Environmental Management and municipal planners was used to insure the accuracy of open space data and protected lands. Local zoning was not included as a criterion because RIGIS does not have a statewide data layer of municipal zoning information. Also as stated earlier, zoning can more readily be changed and as a criterion zoning would have eliminated a large number of potential sites.

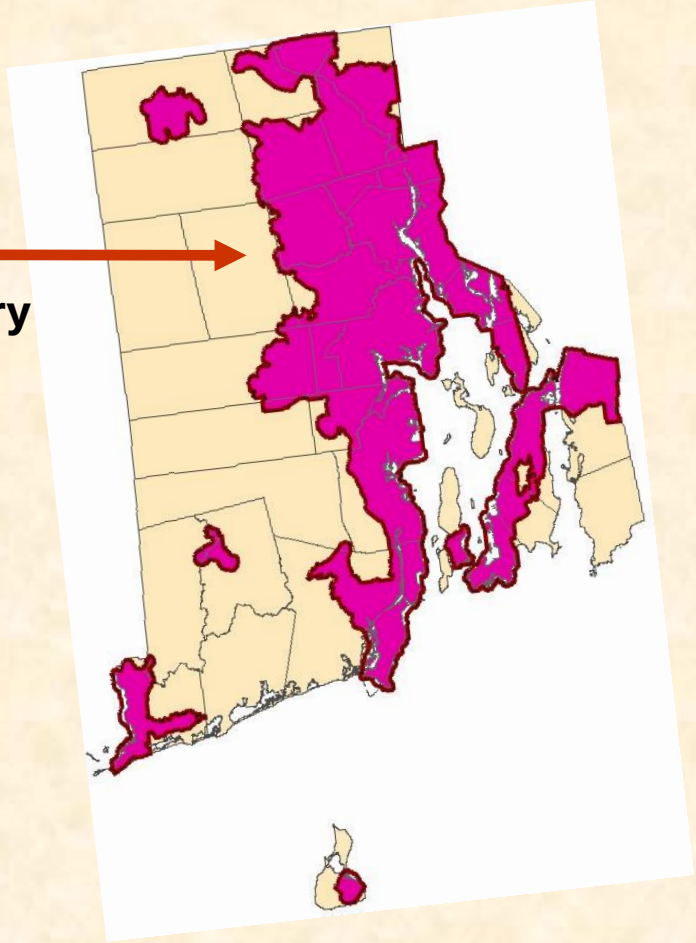


**Part 2**

**Geographic Information Systems Analysis**

## Study Area

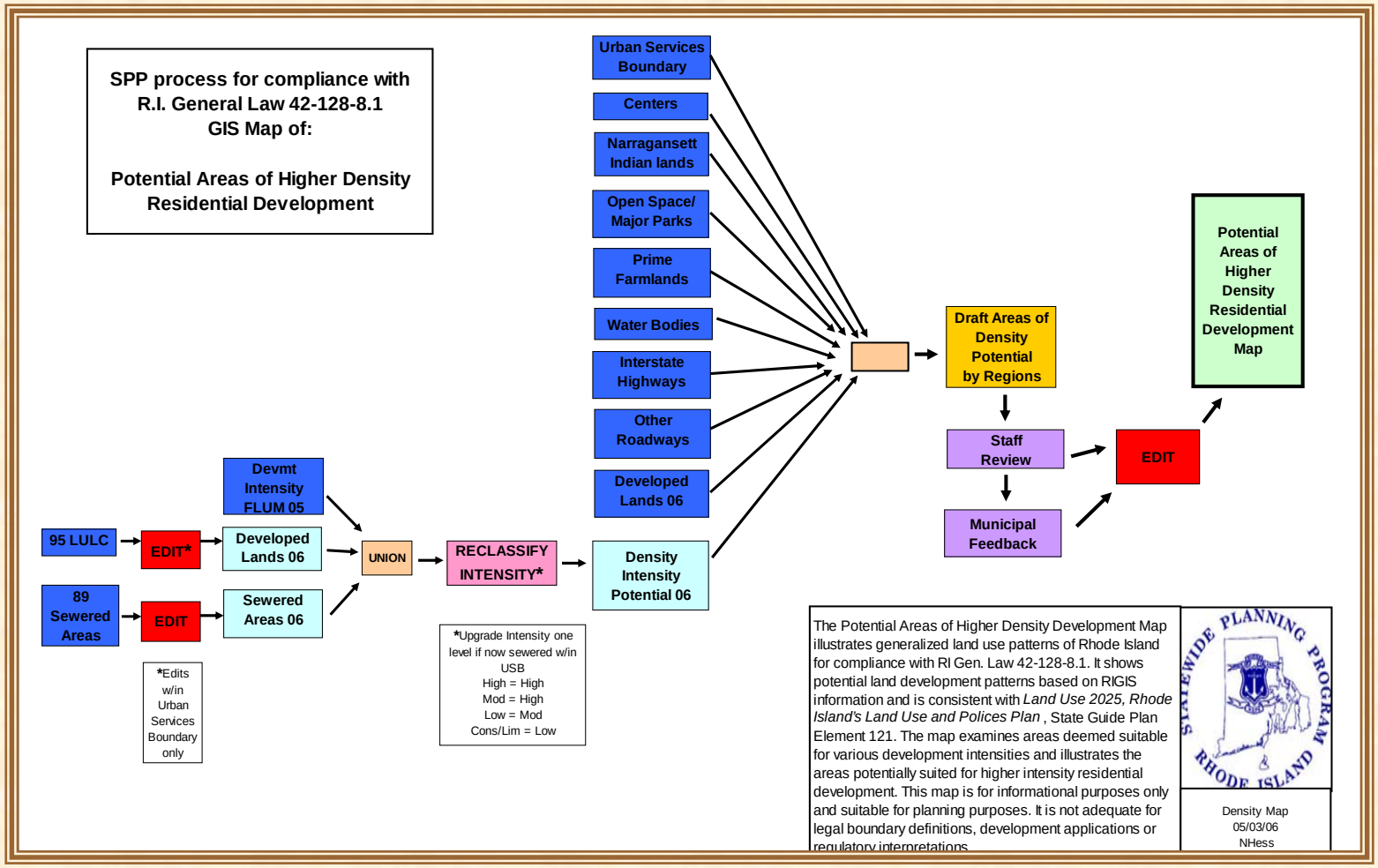
## Urban Services Boundary



It was decided in consultation with the Technical Committee of the State Planning Council to define the area to be examined by using the Urban Services Boundary (USB) adopted in *Land Use 2025*. The geographic study area of this project included 32 of Rhode Island's 39 communities. This is consistent with the recommendations of the Plan for keeping the concentration of growth and services within the USB established by the Plan. Analysis was not done for those communities outside of the USB as the Plan already contained suggested recommendations for growth centers within those communities (Glocester, Foster, Scituate, West Greenwich, Exeter, Charlestown, and Little Compton). This study did not include examination of those growth centers either as this was not part of the guidelines established by the Act. Nor was analysis undertaken of existing or proposed housing projects such as Comprehensive Permits or infrastructure capacity of the USB as these types of items were not included in the Guidelines. The figure on the next page summarizes the work flow process for this GIS analysis.

## Part 2

## Geographic Information Systems Analysis




# Informational Flow Chart for Analysis

**Part 2**

**Geographic Information Systems Analysis**

The chart presented below is also from *Land Use 2025*. It shows the range of density classifications developed by that Plan. A full description of each density classification can be found in Table 121-02(1), Future land Use Categories at <http://www.planning.state.ri.us/landuse/121/part2.pdf>. (Part 2 of the full text of the Plan.)

The density classifications selected from *Land Use 2025* used in this study were the residential categories of;

- High
- Medium High
- Medium, and
- Medium Low

It was further decided for cartographic simplicity to combine the high and medium high and medium and medium low classifications into only 2 categories of high and medium for ease of display on the statewide scale.

| Residential Density | Range | Lot Size |
|---|---|---|
| High | < 1/8 acre lots | < 5,500 sq. ft. |
| Medium High | 1/4 to 1/8 acres lots | 5,500 sq. ft. to 10,000 sq. ft. |
| Medium | 1 to 1/4 acres lots | 10,000 sq. ft to 40,000 sq. ft |
| Medium low | 1 to 2 acre lots | 40,000 to 80,000 sq. ft. |
| Low | >2 acres lots | > 80,000 sq.ft. |

**Part 2**

**Geographic Information Systems Analysis**

It was recognized that, due to the age of some of the RIGIS data (1995 to 2002), actual land cover and uses may have changed. Since *Land Use 2025* was adopted, new color orthophotography became available for 2004 for all areas of the State. A review of the orthophotography for each of the 32 communities within the USB was conducted to determine where vacant land may have become committed. Sites chosen were generally of at least one-half acre in size, as that is the minimum map size unit of the RIGIS Land Use Land Cover data. It was determined to be unfeasible for a complete statewide review of developed land for redevelopment or infill opportunities to be done by staff in a timely fashion. It was recognized that municipal input would be the most appropriate method to gather data on that. The photos below demonstrate a typical land use change found in the review of the new orthophotography.

**1995**

Meadow Brook Estates, Wyoming, Richmond
Aerial photography from 1995

**2004**

Meadow Brook Estates, Wyoming, Richmond
Digital aerial orthophotography from Spring 2004

# Part 3 Community Maps & Municipal Input



The GIS focus of the analysis was on the potential of undeveloped areas within the urban services boundary of *Land Use 2025*, but municipal comments from local planners were sought to help identify other opportunities that might have potential for higher density residential development such as infill, or redevelopment. Municipal planners were sent review packets consisting of explanatory materials on the GIS analysis and an interim draft map of potential high and moderate density sites. Planners were asked for feedback on the following for the areas that were initially identified as potentially suitable for higher density:

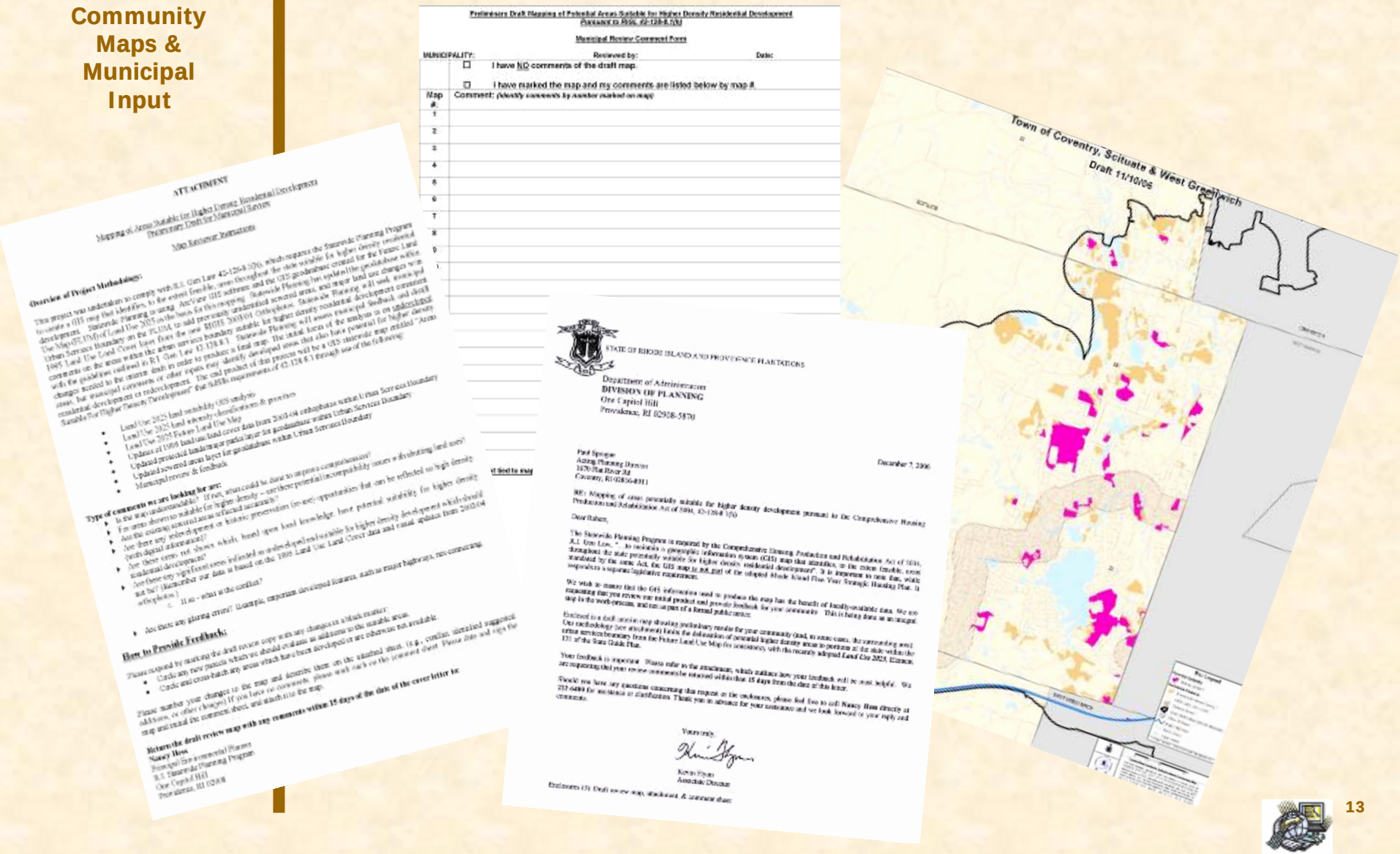
- are there possible incompatible abutting land uses?
- are the existing sewered areas reflected accurately?
- are there any infill, redevelopment or historic preservation opportunities?
- are there other areas based upon your local knowledge, that have potential suitability for higher density residential development ?
- are there any areas indicated as potentially suitable for higher density development which should not be? If so - what is the conflict?
    - ex. Already developed, flooding, storm drainage area, wetlands, steep slope...others??

The feedback from the municipal planners was very valuable to the study. In some cases, the planner's familiarity with the land resources in their own community helped identify many opportunities which by simply using the GIS overlay analysis would have been excluded. Since the main focus of this study was on vacant land, the planners helped to expand the data we were able to capture by reporting on infill opportunities, existing permits underway, proposed permits, and sites already identified for higher density housing from the local affordable housing plan. Where planners indicated such areas, they were added to the GIS project as individual points. The points were identified as "*potential density centers*", which is a new term created for the purpose of this study. The points are represented as small colored houses on the map that correspond to the density indicated by the local planner as appropriate for that area of the community. See the map legend on page 27. The next page shows an illustration of the packets sent to each municipal planner for review. The following pages show an example of the interim draft maps and resulting edits made to the data based upon feedback from the municipal planners.

Part 3

Community Maps & Municipal Input

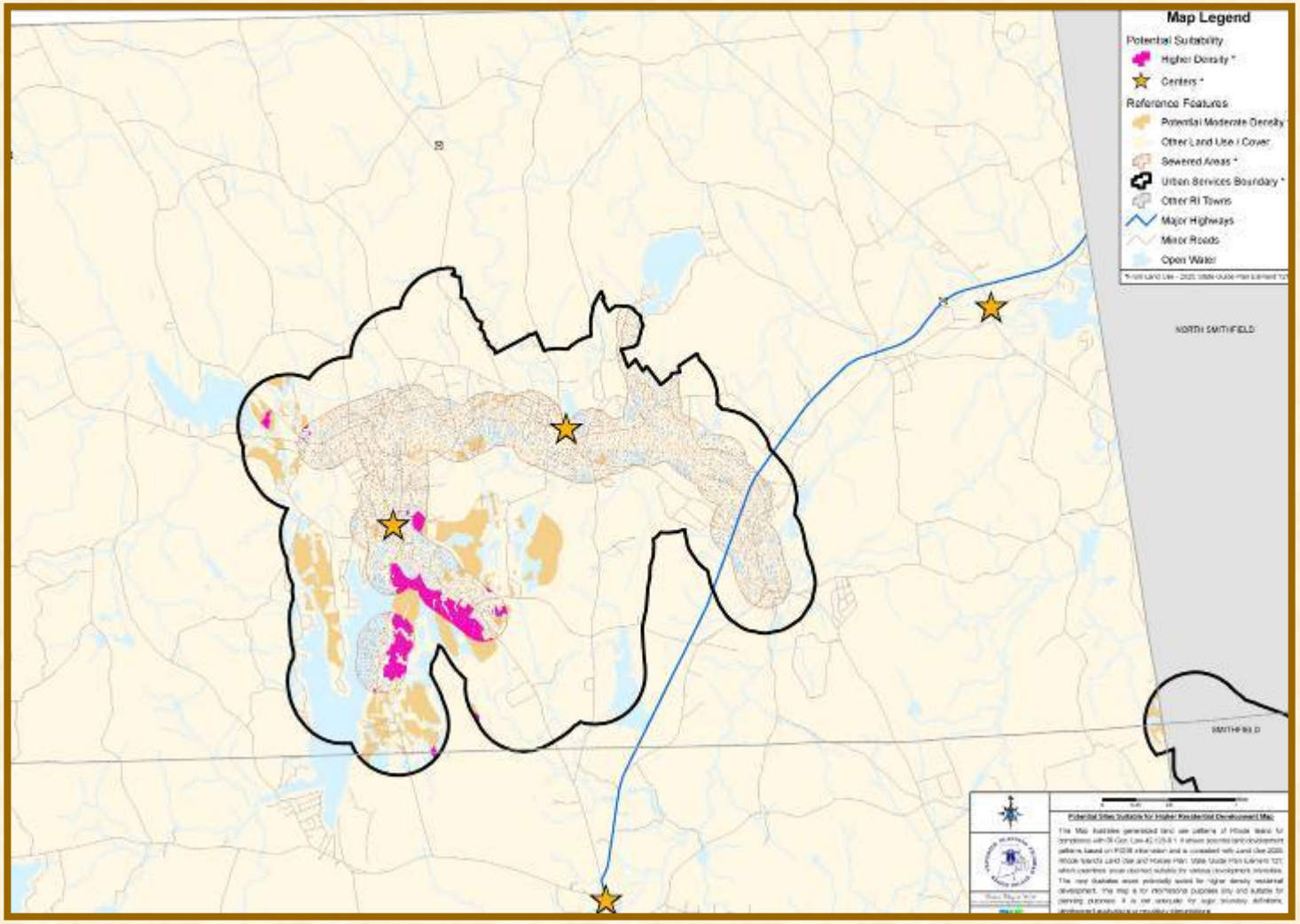
# Planner's Packets



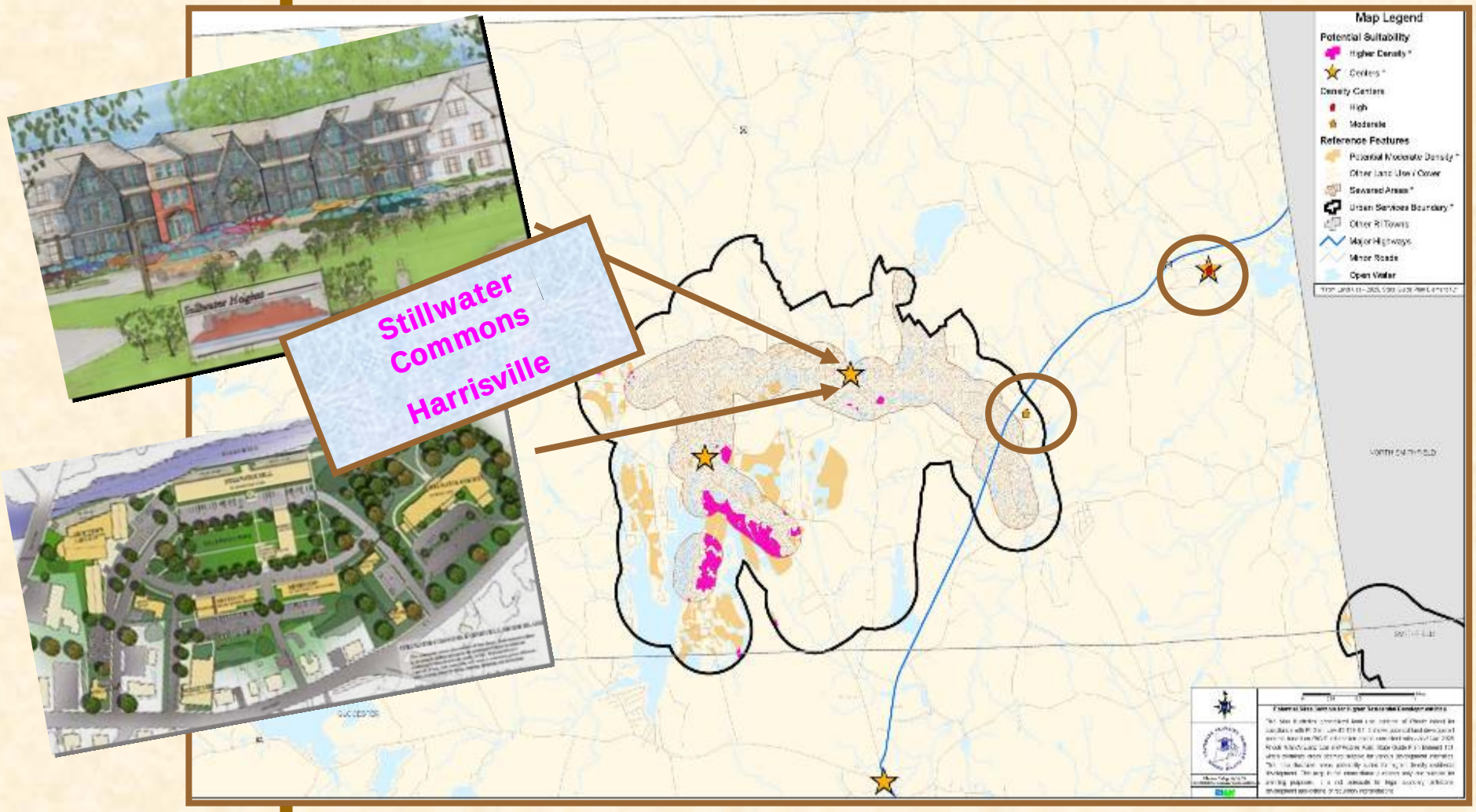
## Sample Interim Draft Map for Burrillville

**Part 3**

**Community Maps & Municipal Input**



## Sample Edits from Municipal Input by Burrillville



## State Planning Council Technical Committee Input
## March 01, 2006

**Part 3**

**Community Maps & Municipal Input**

Nancy Hess, Principal Environmental Planner, presented an informational outline of this report to the Technical Committee on March 1, 2006 to solicit feedback from colleagues. Ms. Hess recapped the land intensity classification GIS methodology from *Land Use 2025*, how it reflected most of the Act's guidelines and the staff updates to that information which were performed for this project. She further explained that the recommended focus of the analysis was on the potential of undeveloped areas within the urban services boundary of *Land Use 2025*, and it did not examine existing /proposals projects for affordable housing such as Comprehensive Permits as these were outside of the scope of the mandate.

Ms. Hess explained that she initiated contact with municipal planners to help further identify areas that might have potential for redevelopment or areas identified in approved housing plans for higher density residential development. She explained the review packet of information that was developed for the planners to the Committee. A sample of a few initial map edits based on municipal comments from the Town of Burrillville were shown to the Committee. The project tracking charts and a map of the completion progress to date were explained to the Committee. As of the meeting date, 15 communities were completed and 5 municipalities had draft maps to review as shown on page 17.

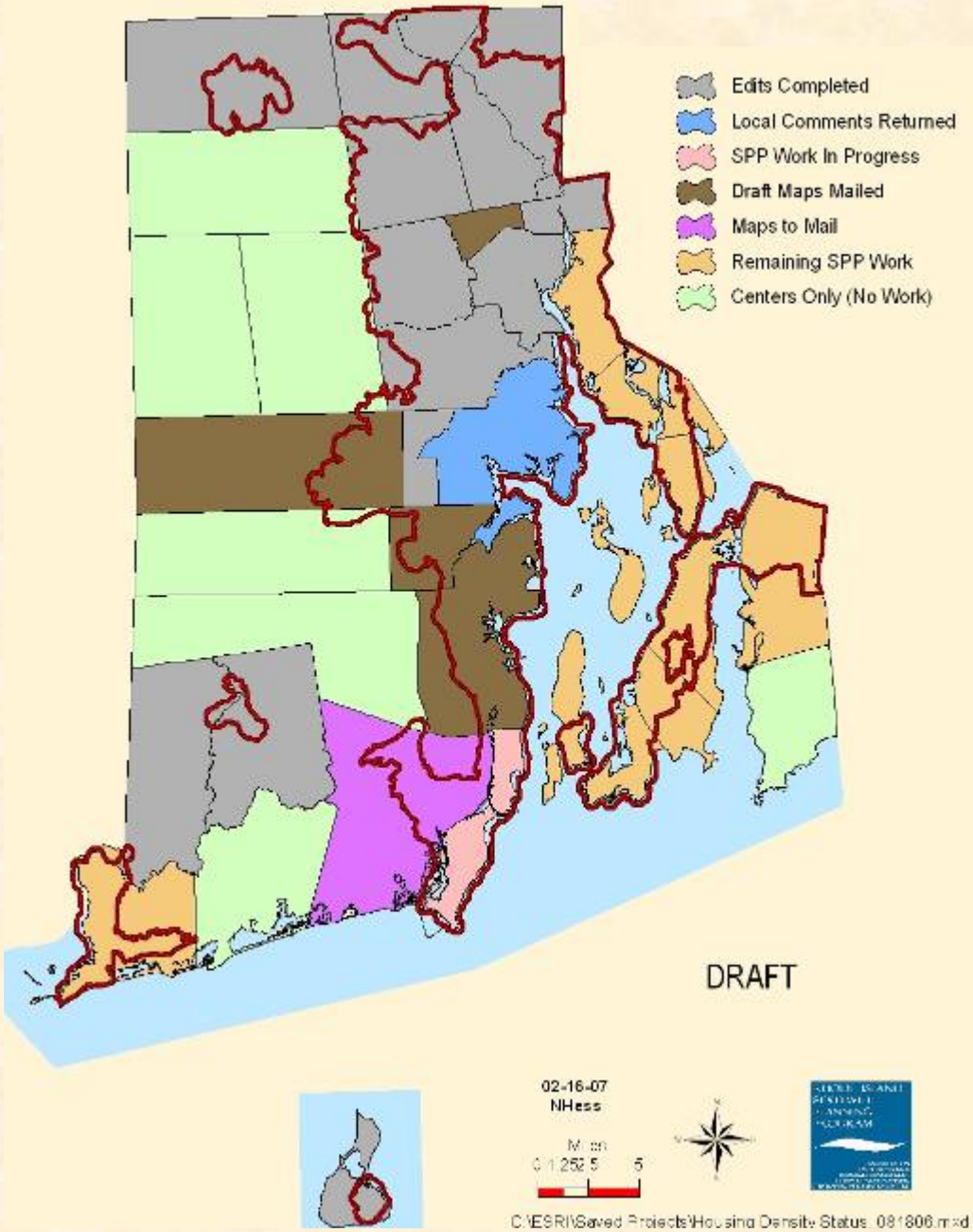
Discussion was had by the Technical Committee on the methodology and data used for the mapping and use of the final product. There was consensus on focusing within the USB and that this was an exemplary use of *Land Use 2025* and that this would be a good tool for future discussions on affordable housing. Ms. Hess answered questions concerning the methodology, the solicitation of and the types of municipal comments sought and those submitted by the communities to date. A final viewing of the completed map for information was promised to the Committee.

Page 19 shows the tracking of the feedbacks and when the municipal comments were received. Of the 32 communities surveyed by this analysis; only 2 did not respond, 4 responded but had no requested edits, and the remaining 26 communities submitted comments which have been summarized on pages 20 – 24 of this report.

**Part 3**

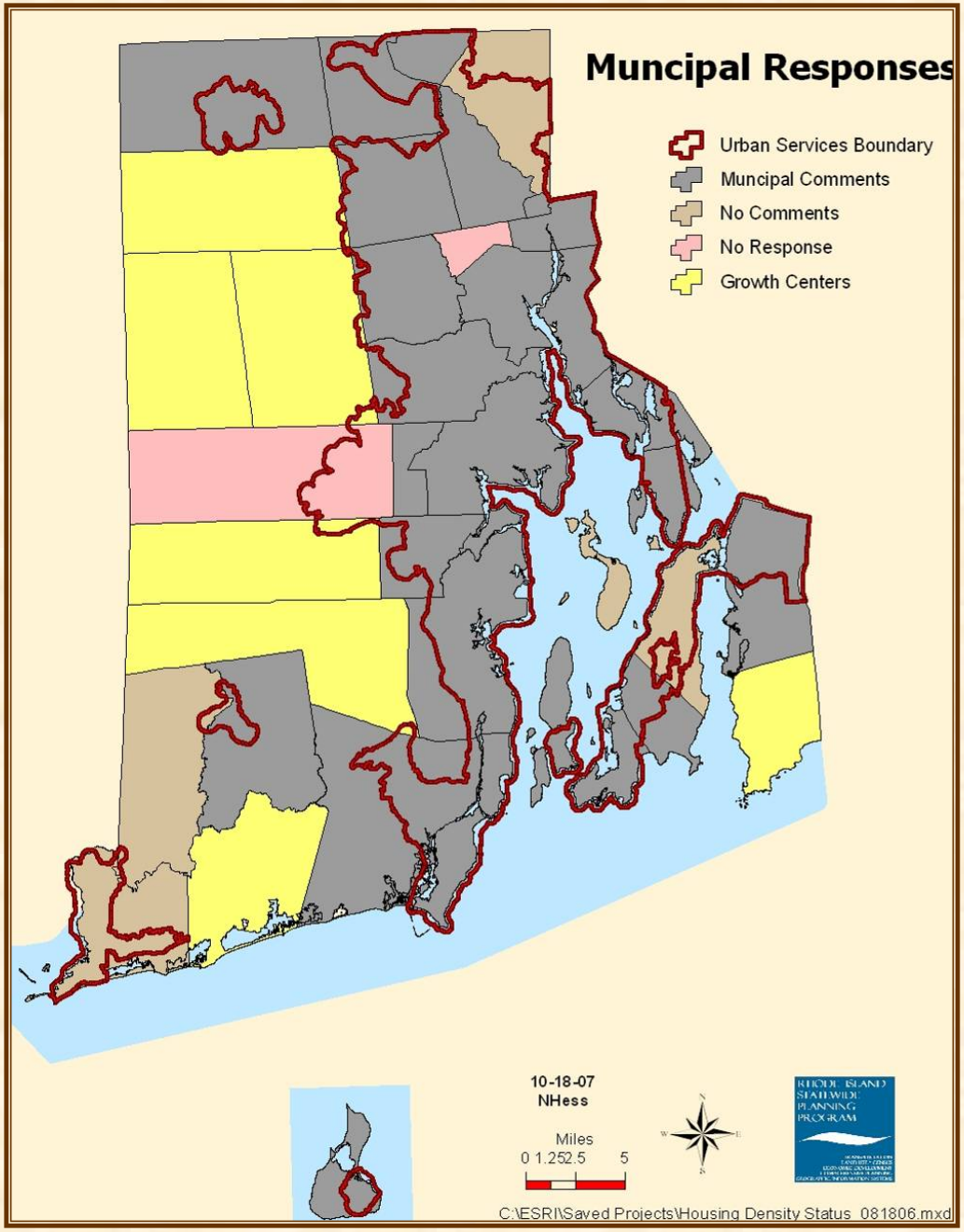
**Community Maps & Municipal Input**

# COMPLETION PROGRESS



**Part 3**

**Community Maps & Municipal Input**



# Final Work Chart for Housing Density Map

**Part 3**

**Community Maps & Municipal Input**

| Map USB Region | Staff Reviewer | Sewer Updates | LULC Changes Digitizing Status | Printed Maps | Mailed for Comments | Comments Local | Revisions made |
|---|---|---|---|---|---|---|---|
| Burrillville | Bruce | 1/30/06 | 2/24/06 | 07/28/06 | **08/08/06** | 08/21/06 | 10/05/06 |
| Woonsocket | Bruce | 1/31/06 | 3/6/06 | 07/24/06 | **08/08/06** | 08/18/06 | 10/05/06 |
| Cumberland | George | 1/31/06 | 3/13/06 | 07/28/06 | **08/08/06** | 08/25/06 | None |
| Smithfield | Mike M | 1/31/06 | 5/15/06 | 08/01/06 | **08/08/06** | email>8/22/06 | 11/10/06 |
| Lincoln (P/o N Smithfield) | Derry | 12/30/05 | 4/4/06 | 07/25/06 | **08/08/06** | 08/22/06 | 11/09/06 |
| Johnston | Benny | 1/31/06 | 6/28/06 | 07/25/06 | **08/08/06** | phone-8/25/06 | 11/20/06 |
| N.Providence | Paul | 1/31/06 | 6/1/06 | printed **2** >8/07/06 | **08/08/06** | Providence-8/11/06 | 10/05/06 |
| & Providence | | | | | remailed 120706 | N.Prov no response | none |
| Central Falls | George | 1/31/06 | 3/13/06 | printed **2** >8/07/06 | **08/08/06** | Central Falls-08/22/06 | 10/05/06 |
| & Pawtucket | | | | | | 09/15/06 | 10/05/06 |
| Cranston | Kevin F | 1/31/06 | 7/3/06 | 08/03/06 | **08/08/06** | 09/07/06 | 11/21/06 |
| Hopkinton | Nancy | 12/30/05 | 6/3/06 | 07/31/06 | **08/08/06** | 08/29/06 | None |
| Richmond | Nancy | 12/30/05 | 6/3/06 | 07/28/06 | **08/08/06** | 08/18/06 | 10/05/06 |
| New Shoreham | Nancy | 1/31/06 | 2/24/06 | 08/01/06 | **08/08/06** | 09/14/06 | 10/05/06 |
| E Greenwich | Katherine | 1/31/06 | 9/12/06 | 09/12/06 | 09/13/06 | 10/31/06 | 10/17/07 |
| Warwick | Katherine | 1/31/06 | 10/20/06 | 10/23/06 | 11/08/06 | 12/11/06 | 03/07/07 |
| Coventry | George | 1/31/06 | 11/10/06 | 11/10/06 | 12/07/06 | No response | None |
| West Warwick | George | 1/31/06 | 10/20/06 | 10/23/06 | 11/8/2006 | 12/1/2006 | 1/9/2007 |
| N.Kingstown | Katherine | 1/31/06 | 10/20/06 | 11/10/29 | 01/09/07 | 04/06/07 | 5/7/07 |
| S Kingstown | Nancy | 1/31/06 | 02/0907 | 02/12/07 | 02/21/07 | 04/07/07 | 4/25/07 |
| Narragansett | Vinny | 1/31/06 | 7/10/60 | 03/22/07 | 03/27/07 | 05/18/07 | 05/25/07 |
| East Providence | Paul | 01/31/06 | 4/25/07 | 04/24/07 | 04/27/07 | 05/04/07 | 05/08/07 |
| Barrington | Derry | 01/31/06 | 4/25/07 | 04/26/07 | 05/03/07 | 05/24/07 | 05/25/07 |
| Warren | Derry | 1/31/06 | 4/25/07 | 04/30/07 | 05/03/07 | 09/19/07 | 09/21/07 |
| Bristol | Derry | 1/31/06 | 4/25/07 | 04/30/07 | 05/03/07 | 06/01/07 | 06/28/07 |
| Tiverton | Nancy | 2/1/06 | 6/18/07 | 06/19/07 | **06/20/07** | 09/19/07 | 09/21/07 |
| Jamestown | Nancy | 2/1/06 | 5/15/07 | 05/16/07 | 05/18/07 | 08/22/07 | 09/05/07 |
| Newport | Nancy | 2/1/06 | 5/11/07 | 05/11/07 | 05/14/07 | 06/11/07 | 06/16/07 |
| Middletown | Nancy | 2/1/06 | 5/10/2007 | 5/10/2007 | 5/14/07 | 06/26/07 | 6/28/2007 |
| Portsmouth | John | 2/1/06 | 4/25/07 | 5/1/2007 | 5/3/2007 | 8/20/2007 | None |
| Westerly | Blanche | 1/31/06 | 4/25/07 | 04/26/07 | 04/27/07 | 08/06/07 | None |

## Summary of Local Feedback by Community

**Part 3**

**Community Maps & Municipal Input**

| Community | Comment # | Comment | Action |
|---|---|---|---|
| Barrington | 1 | Zion Bible Site - potential mixed use | High point site added |
| | 2 | No sewer lines here | sewered area deleted |
| | 3 | Area has sewers | added area to sewered area |
| | 4 | Vacant/former mill site | Moderate point site added |
| | 5 | vacant site zoned R-10 | High point site added |
| | 6 | town park | change to O Space -M Park |
| | 7 | ST. Andrews School property | change to committed land |
| | 8 | land locked lot | change to committed land |
| | 9 | land locked tracty | change to committed land |
| | 10 | p/o subdivion lots | change to committed land |
| | 11 | DWP complex | change to committed land |
| | 12 | conservation land | change to O Space -M Park |
| | 13 | Old Landfill / Town Site | change to committed land |
| | 14 | Private beach | change to O Space -M Park |
| | 15 | undeveloped land behind town school | none |
| | 16 | no frontage | change to committed land |
| | 17 | 20 acre Bowmans nursery site | High point site added |
| | 18 | land trust conservaiton land | change to O Space -M Park |
| | 19 | YMCA parking lot | change to committed land |
| | 20 | property being subdivided | change to committed land |
| | 21 | Ok, lot lines drawn in | none |
| | 22 | no frontage | change to committed land |
| | 23 | no street frontage | change to committed land |
| | 24 | land locked | change to committed land |
| Bristol | 1a | deidcated open space | change to O Space -M Park |
| | 1b | deidcated open space | change to O Space -M Park |
| | 2 | manufacturing property | change to committed land |
| | 3 | East Bay Industrial Park | change to committed land |
| | 4 | p/o East Bay Bike path, state owned | change to committed land |
| | 5 | open space | change to O Space -M Park |
| | 6 | Town school property | change to committed land |
| | 7 | wetlands, open space | change to committed land |
| | 8 | manufacturing property | change to committed land |
| | 9 | Mt. Hope Farm, open space | change to O Space -M Park |
| | 10 | Easte Property zoned R-40 | change to committed land |
| | 11 | wetlands, open space | change to O Space -M Park |
| | 12 | wetlands, open space | change to O Space -M Park |
| | 13 | Area has sewers | added area to sewered area |
| Burrillville | 1a | Harrisville Village s/be high | change to high density |
| | 1b | New devmt-Pine ridge s/be high | change to high density |
| | 2 | Nasonville Mill s/ be high | High point site added |
| | 3 | Pascoag east will be high | ok already shown as HD |
| | 4 | Stillwater Mill s/be high | High point site added |
| | 5 | Oakland S/be Mod | Moderate point site added |
| Central Falls | 1 | Reserve Manuf zone for Manuf | change to committed land |
| Coventry | | no response | none |
| Cranston | 1 | protected open space | change to O Space -M Park |
| | 2 | WL & Flooding | change to committed land |
| | 3 | WL & Flooding | change to committed land |
| | 4 | developed | change to committed land |
| | 5 | developed | change to committed land |
| | 6 | state property zoned S-1 | no change |
| | 7 | state property zoned S-1 | no change |
| | 8 | developed | change to committed land |
| | 9 | WL & Flooding | change to committed land |
| | 10 | developed | change to committed land |
| | 11 | has potential w/ Cp & Z amdmts | no change |

## Summary of Local Feedback by Community

| Community | Comment # | Comment | Action |
|---|---|---|---|
| Cranston cont'd | 12 | WL & Flooding | change to committed land |
| | 13 | WL & Flooding | change to committed land |
| | 14 | WL & Flooding | change to committed land |
| | 15 | protected open space | change to O Space -M Park |
| | 16 | protected open space | change to O Space -M Park |
| | 17 | add additional area for sewers | added sewers/upgrade mod to high |
| | 18 | not open water, s/be wetlands | actually Class c in GEOData. |
| | 19 | protected open space | change to O Space -M Park |
| | 20 | developed | change to committed land |
| | 21 | High ? suitable for moderate | no change |
| | 22 | limited access, WL & flooding | change to committed land |
| | 23 | mod density by CP & zoning | no change |
| | 24 | protected open space | change to O Space -M Park |
| | 25 | industrial park | change to committed land |
| | 26 | developed | change to committed land |
| | 27 | High ? suitable for moderate | no change |
| | 28 | protected open space | change to O Space -M Park |
| | 29 | developed | change to committed land |
| | 30 | WL & Flooding | change to committed land |
| | 31 | developed | change to committed land |
| | 32 | WL & Flooding | change to committed land |
| | 33 | mod density by CP & zoning | no change |
| | 34 | WL steep slope & Flooding | change to committed land |
| | 35 | mod density by CP & zoning | no change |
| | 36 | industrial zoning | change to committed land |
| | 37 | industrial zoning | change to committed land |
| Cumberland | | none submitted | none |
| E Greenwich | 1 | developed | change to committed land |
| | 2 | Add new sewered area Rt 2 | |
| | 3 | industrial zoing | change to committed land |
| | 4 | Add 4 high residential sites (AHP) | high density point added |
| | 5 | mod/high unrealistic w of Rt 2 | none |
| E. Providence | 1 | retail zoning | change to committed land |
| | 2 | Sewage treatment plant | change to committed land |
| | 3 | already developed | change to committed land |
| | 4 | ADD to high density | change to high density |
| | 5 | industrial zoning | change to committed land |
| | 6 | bus turn-a-around | change to committed land |
| | 7 | already developed | change to committed land |
| | 8 | floodplain w/ ? devel potential | change to committed land |
| | 9 | ADD to high density p/o waterfront district | change to high density |
| | 10 | ADD 5 Corners high density p/o Comp Pl | change to high density |
| | 11 | Gates of Heaven Cemetary | none |
| | 12 | ADD to high density p/o waterfront district | change to high density |
| | 13 | ADD to high density p/o waterfront district | change to high density |
| | 14 | industrial zoning | change to committed land |
| | 15 | R-O-W to state highway | change to committed land |
| | 16 | open space | change to O Space -M Park |
| | 17 | ADD to high density p/o waterfront district | change to high density |
| | 18 | Bradley Hospital | change to committed land |
| | 19 | open space/ conservation | change to O Space -M Park |
| | 20 | open space/ conservation | change to O Space -M Park |
| | 21 | St. Mary/Bayview Academy | change to committed land |
| | 22 | wetlands/floodplains | change to committed land |
| | 23 | Riverside Middle School | change to committed land |
| | 24 | ADD to high density | change to high density |
| | 25 | wetlands/ South East Drainage district | change to low density |
| | 26 | open space/ conservation | change to O Space -M Park |
| | | ADD areas of additional sewered areas | added to sewered coverage area |
| Hopkinton | 1 | Exit 1 s/be Growth Center | none |
| Jamestown | 1 | See social TRD district in Affrdble Hsg Pl | added High denisty district |

Part 3

Community Maps & Municipal Input

## Summary of Local Feedback by Community

| Community | Comment # | Comment | Action |
|---|---|---|---|
| Johnston | 1 | west of 295 is rural zone > no | no change |
| | 2 | Plainfield Pike ok > elderly proposed | no change |
| | 3 | Simsville Ave> already HD | no change |
| | 4 | Simmons Brk> WL & Flooding | change to committed land |
| | 5 | Attwood Ave > R-20 & R-15 >ok | no change |
| | 6 | Scituate Ave- rural rd access, dead end | no change |
| | 7 | Rt 6-Stone Hill market/Walmart | no change |
| | 8 | Rt 6> Brircliff Bursing home >ok | no change |
| | 9 | Bordr Ave/Morgan Ave> Flooding | change to committed land |
| | 10 | Central Ave- water only | no change |
| Lincoln | 1 | Zoned SFDU only R-40> Comp Pl | no change |
| | 2 | Zoned comm> need Econ Develmt | some changes to committed |
| | 3 | Zoned SFDU only R-40> Comp Pl | no change |
| | 4 | Zoned SFDU only R-20> Comp Pl | no change |
| | 5 | Zoned comm> need Econ Develmt | some changes to committed |
| | 6 | Zoned SFDU only R-40> Comp Pl | no change |
| | 7 | church property | change to committed land |
| | 8 | school/town property | change to committed land |
| | 9 | ledge & WL | change to committed land |
| | 10 | Pawtucket Water tank | change to committed land |
| | 11 | Zoned SFDU only R-20> Comp Pl | no change |
| | 12 | Lincoln Park property | change to committed land |
| | 13 | CCRI & Davies tech | change to committed land |
| Middletown | 1 | area served by sewers,add to USB | PDWS watershed, NCWHPA,CWHPA |
| | 2 | Area served by public sewers | already indicted as sewered |
| | 3 | Area served by public sewers | already indicted as sewered |
| | 4 | Part of US Navy tank farm | change to committed land |
| | 5 | Part of cemetary | change to committed land |
| | 6 | Designated for industrial development | change to committed land |
| | 7 | suitable for high density develeopment | High point site added |
| Narragansett | 1 | Additional sewered areas added | added sewers/upgrade mod to high |
| | 2 | Industrial & institutional land | change to committed land |
| | 3 | Wetlands & Audubon lands | change to O Space -M Park |
| | 4 | Commerical develmt proposed | change to committed land |
| | 5 | Indian Burial,restricted plat | change to committed land |
| | 6 | SFDU proposed (scattered sites) | change to committed land |
| | 7 | Add moderate density site | Moderate point site added |
| | 8 | residential housing proposed | change to committed land |
| | 9 | Add moderate density site | Moderate point site added |
| | 10 | Add potential high density site | High point site added |
| | 11 | land locked by highway | change to committed land |
| | 12 | Add potential high density site | High point site added |
| | 13 | Add potential high density site | High point site added |
| | 14 | Add potential high density site | High point site added |
| | 15 | Add potential high density site | High point site added |
| Newport | 1 | Sunset Hill/Miantonomi Park | change to O Space -M Park |
| | 2 | areas served by municpal sewers | added to sewers layer |
| | 3 | Casoters Harbor Island is Navy but sewered | added to sewers layer |
| | 4 | | upgraded moderate to high /sewers |
| New Shoreham | 1 | protected open space | change to O Space -M Park |
| | 2 | developed | change to committed land |
| | 3 | Urban Services Boundary | unable to change p/o LU 2025 |

**Part 3**

**Community Maps & Municipal Input**

## Summary of Local Feedback by Community

**Part 3**

**Community Maps & Municipal Input**

| Community | Comment # | Comment | Action |
|---|---|---|---|
| N. Kingstown | 1 | zoned open space | change to O Space -M Park |
| | 2 | some parcels not on water | No Change> have water lines |
| | 3 | wetlands | down graded to low density |
| | 4 | Not on Town Water | down graded to low density |
| | 5 | Not on Town Water | down graded to low density |
| | 6 | zoned RR 80 | no change |
| | 7 | Elmgrove Cemetery | change to committed land |
| | 8 | Town owned public land | change to O Space -M Park |
| | 9 | Application approved 20 units | change to committed land |
| | 10 | zoned open space | change to O Space -M Park |
| | 11 | zoned open space | change to O Space -M Park |
| | 12 | Good Area for High Density | High point site added |
| | 13 | zoned industrial -Quonset Point | change to committed land |
| | 14 | zoned light industrial | change to committed land |
| | 15 | zoned light industrial | change to committed land |
| | 4 sites | added existing approved aff applications | High point sites added |
| | Post Rd | added potential sites w/in growth center | High point sites added |
| N. Providence | | No response | none |
| Pawtucket | 1 | all ledge | change to committed land |
| | 2 | zoned ind w/in heavy ind area | change to committed land |
| | 3 | zoned ind w/in heavy ind area | change to committed land |
| | 4 | p/o Swan Point Cemetery | none |
| | 5 | p/o Riverside Cemetery | none |
| | 6 | Max Read Recreation Complex | change to O Space -M Park |
| | 7 | Zoned ind- brownfield | change to committed land |
| | 8 | Zoned ind- p/o EP ind Park | change to committed land |
| Portsmouth | | No Comments Submitted | none |
| Providence | 1 | p/o Swan Point Cemetary | none |
| | 2 | p/o Swan Point Cemetary | none |
| | 3 | p/o Butler Hospital | none |
| | 4 | under development | change to committed land |
| | 5 | developed | change to committed land |
| | 6 | zoned for Multifamily | none |
| | 7 | p/o State School for the Deaf | none |
| | 8 | no comment | none |
| | 9 | zoned for 3-family | none |
| | 10 | WL & Flooding | change to committed land |
| | 11 | WL & Flooding | change to committed land |
| | 12 | p/o State / RIC | none |
| | 13 | under development as MF | change to committed land |
| | 14 | under development as comm | change to committed land |
| | 15 | no comment | none |
| | 16 | City Park | change to O Space -M Park |
| | 17 | city Park | change to O Space -M Park |
| Richmond | 1 | potential moderate site | Moderate point site added |
| Smithfield | 1 | locally protected open space areas | change to O Space -M Park |
| | | 11 aff sites submitted | 11 points added |
| S. Kingstown | 1 | Zoned institutional | change to committed land |
| | 2 | developed Lutheran church | change to committed land |
| | 3 | wetlands/flooding | down graded to mod/ low density |
| | 4 | Zoned institutional | change to committed land |
| | 5 | Audbon land | change to O Space -M Park |
| | 6 | Recreation land | change to O Space -M Park |
| | 7 | sudvision open space | change to O Space -M Park |
| | 8 | add high potential site | added high potential site |
| | 9 | sudvision open space | change to O Space -M Park |
| | 10 | developed | change to committed land |
| | 11 | sudvision open space | change to O Space -M Park |
| | 12 | Zoned institutional | change to committed land |
| | 13 | sudvision open space | change to O Space -M Park |
| | 14 | wetlands/flooding | down graded to low density |

Part 3

Community Maps & Municipal Input

## Summary of Local Feedback by Community

| Community | Comment # | Comment | Action |
|---|---|---|---|
| Tiverton | 1 | WL & Flooding & ledge | change to committed land |
| | 2 | WL & Flooding & ledge | change to committed land |
| | 3 | WL & Flooding & ledge | change to committed land |
| | | add 3 high sites> Affordable hsg pl | added high potential site |
| | | add 1 mod sites> Affordable Hsg pl | Moderate point site added |
| Warren | | 7 moderate sites are urban developed | change to committed land |
| | | 3 moderate site s/be high | changed to high density |
| | | add 4 moderate sites | 4 moderate point sites added |
| | | add 5 high sites | added 5 high potential sites |
| Warwick | 1 | under construction -condo's | change to committed land |
| | 2 | zoned Comm/ Ind no residential | change to committed land |
| | 3 | under construction- offices/industrial | change to committed land |
| | 4 | Airport runway-clear zones/landfill | change to committed land |
| | 5 | CCRI | change to committed land |
| | 6 | Toll Gate High School | change to committed land |
| | 7 | Open Space- Barton Farm | change to O Space -M Park |
| | 8 | YMCA | change to committed land |
| | 9 | Open Space -Dawley Farm | change to O Space -M Park |
| | 10 | No practical access,ledge, utility owned | no change |
| | 11 | Met Life Insurance | change to committed land |
| | 12 | Estate properties w/ deed restrictions | change to committed land |
| | Miscellaneous | Wetlands, ledge, deed restrictions | change to committed land |
| Westerly | | No comments submitted | none |
| West Warwick | 1 | Town recreation area | change to O Space -M Park |
| | 2 | under development as MF | change to committed land |
| | 3 | p/o subd storm drainage system | change to committed land |
| | 4 | cemetery | none |
| | 5 | zoned Business Park -no residential | change to committed land |
| | 6 | zoned Comm/ Ind no residential | change to committed land |
| | 7 | under development as MF | change to committed land |
| | 8 | developed single family | change to committed land |
| | 9 | developed church | change to committed land |
| | 10 | under development as MF | change to committed land |
| Woonsocket | 1 | Highland Corp. Park Site- Ind zone | change to committed land |
| | 2 | conservation land - city owned | change to O Space -M Park |
| | 3 | open space - city owned | change to O Space -M Park |
| | 4 | Booth Pond Conservation Area | change to O Space -M Park |
| | 5 | Park | change to O Space -M Park |
| | 6 | P/o Rhodes Ave open Space | change to O Space -M Park |
| | 7 | mod w/ ext wl & slope constraints | change to committed land |
| | 8 | p/o Iron Rock Conservation Area | change to O Space -M Park |
| | 9 | severe slope & ledge | change to committed land |
| | 10 | severe slope & ledge | change to committed land |

Part 3

Community Maps & Municipal Input

## Community Maps can be found on pages 27 – 57 for the following communities

| | |
|---|---|
| Barrington | Newport |
| Block Island | North Kingstown |
| Bristol | Providence |
| Burrillville | Pawtucket |
| Central Falls | Portsmouth |
| Coventry | North Smithfield |
| Cranston | North Providence |
| Cumberland | Richmond |
| East Greenwich | South Kingstown |
| East Providence | Smithfield |
| Hopkinton | Tiverton |
| Jamestown | Warren |
| Johnston | Warwick |
| Lincoln | Westerly |
| Middletown | West Warwick |
| Narragansett | Woonsocket |

Part 3

Community Maps & Municipal Input

## Map Legend for Community Maps and Statewide Composite Map

### Map Legend

**Potential Development Suitability ***

- High
- Moderate
- Other Land Use/Cover

**Centers**

- Growth Centers *
- High Density
- Moderate Density
- Special Development District

* From Land Use 2025, State Guide Plan Element 121

**Reference Features**

Major Highways

- Interstate
- Other
- Urban Services Boundary *
- Sewered Areas
- Municipal Boundaries
- Prime Farmland
- Major Parks/Open Space
- Narragansett Indian Lands
- Water Bodies
- Wetlands

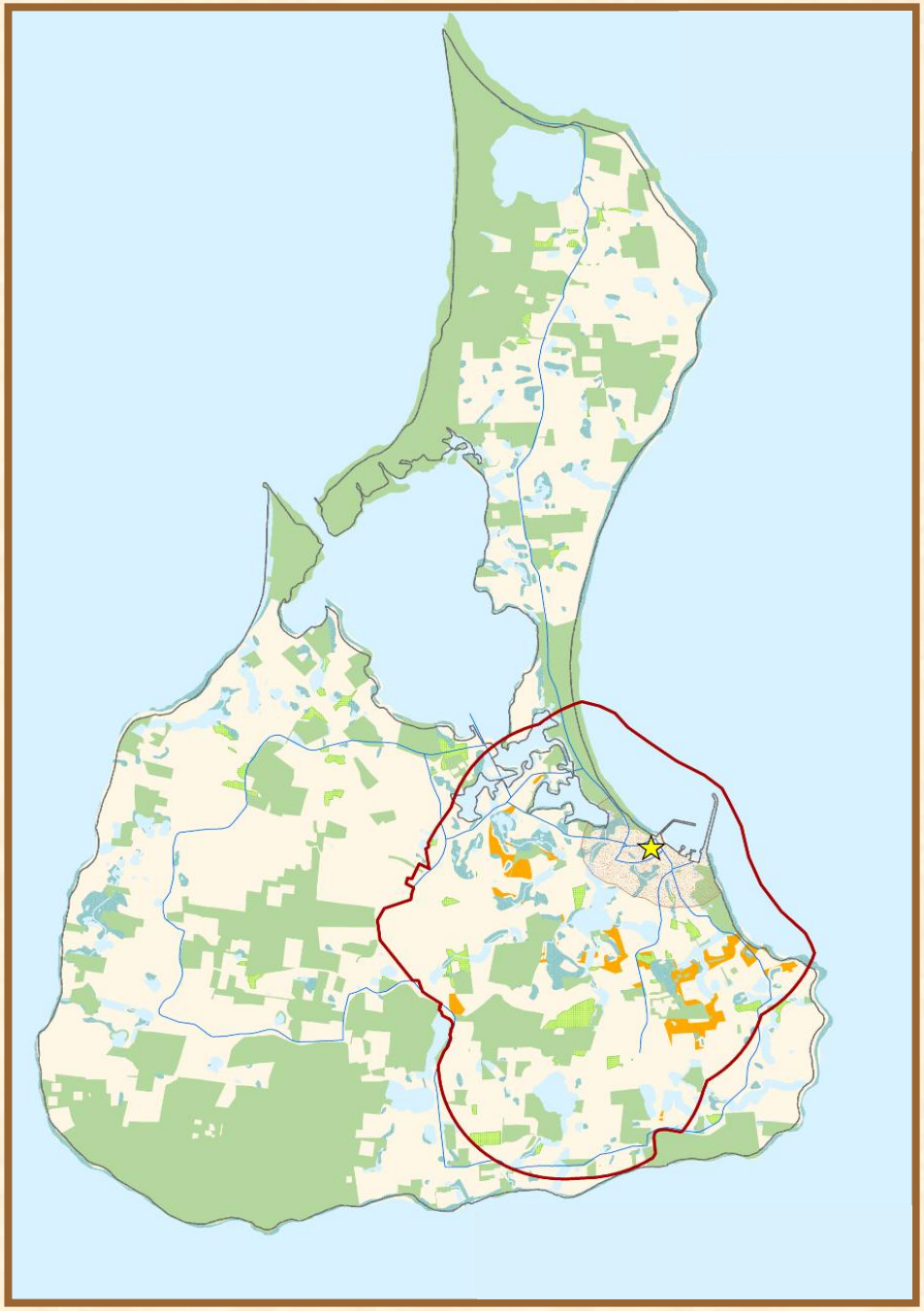
Part 3

Community Maps & Municipal Input

## Barrington

Part 3

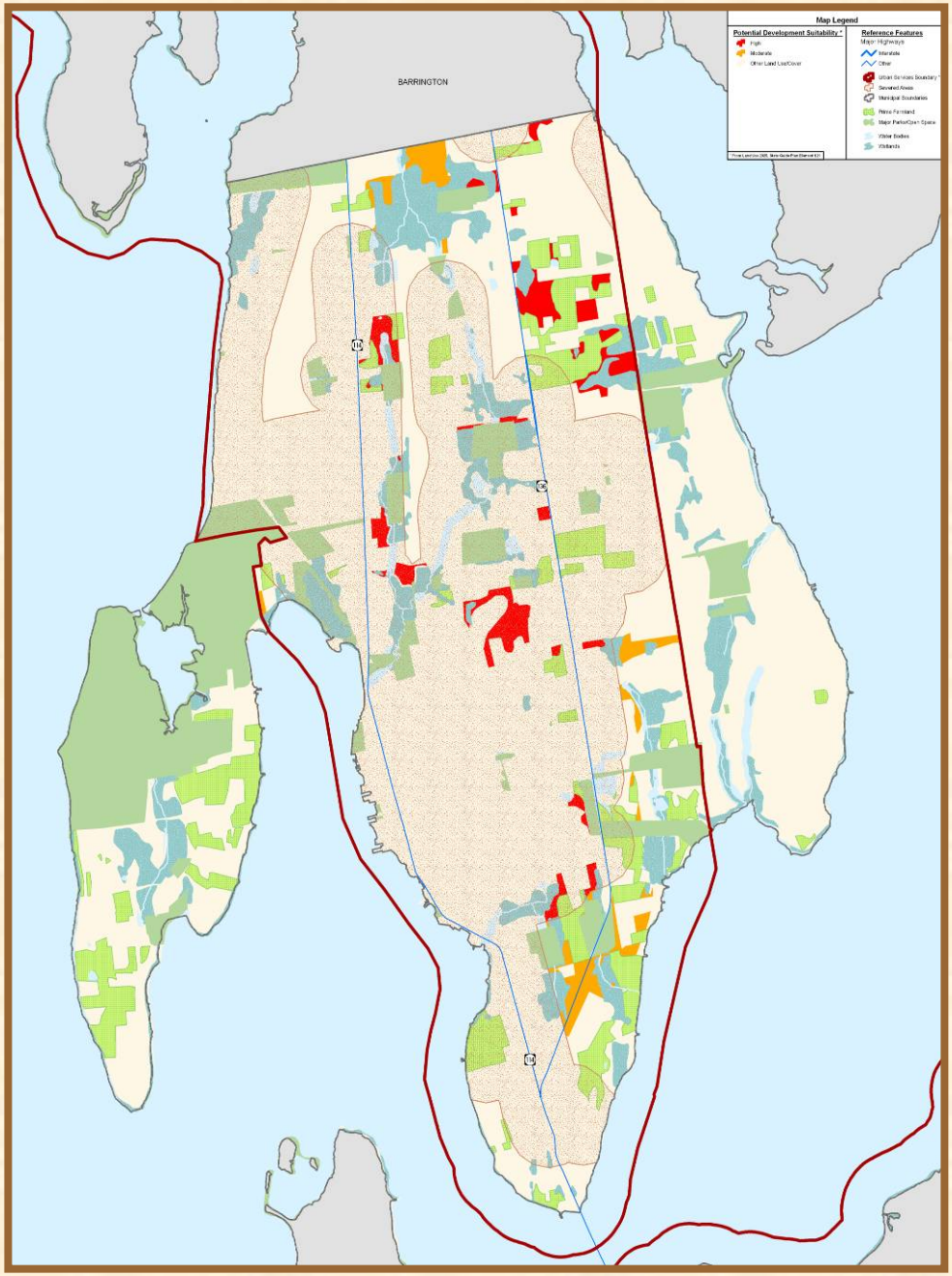
Community Maps & Municipal Input



## Block Island

**Part 3**

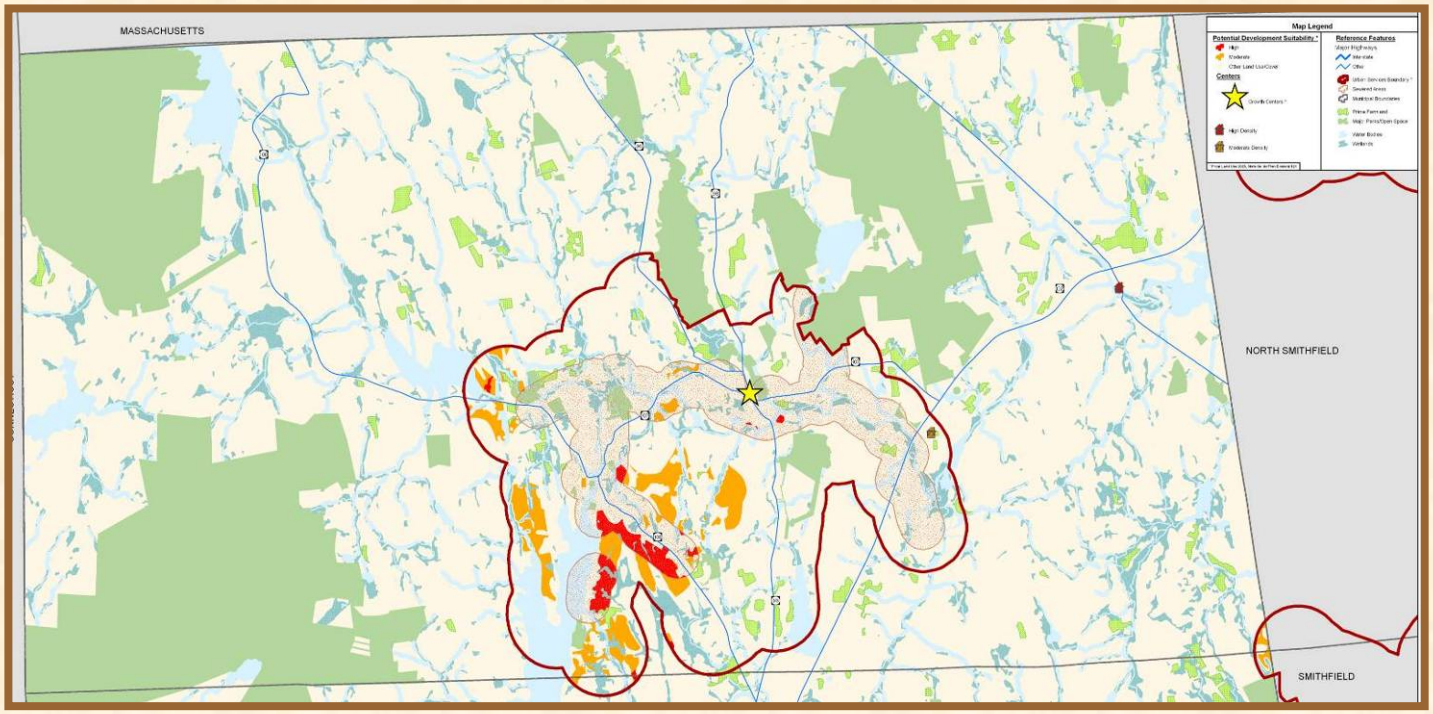
**Community Maps & Municipal Input**




## Bristol

**Part 3**

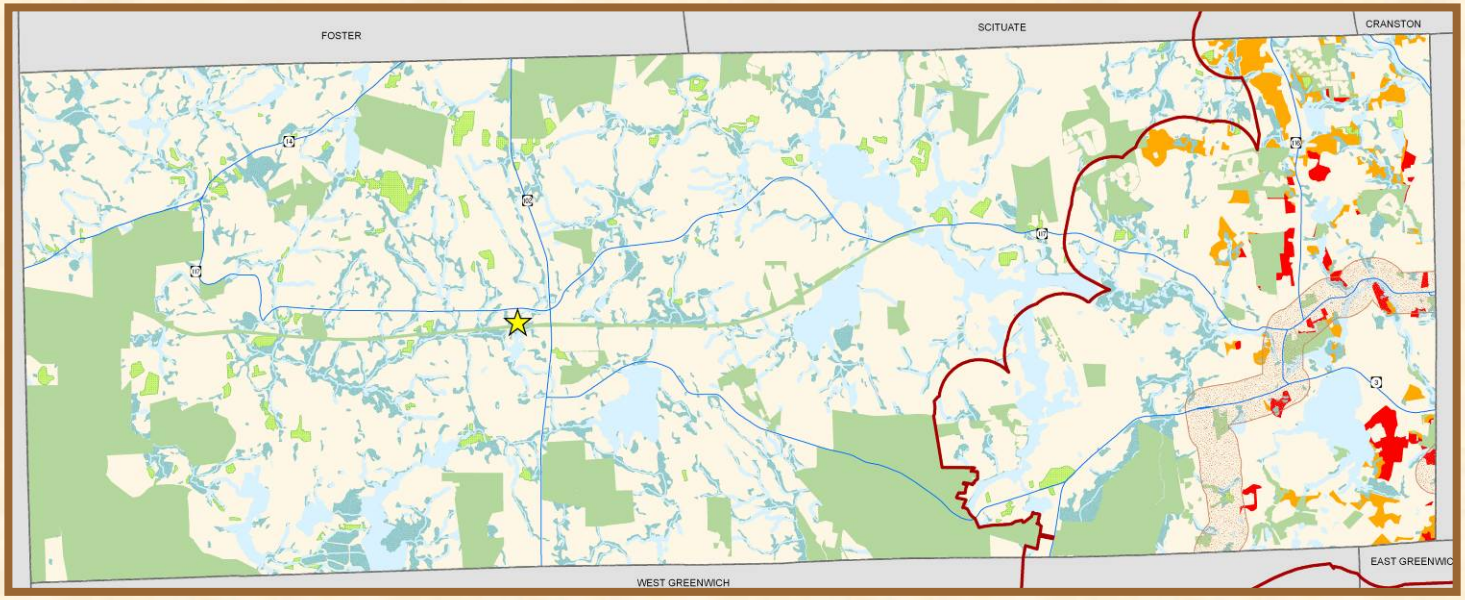
**Community Maps & Municipal Input**




## Burrillville

**Part 3**

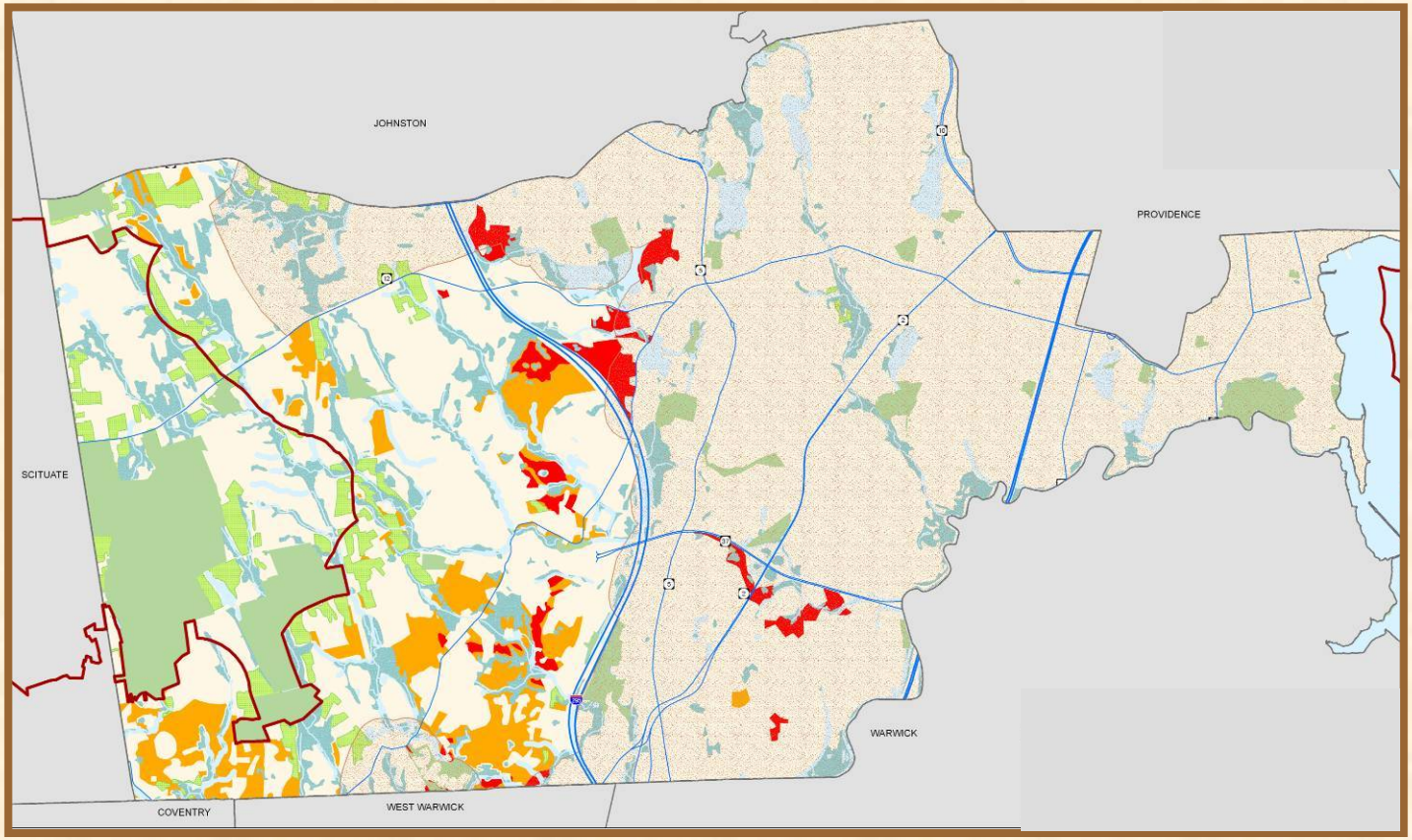
**Community Maps & Municipal Input**




## Coventry

**Part 3**

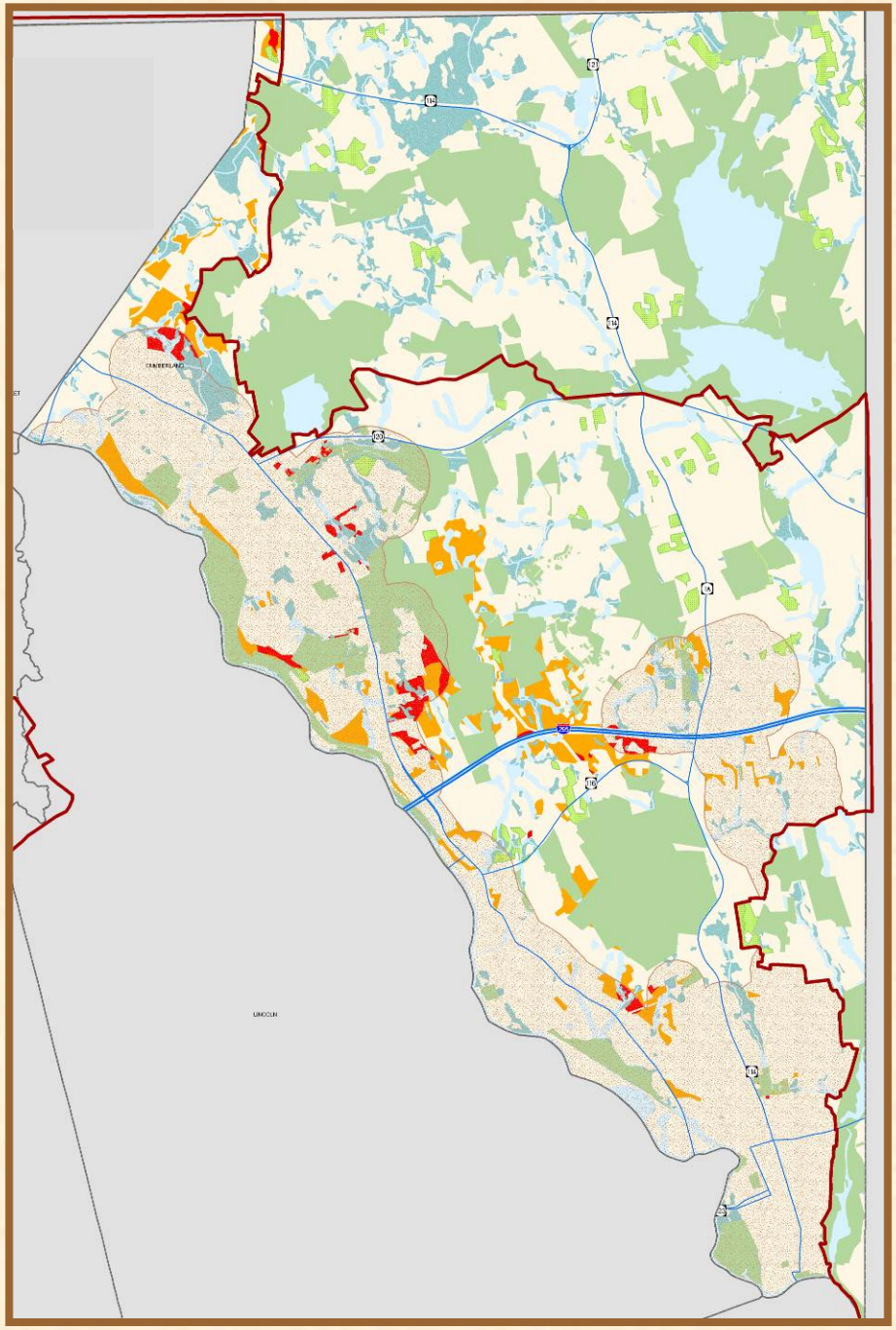
**Community Maps & Municipal Input**




## Cranston

Part 3

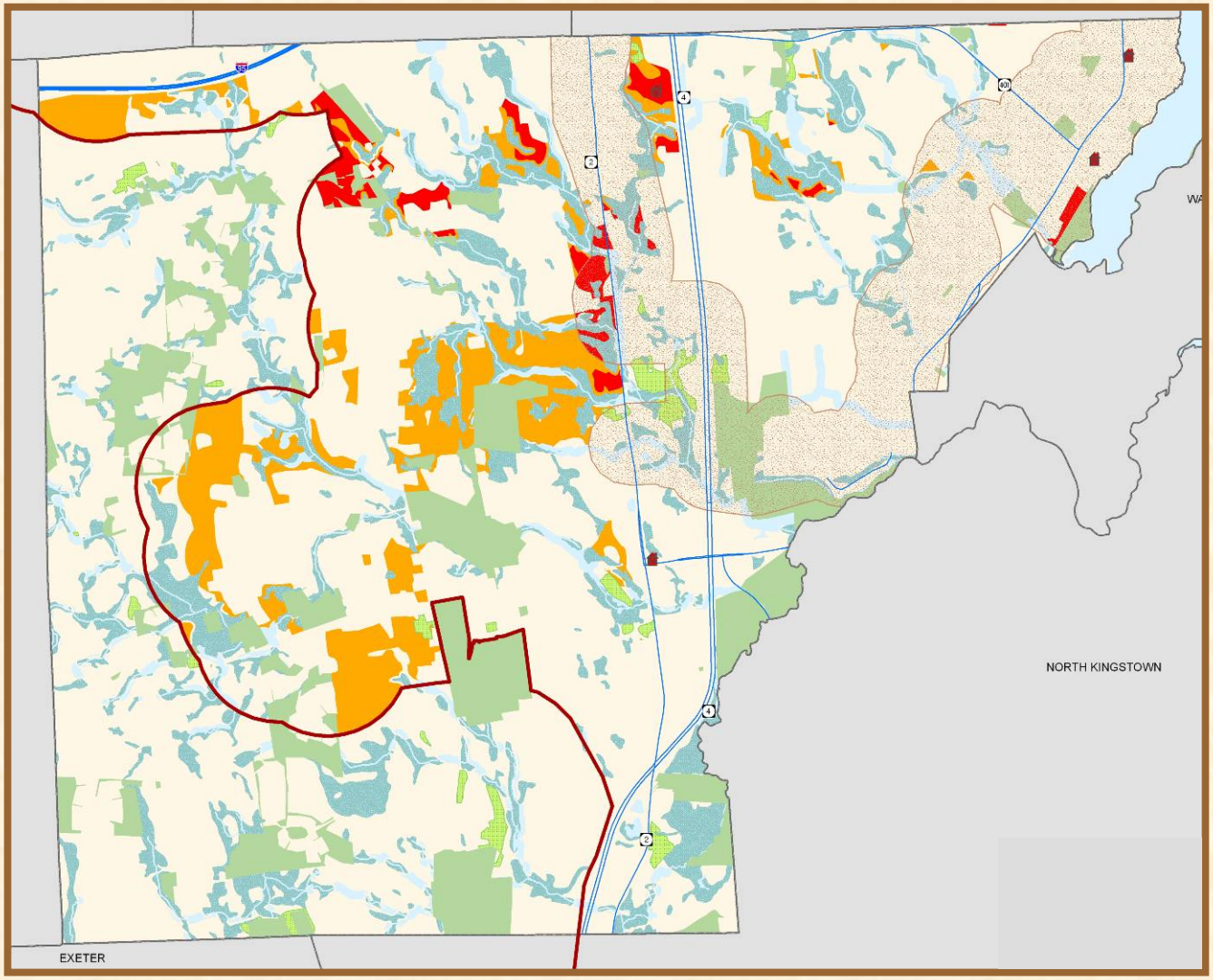
Community Maps & Municipal Input




## Cumberland

Part 3

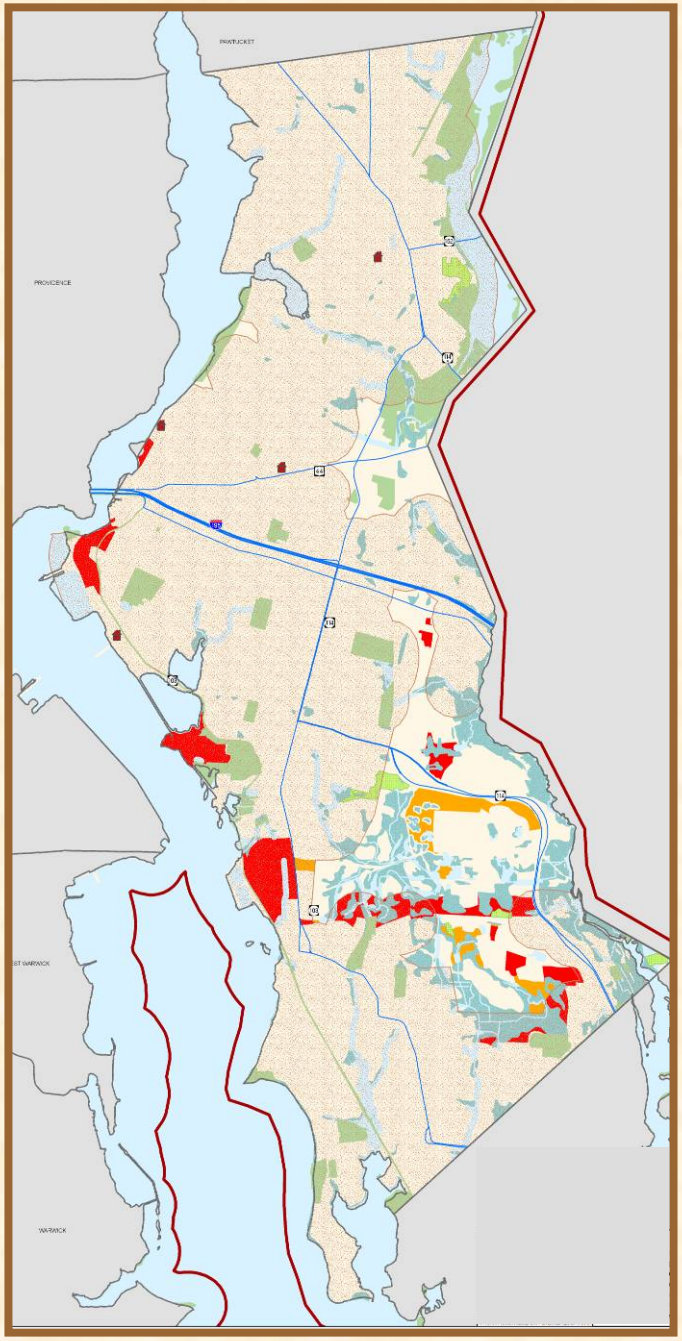
Community Maps & Municipal Input




East Greenwich

**Part 3**

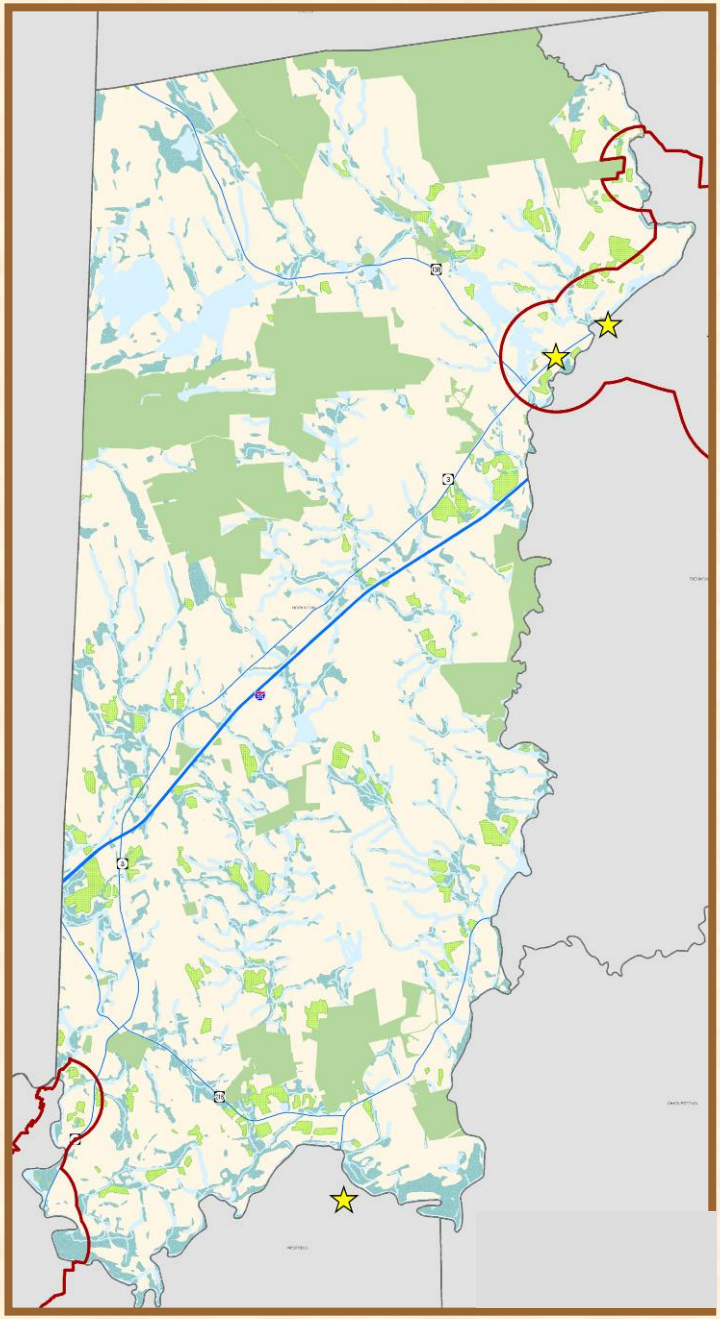
**Community Maps & Municipal Input**




## East Providence

Part 3

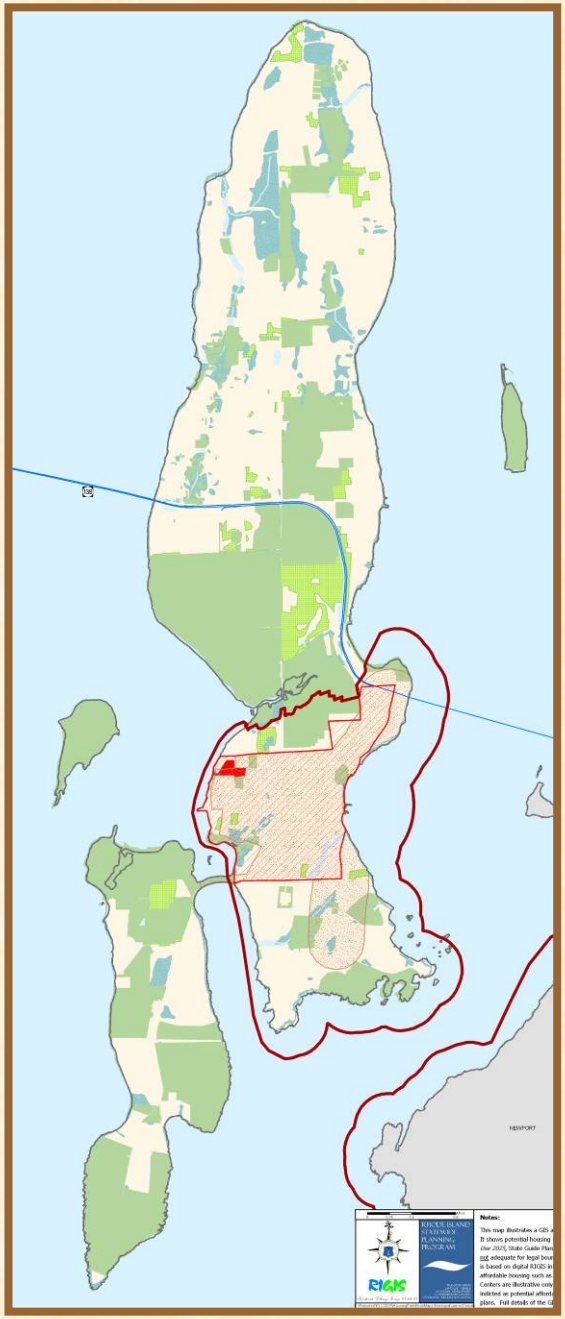
Community Maps & Municipal Input



## Hopkinton

Part 3

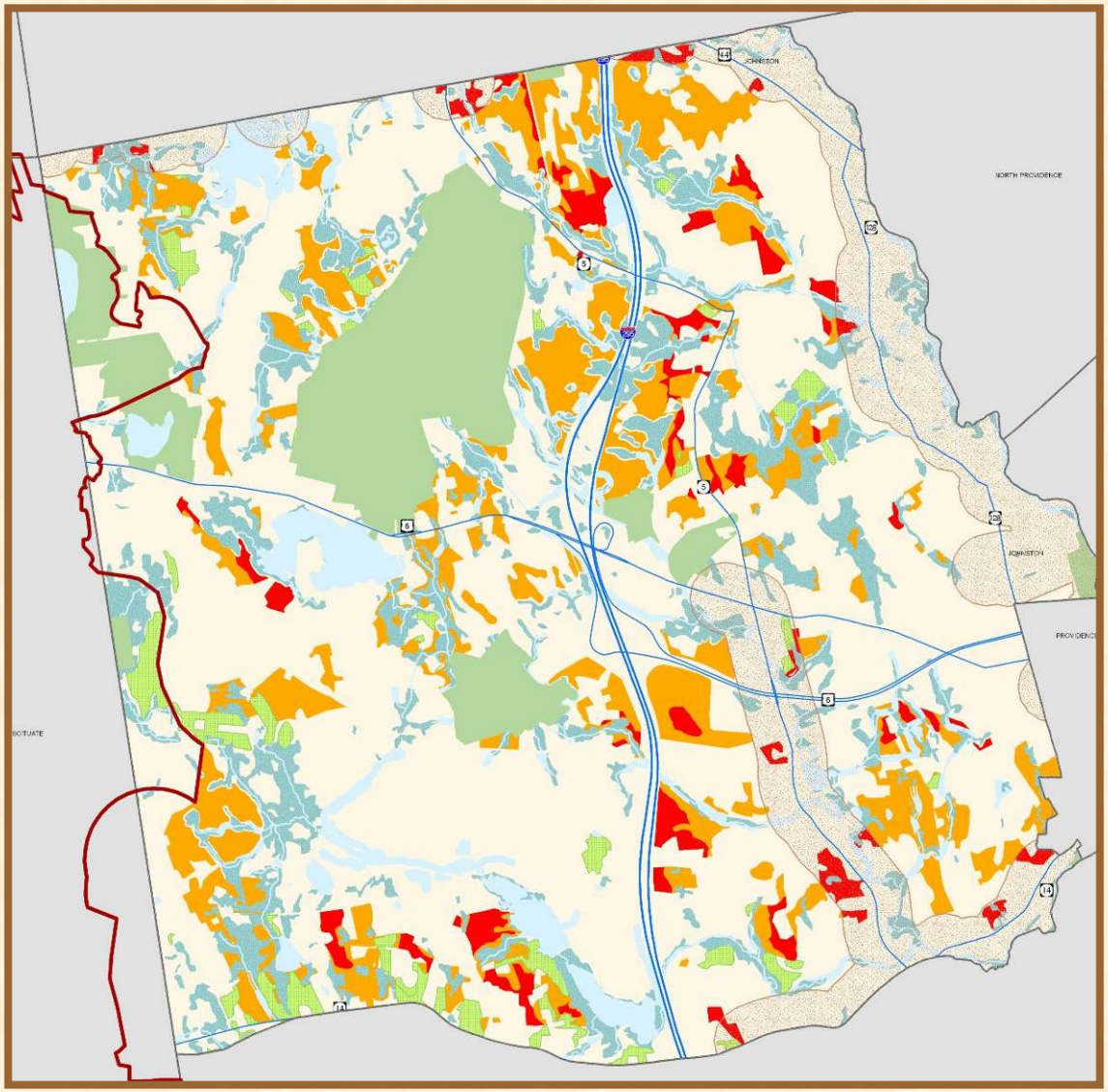
Community Maps & Municipal Input




## Jamestown

**Part 3**

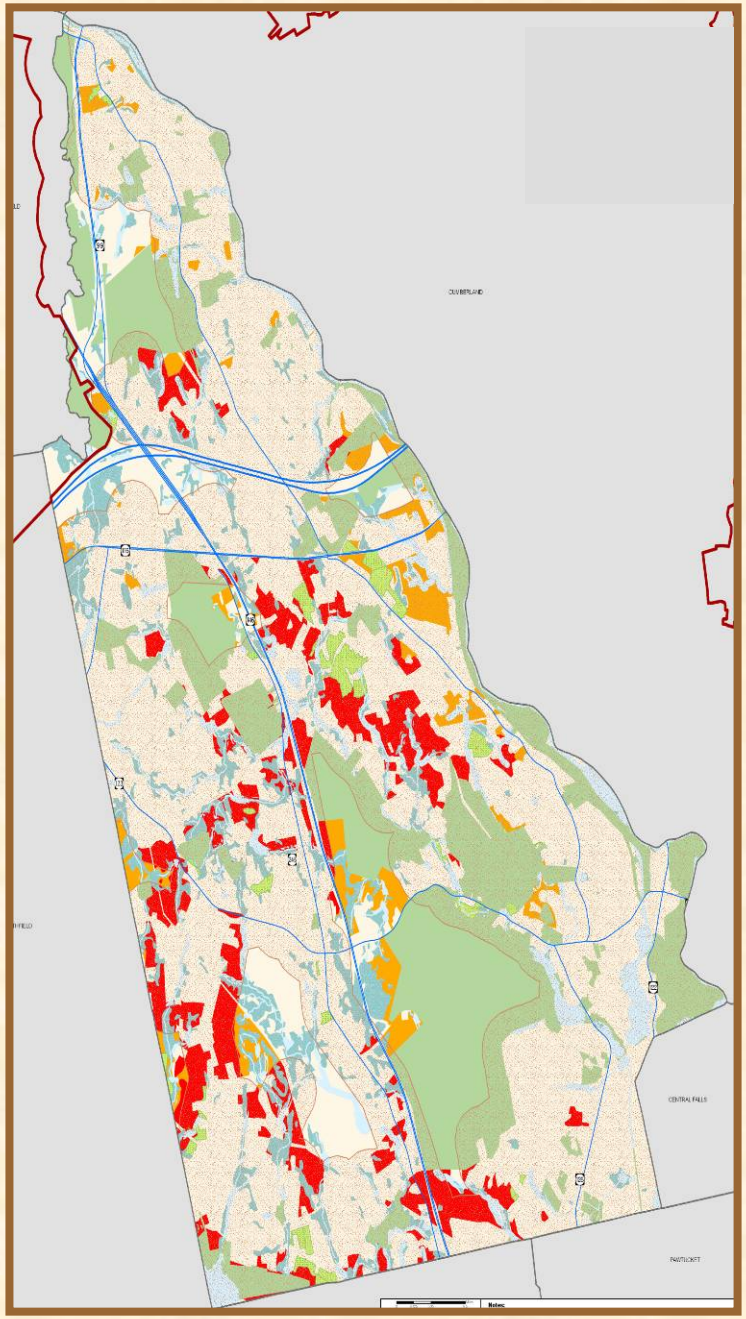
**Community Maps & Municipal Input**




**Johnston**

Part 3

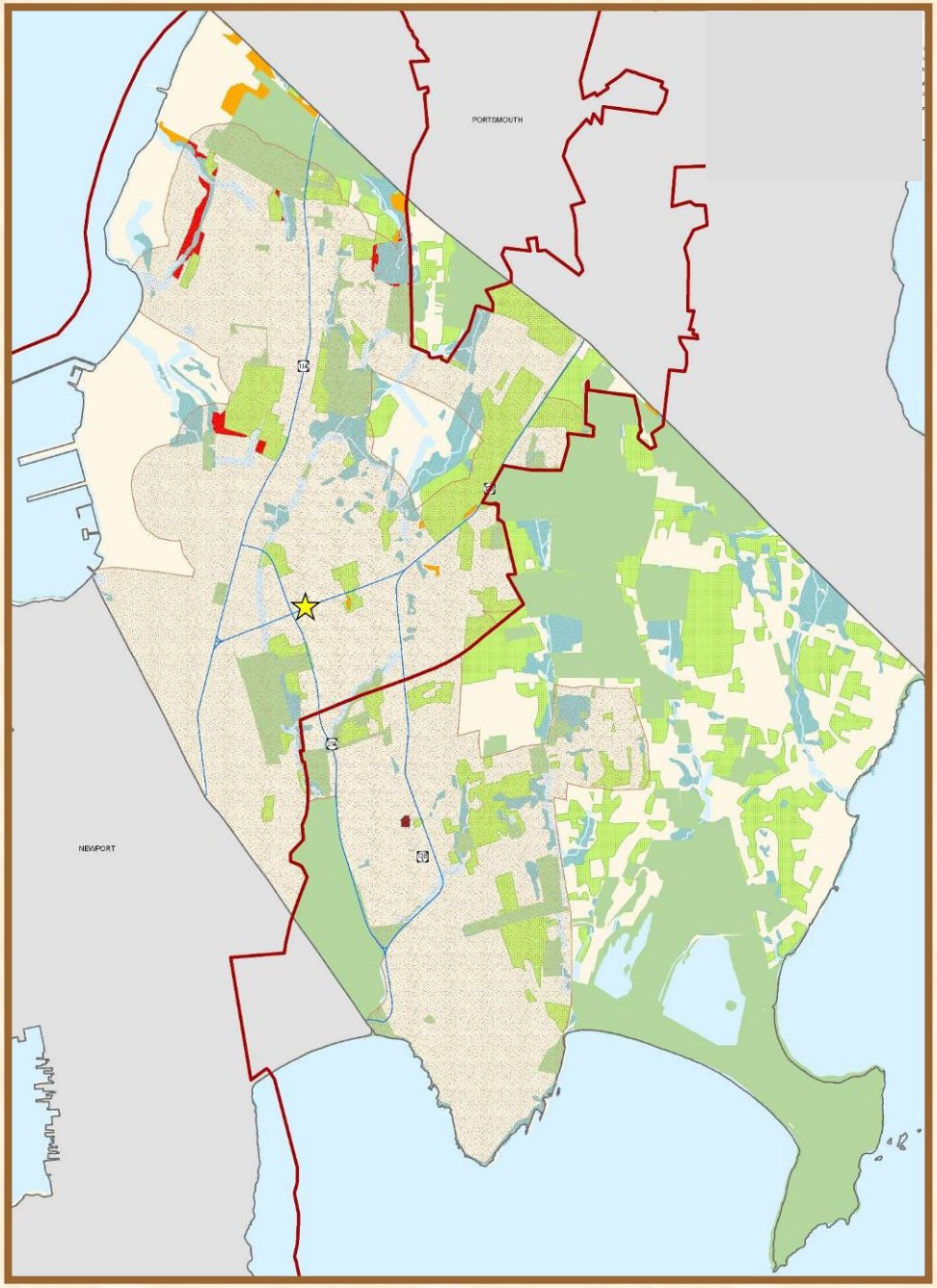
Community Maps & Municipal Input




# Lincoln

Part 3

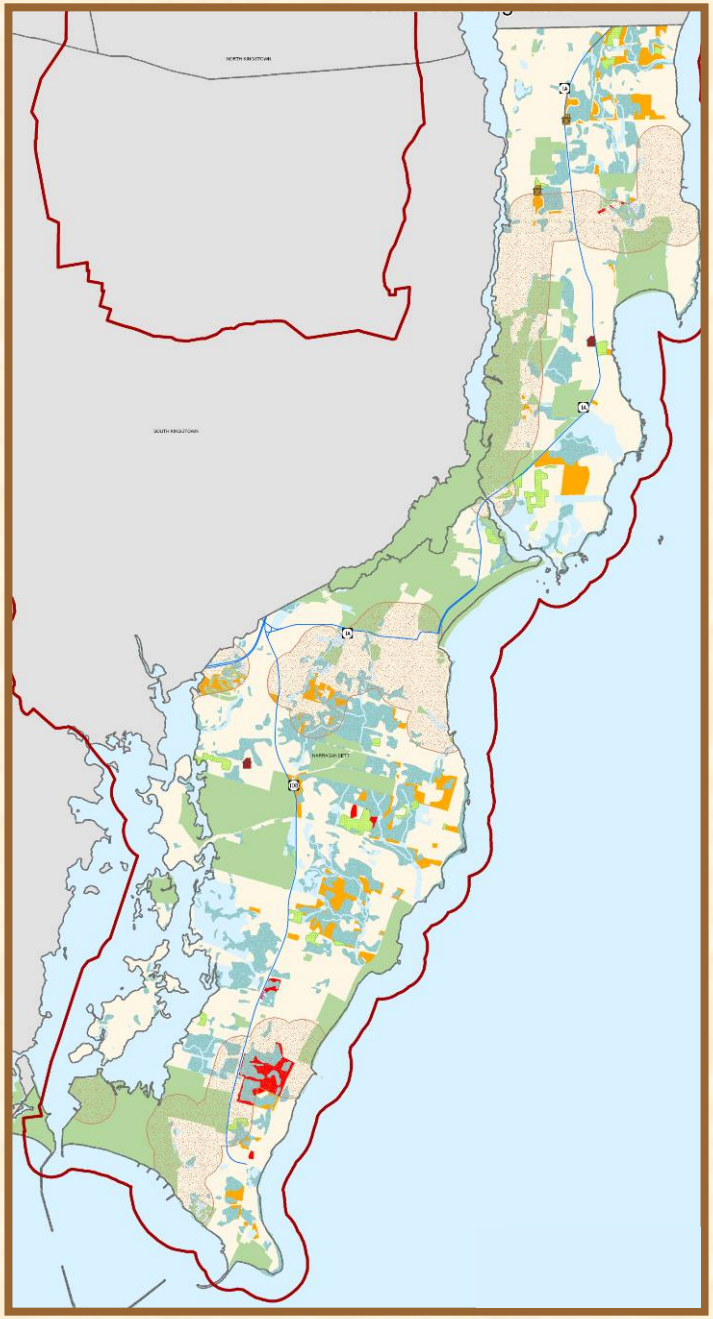
Community Maps & Municipal Input




## Middletown

Part 3

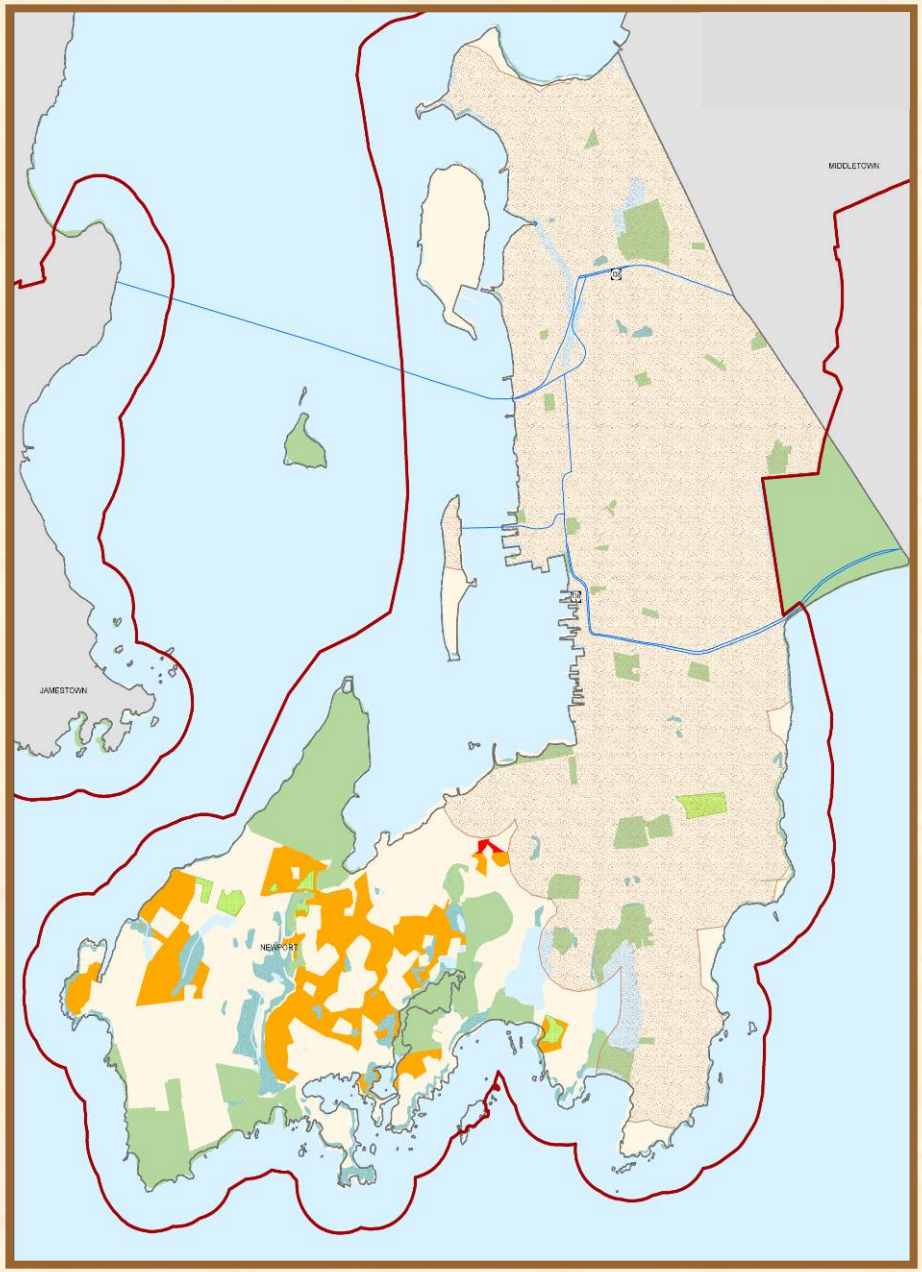
Community Maps & Municipal Input




## Narragansett

Part 3

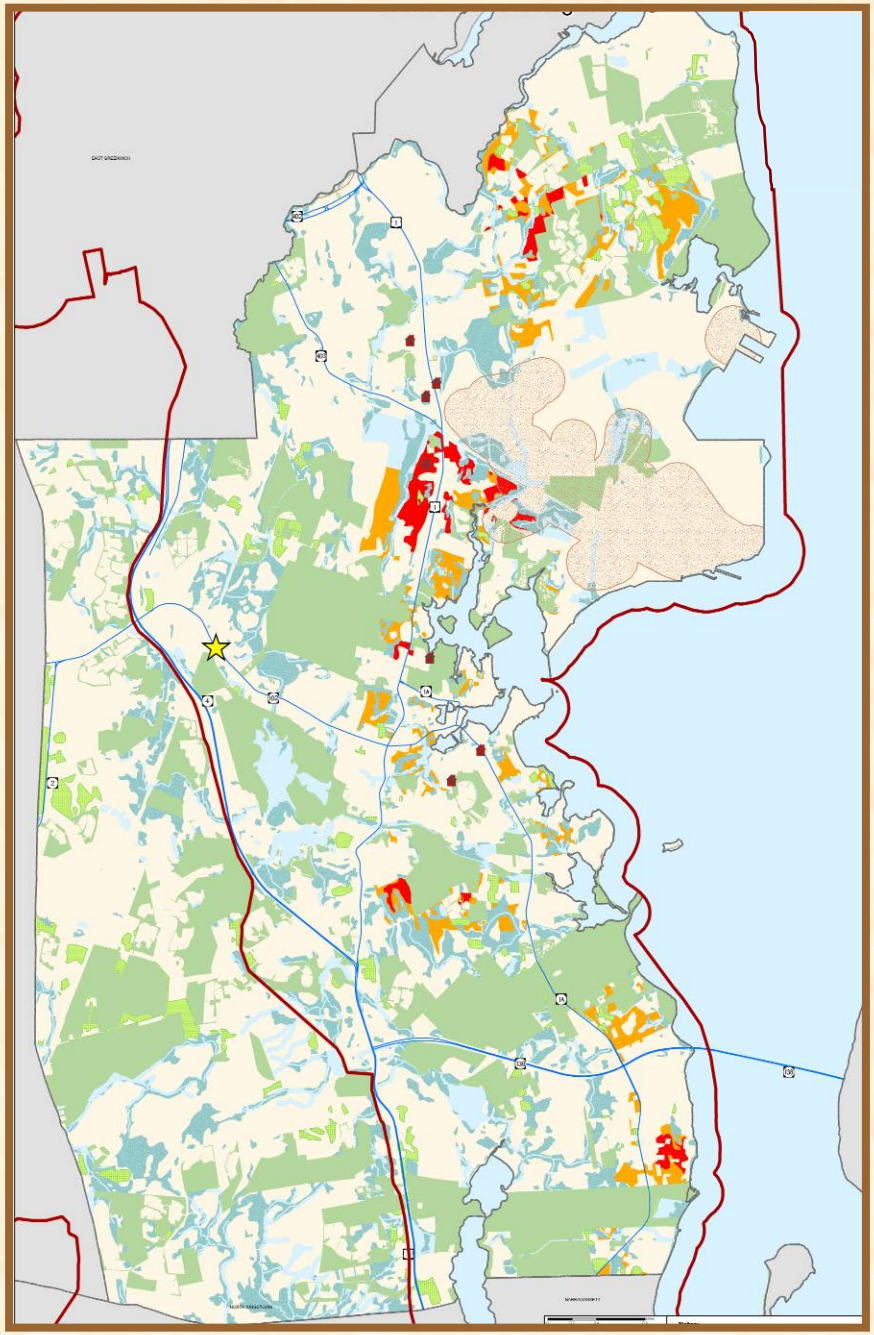
Community Maps & Municipal Input




## Newport

Part 3

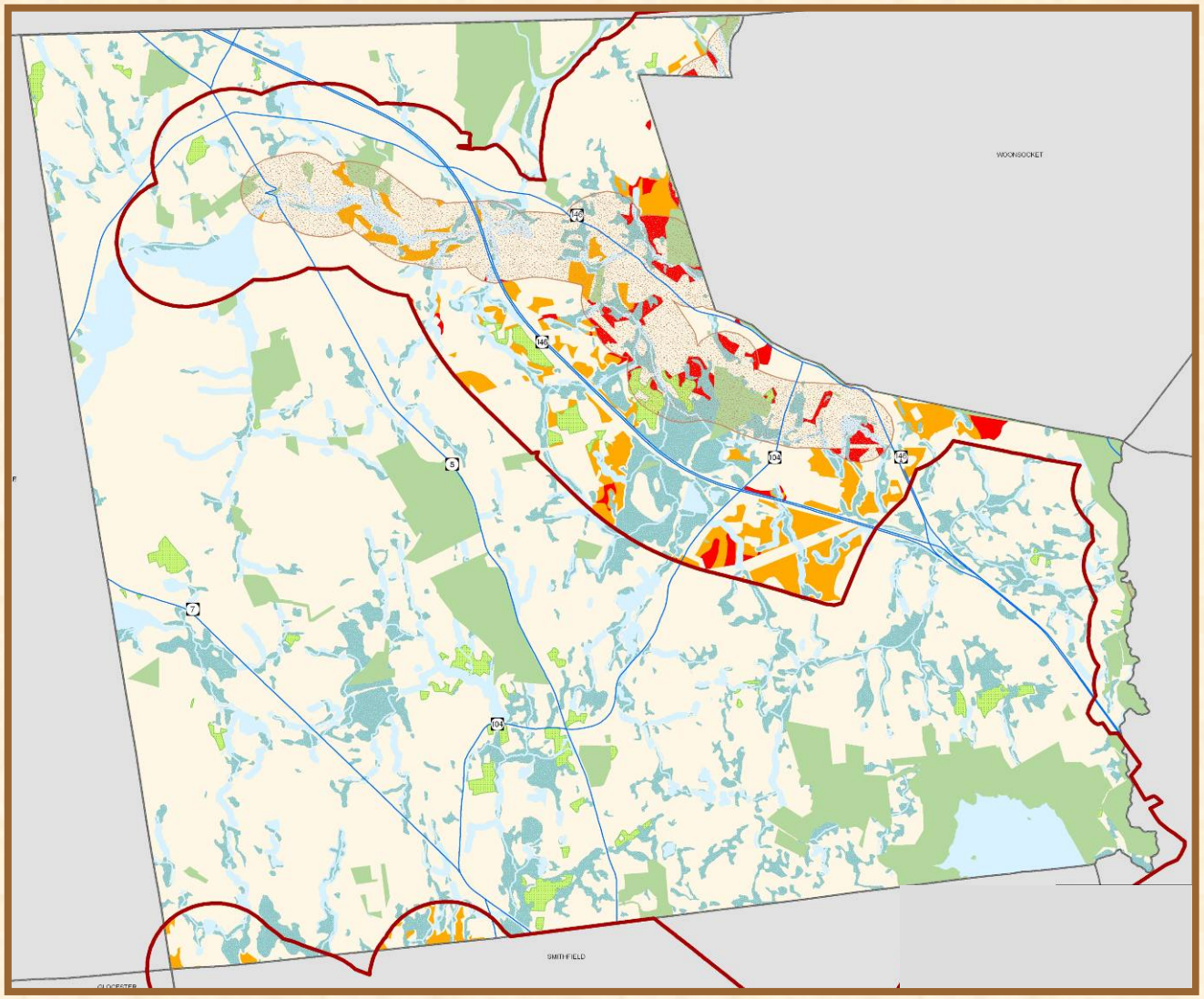
Community Maps & Municipal Input



North Kingstown

Part 3

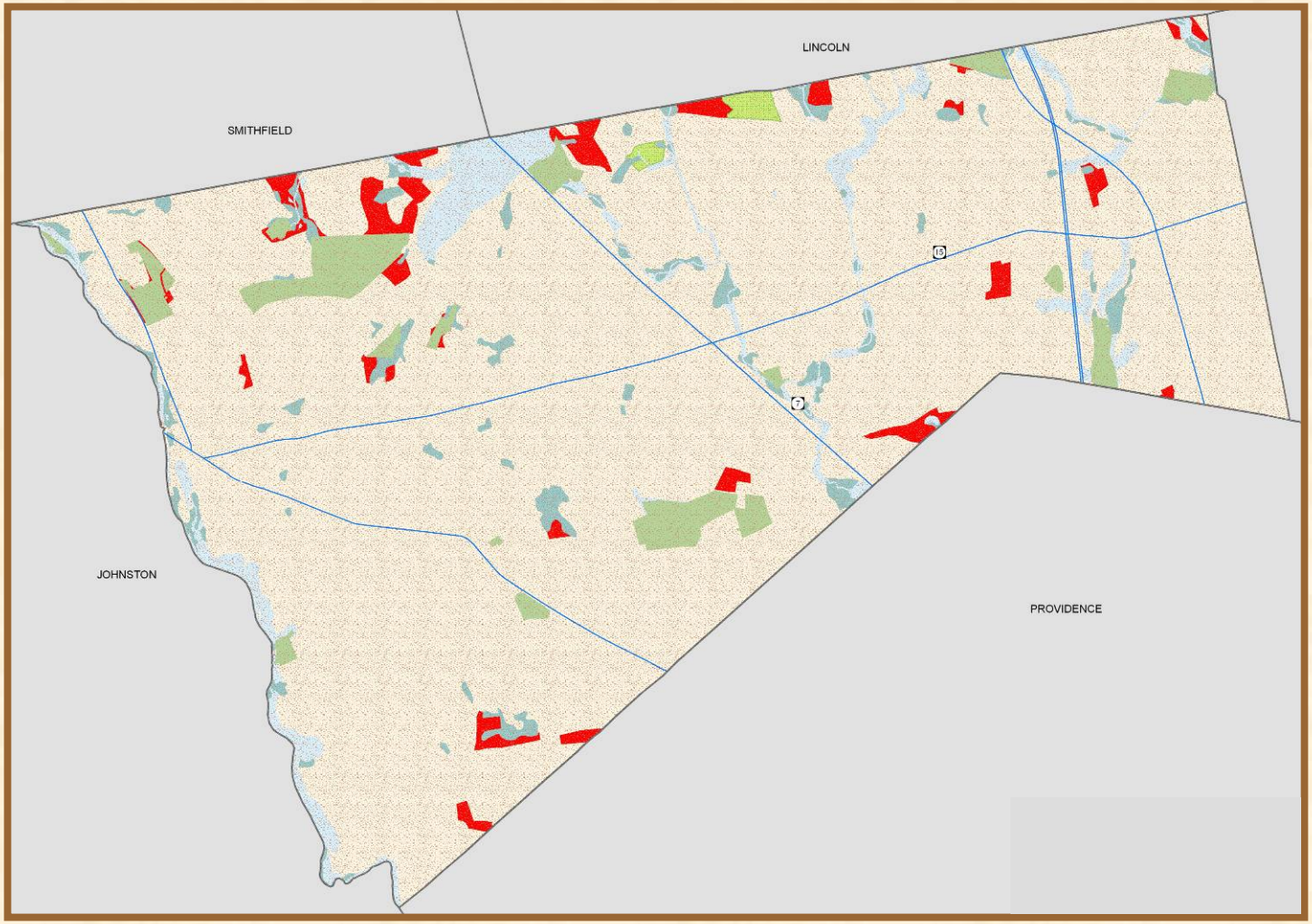
Community Maps & Municipal Input




North Smithfield

**Part 3**

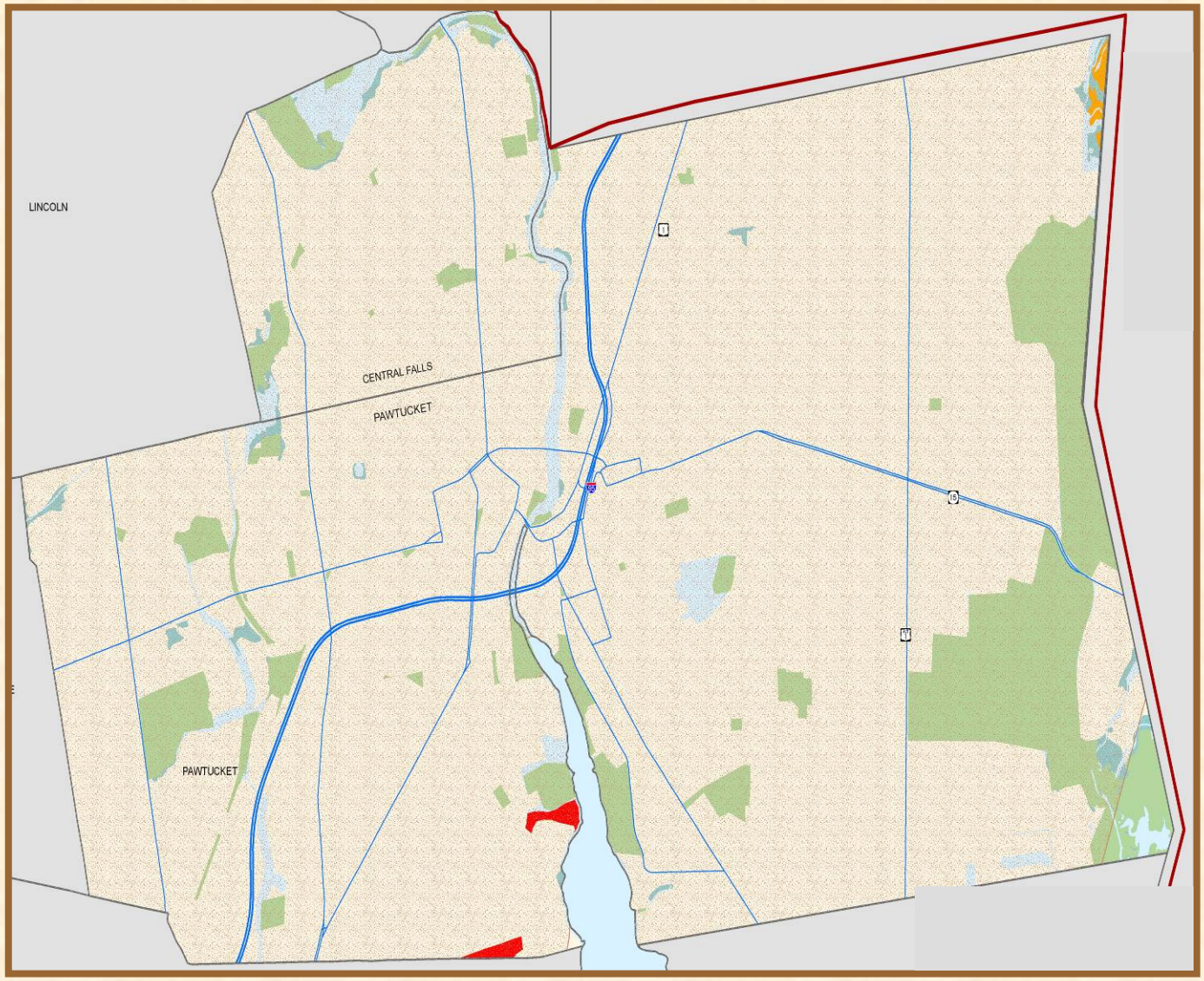
**Community Maps & Municipal Input**




**North Providence**

**Part 3**

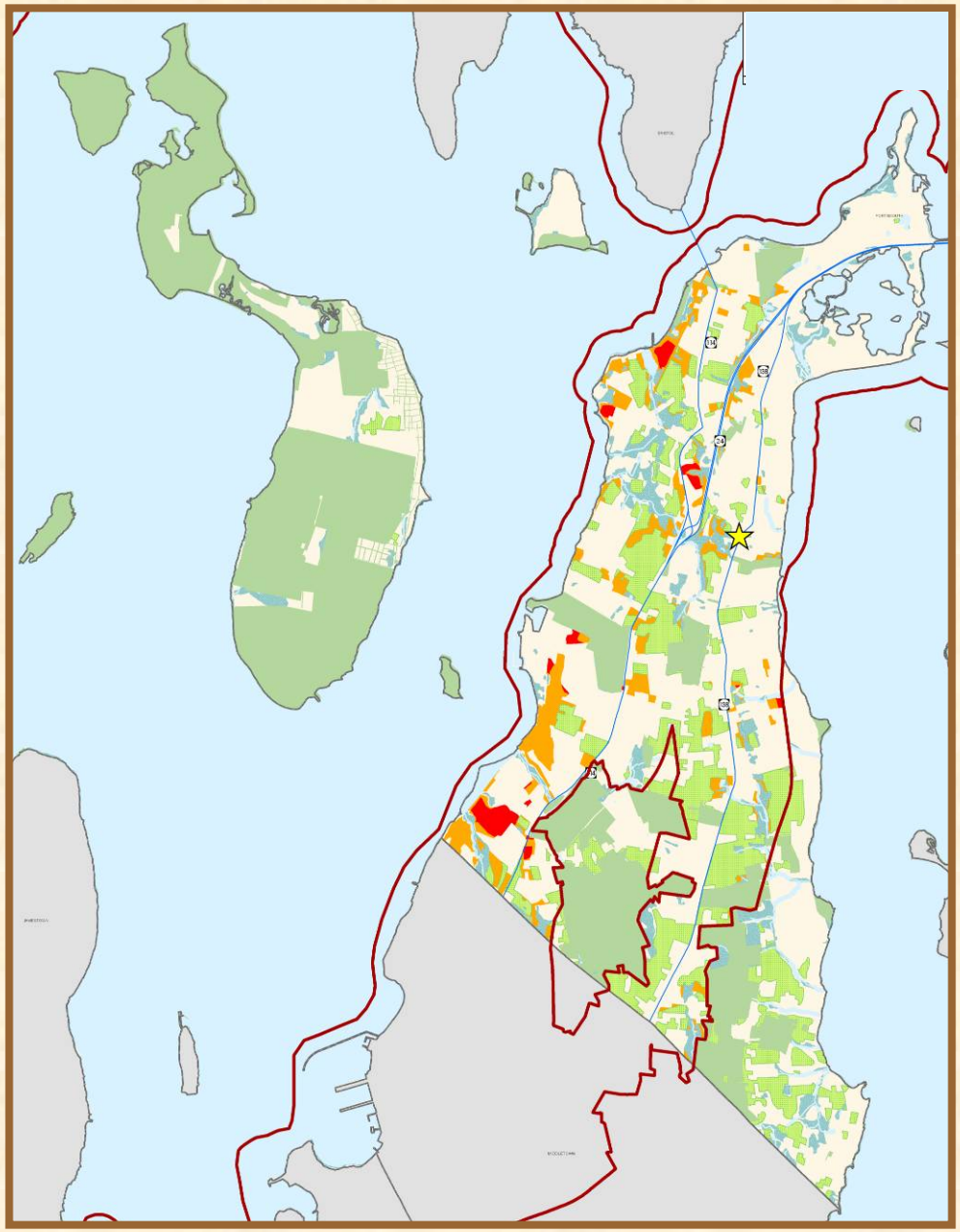
**Community Maps & Municipal Input**




**Central Falls / Pawtucket**

Part 3

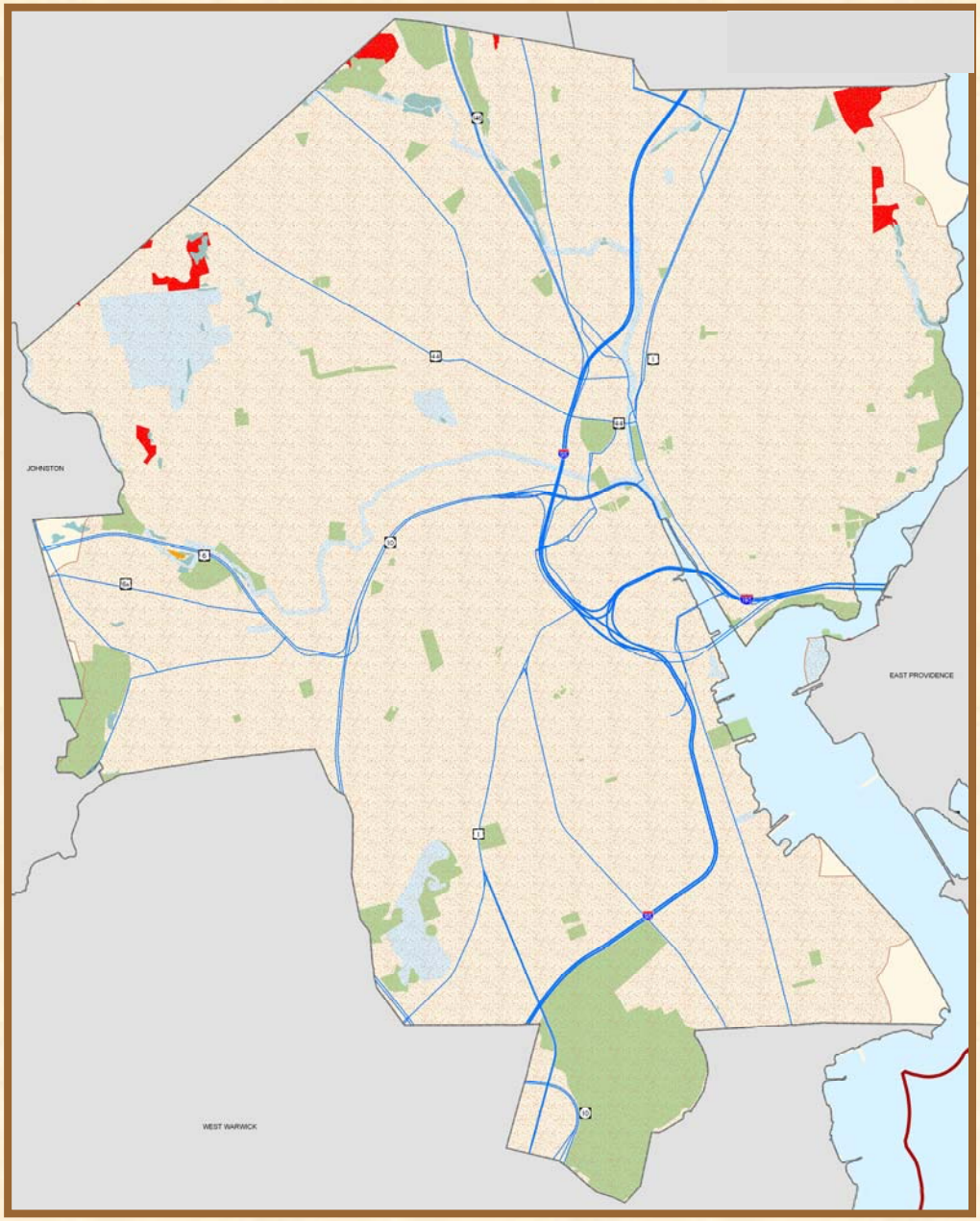
Community Maps & Municipal Input



## Portsmouth

Part 3

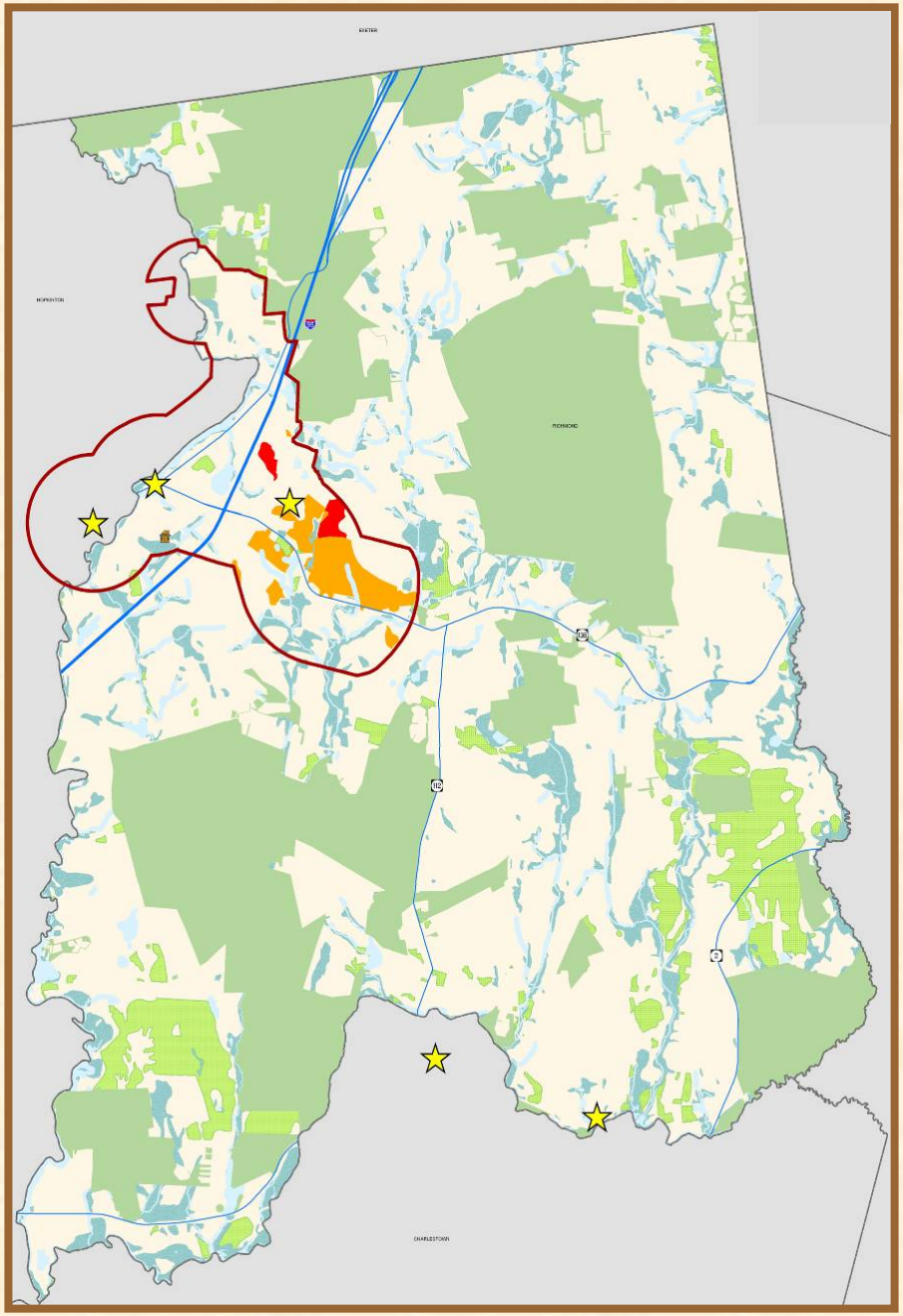
Community Maps & Municipal Input




## Providence

Part 3

Community Maps & Municipal Input

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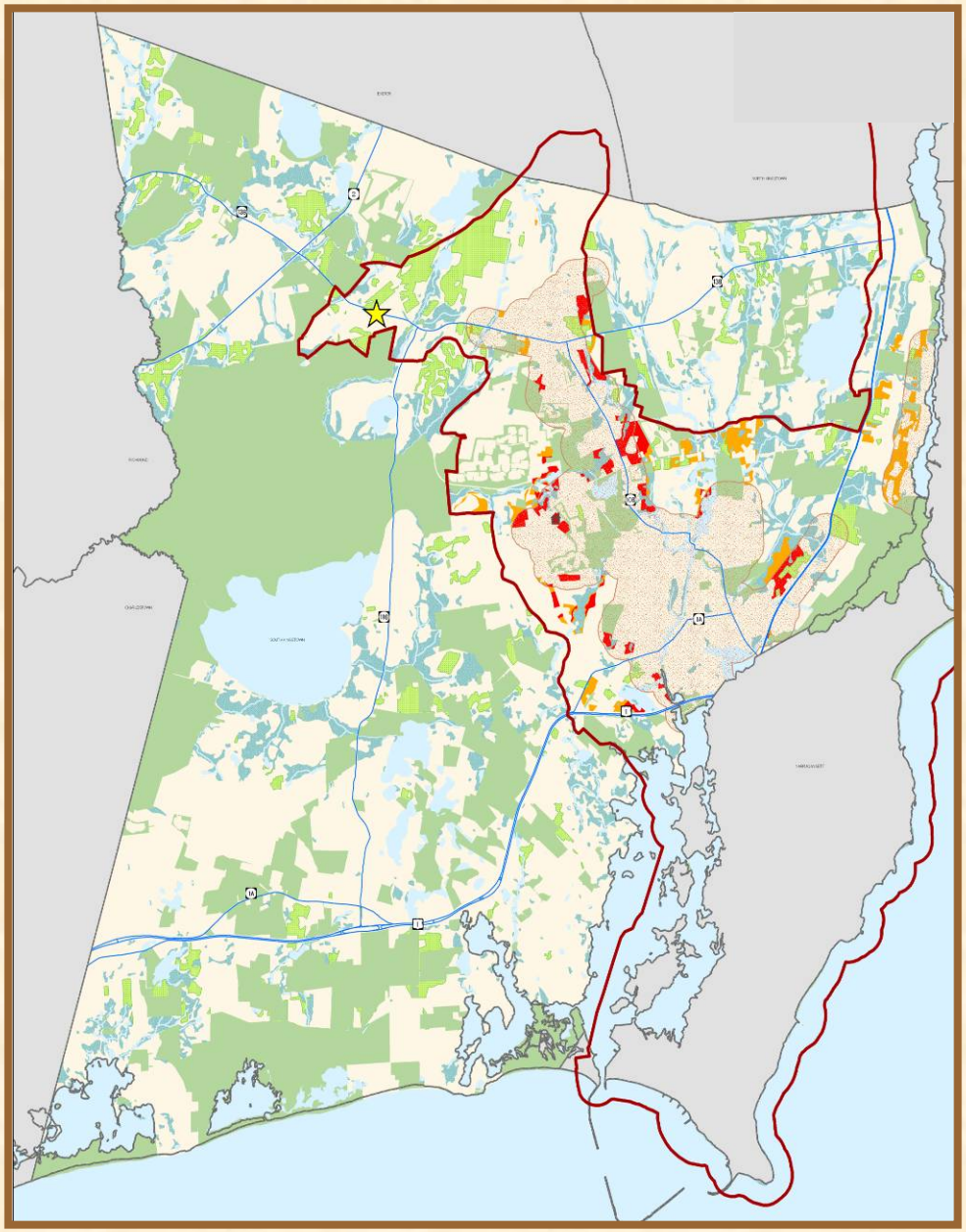
Part 3

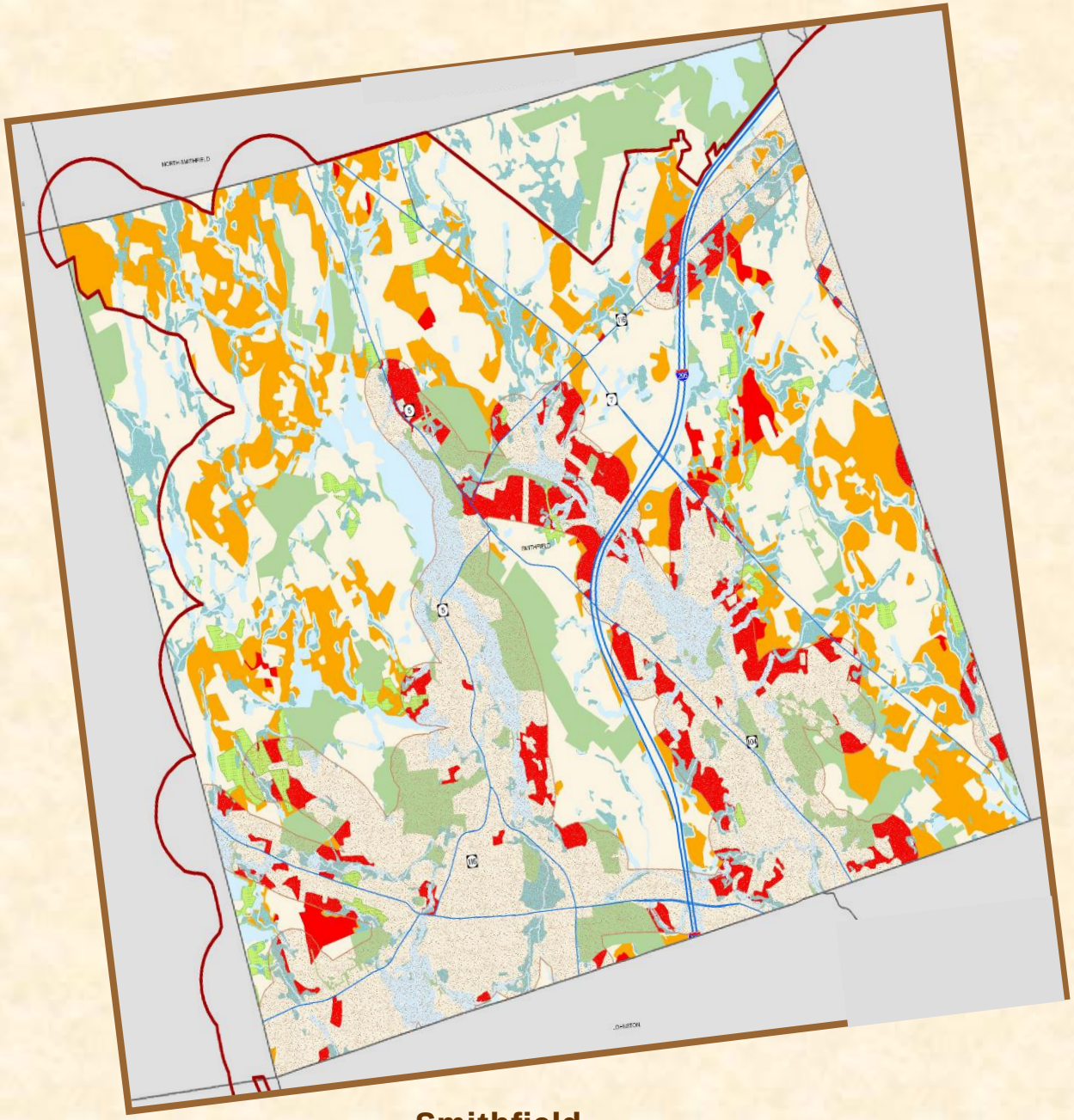
Community Maps & Municipal Input



South Kingstown

Part 3

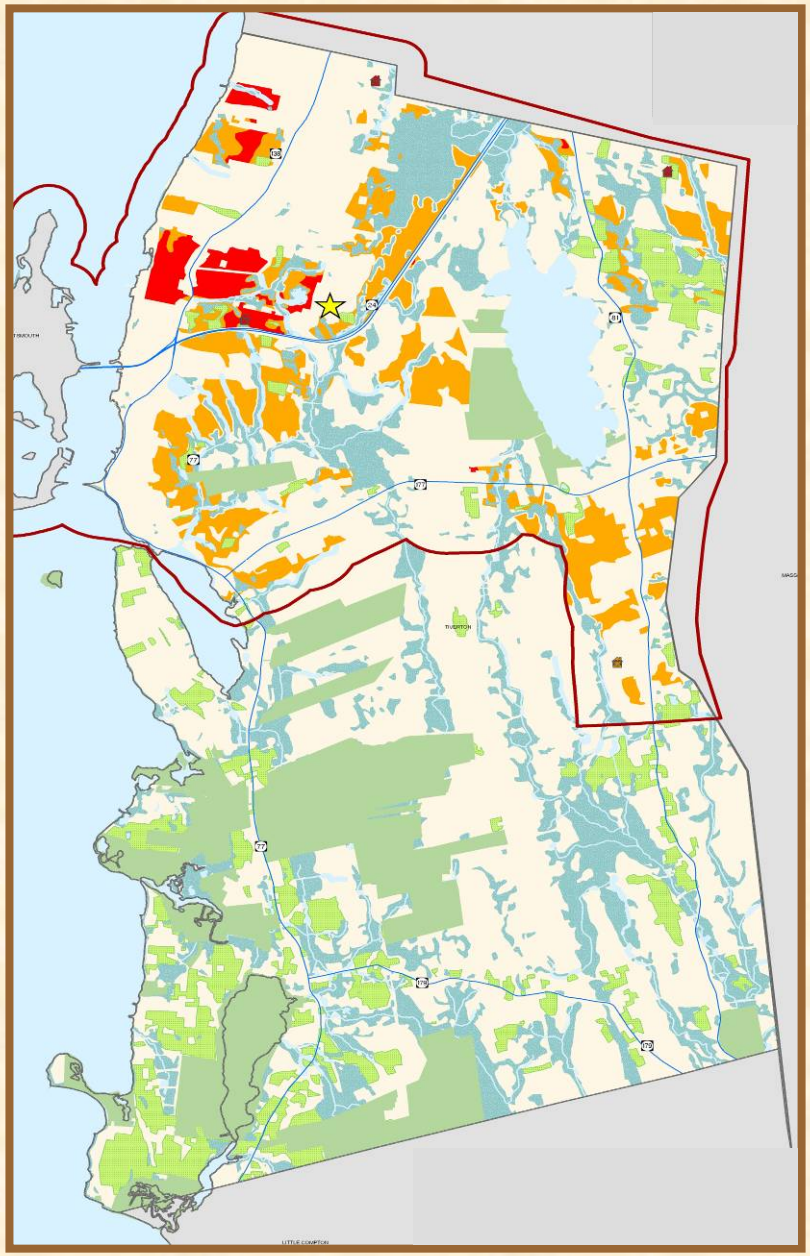
Community Maps & Municipal Input




Smithfield

Part 3

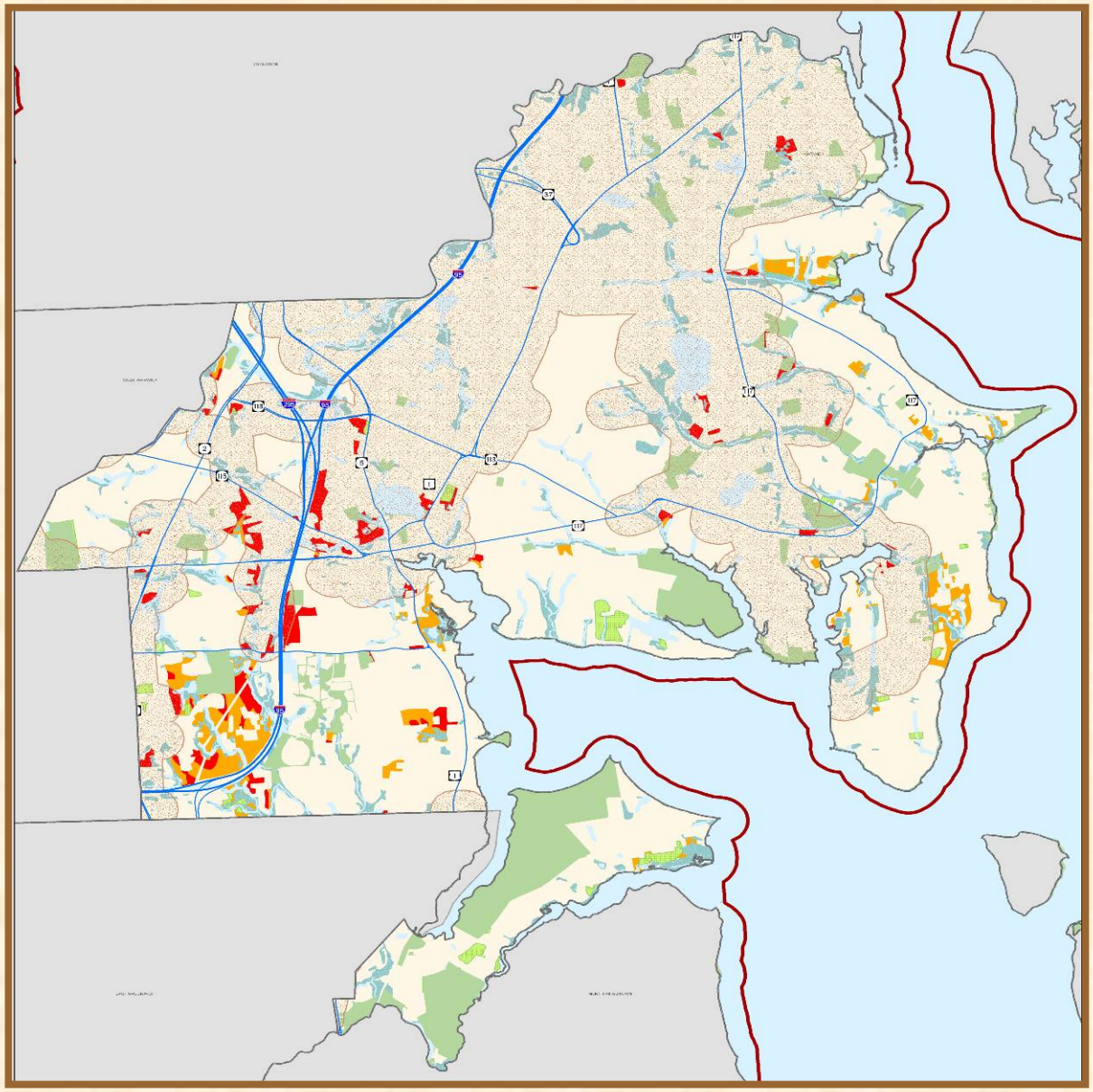
Community Maps & Municipal Input



# Tiverton

**Part 3**

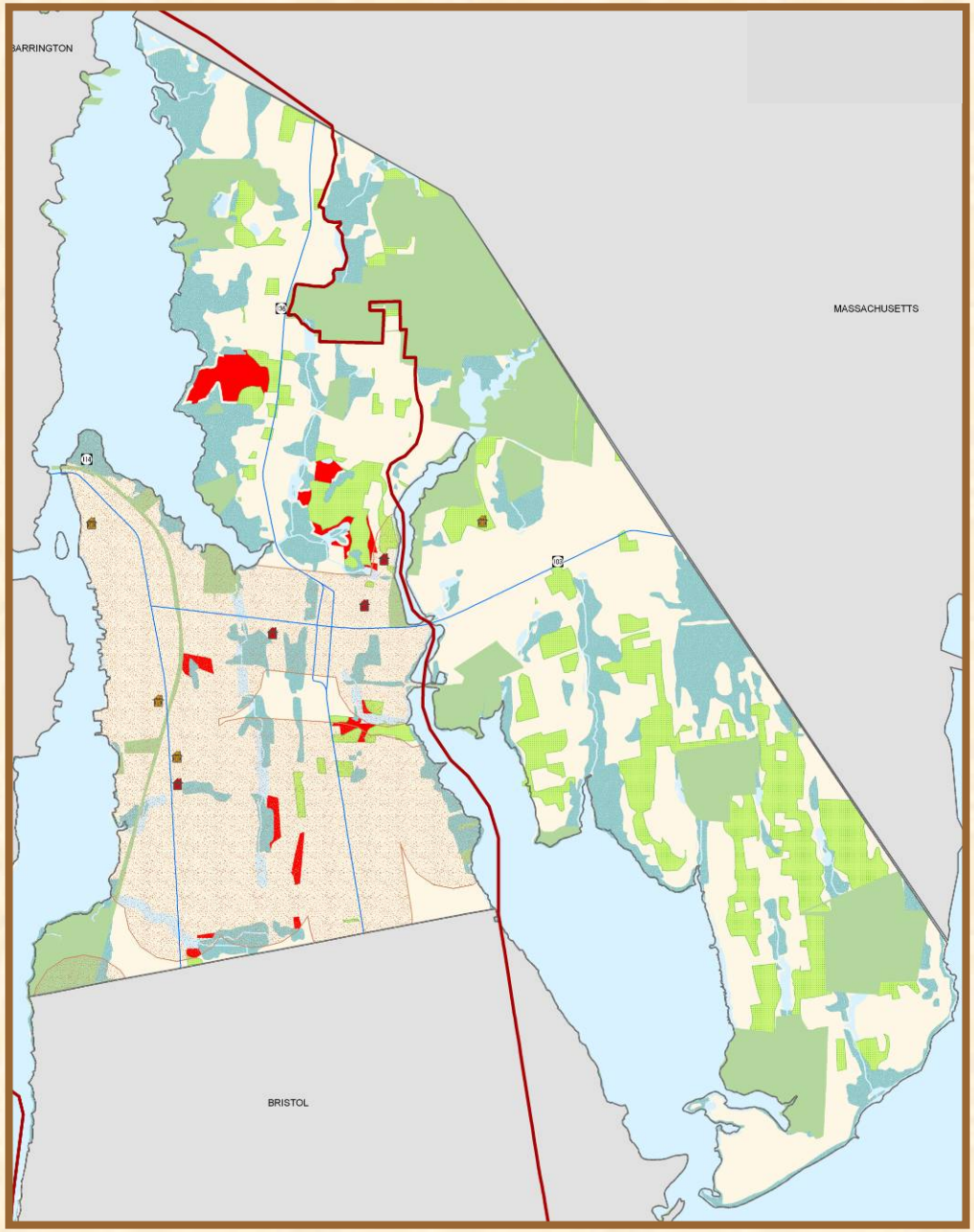
**Community Maps & Municipal Input**



**Warwick**

Part 3

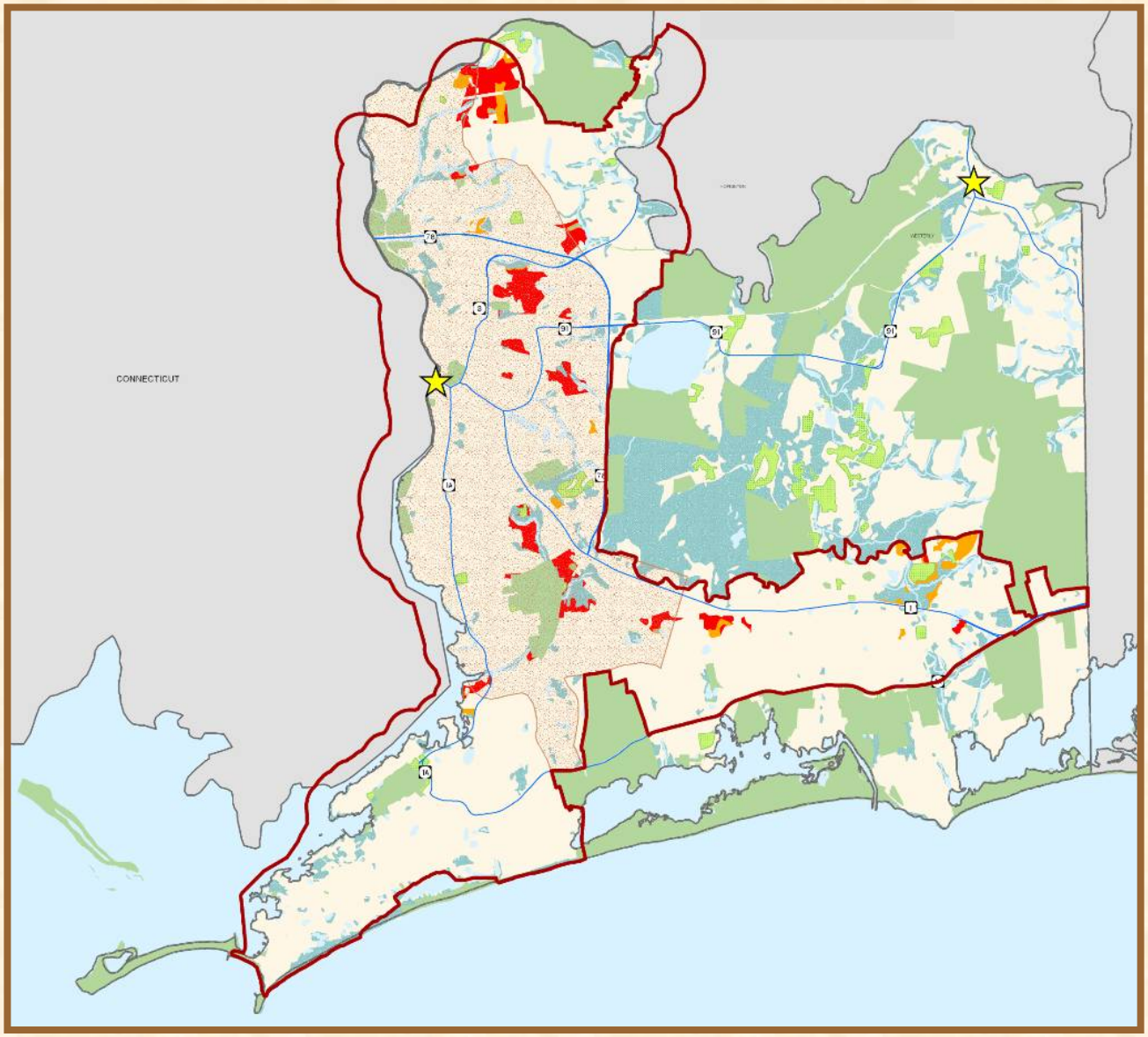
Community Maps & Municipal Input




# Warren

Part 3

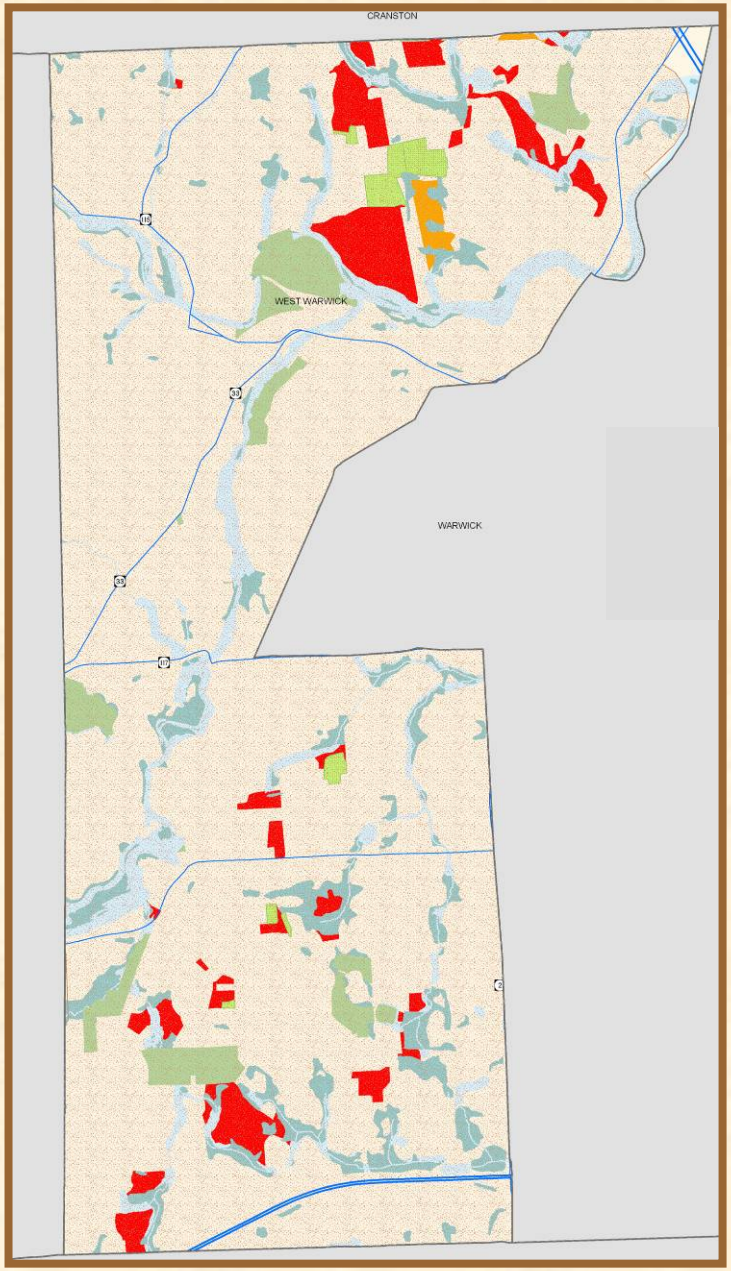
Community Maps & Municipal Input




Westerly

Part 3

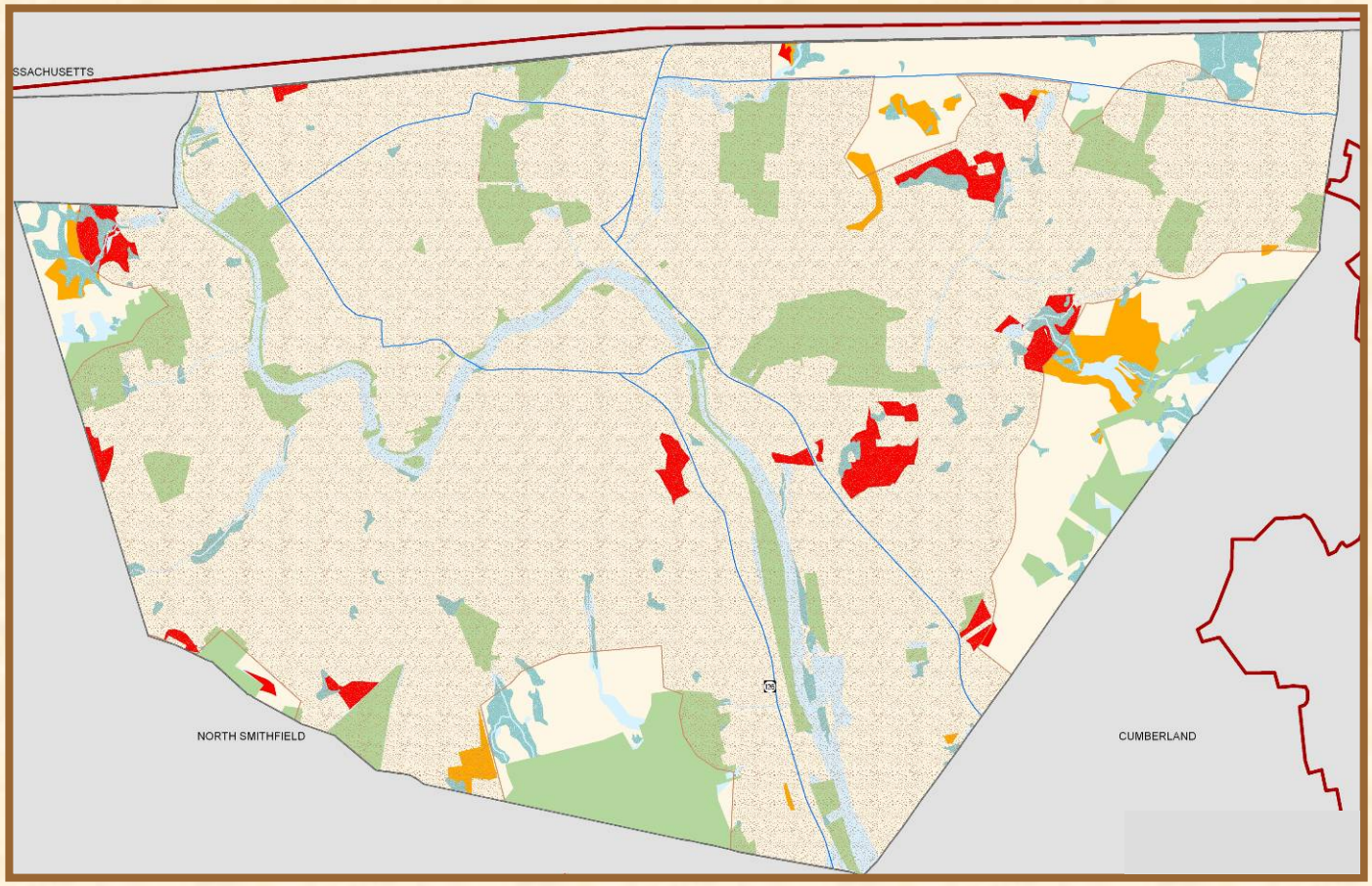
Community Maps & Municipal Input




# West Warwick

Part 3

Community Maps & Municipal Input




## Woonsocket

# Part 4 Map: Potential Sites Suitable for Higher Density Residential Development

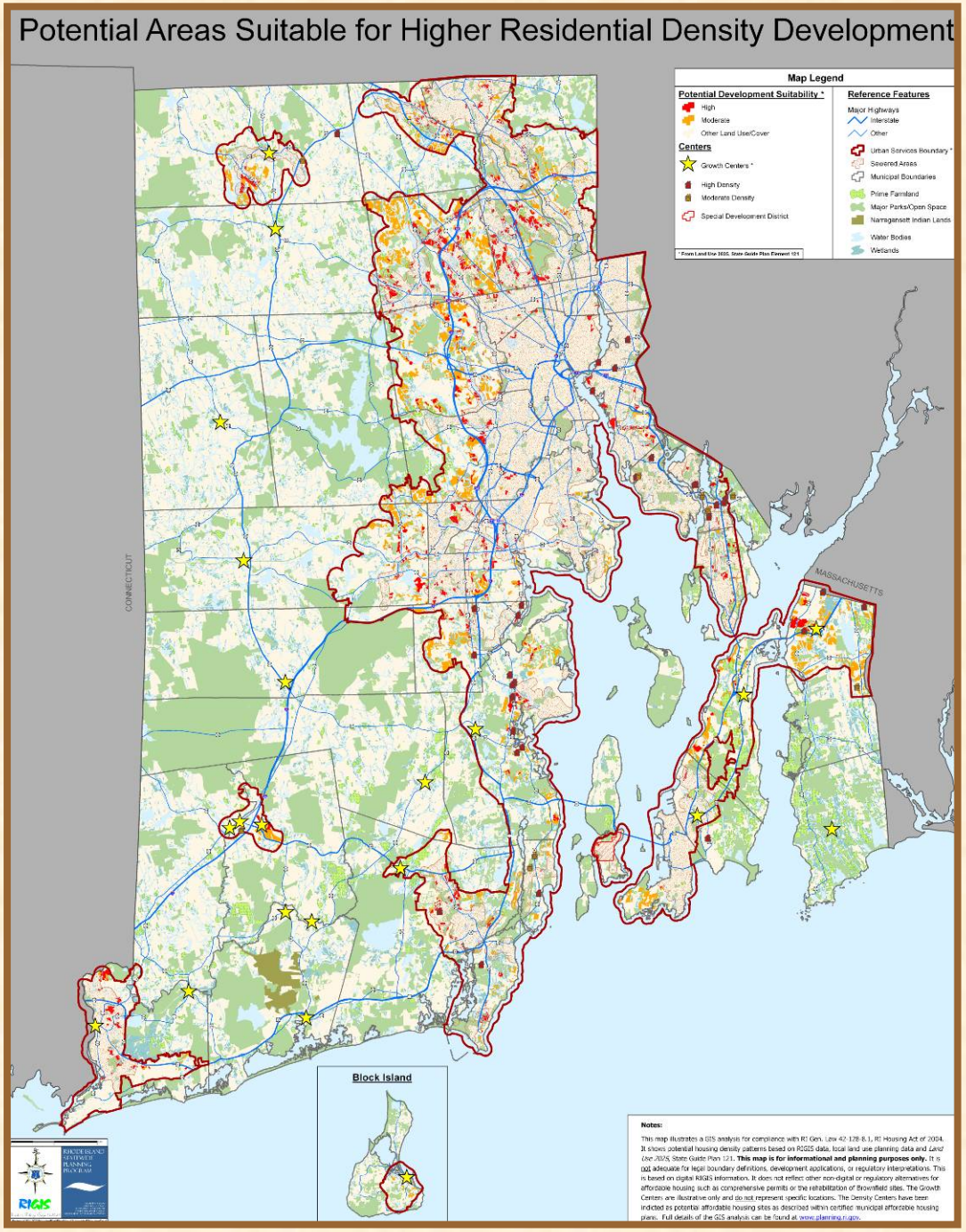


Planning for growth is a comprehensive and complicated process that requires leaders to balance diverse community interests. *Land Use 2025* argues that no goal is more important than increasing the density of existing communities, by providing support for infill development, the rehabilitation and reuse of existing structures, and denser new development sited in appropriate locations. Well-designed and well-integrated higher-density development is one of many smart growth policies available for communities to use when planning for their futures. The composite state map follows on the next page and illustrates these principles. It is followed by two tables on pages 60 and 61 which summarize the data from which the map is created. There exists in every one of the 32 communities surveyed by this study vacant sites which have potential for higher density residential development.

The first table shows summary statistics in acres for the potential vacant high and moderate density sites by municipality. There is a potential total of 25,600 acres available in the 32 communities. The second table counts the number of potential Growth / Density Centers by municipality. Note this table includes those communities noted on *Land Use 2025* as growth centers outside of the USB. Statewide Land Use 2025 recommended 21 potential growth centers. This analysis and the municipal feedback identified 37 other sites and one overlay district for potential density centers.

**Part 4**

**Statewide Composite Map**



Part 4

Statewide Composite Map

| Potential High or Moderate Areas in Acres | | | |
|---|---|---|---|
| Town | High | Moderate | Total |
| Barrington | 30 | 10 | 40 |
| Bristol | 320 | 200 | 520 |
| Burrillville | 130 | 490 | 620 |
| Central Falls | 0 | 0 | 0 |
| Charlestown | 0 | 0 | 0 |
| Coventry | 250 | 650 | 900 |
| Cranston | 350 | 1100 | 1450 |
| Cumberland | 130 | 570 | 700 |
| East Greenwich | 320 | 1040 | 1360 |
| East Providence | 350 | 130 | 480 |
| Exeter | 0 | 63 | 63 |
| Foster | 0 | 0 | 0 |
| Glocester | 1 | 60 | 61 |
| Hopkinton | 0 | 0 | 0 |
| Jamestown | 10 | 2 | 12 |
| Johnston | 440 | 2270 | 2710 |
| Lincoln | 1070 | 500 | 1570 |
| Little Compton | 0 | 0 | 0 |
| Middletown | 120 | 100 | 220 |
| Narragansett | 120 | 560 | 680 |
| New Shoreham | 0 | 90 | 90 |
| Newport | 20 | 340 | 360 |
| North Kingstown | 270 | 1030 | 1300 |
| North Providence | 130 | 1 | 131 |
| North Smithfield | 200 | 460 | 660 |
| Pawtucket | 10 | 10 | 20 |
| Portsmouth | 100 | 1900 | 2000 |
| Providence | 90 | 2 | 92 |
| Richmond | 40 | 240 | 280 |
| Scituate | 10 | 110 | 120 |
| Smithfield | 1220 | 2820 | 4040 |
| South Kingstown | 320 | 520 | 840 |
| Tiverton | 243 | 1722 | 1965 |
| Warren | 96 | 11 | 107 |
| Warwick | 400 | 640 | 1040 |
| West Greenwich | 0 | 2 | 2 |
| West Warwick | 280 | 20 | 300 |
| Westerly | 330 | 160 | 490 |
| Woonsocket | 120 | 80 | 200 |
| **Statewide Totals*** | **7600** | **18000** | **25600** |

* Rounded to the nearest 10th

# Statewide Summary Statistics in Acres

# Summary Statewide Statistics for Potential Growth / Density Centers

Part 4

Statewide Composite Map

| # of Potential Development Centers | | | | | |
|---|---|---|---|---|---|
| Town | Growth Centers | High D | Mod D | D District | Total |
| Barrington | | 4 | 1 | | **5** |
| Bristol | | | | | **0** |
| Burrillville | 1 | 1 | 1 | | **3** |
| Central Falls | | | | | **0** |
| Charlestown | 2 | | | | **2** |
| Coventry | 1 | | | | **1** |
| Cranston | | | | | **0** |
| Cumberland | | | | | **0** |
| East Greenwich | | | | | **0** |
| East Providence | | 4 | | | **4** |
| Exeter | 1 | | | | **1** |
| Foster | 1 | | | | **1** |
| Glocester | 1 | | | | **1** |
| Hopkinton | 1 | | | | **1** |
| Jamestown | | | | 1 | **1** |
| Johnston | | | | | **0** |
| Lincoln | | | | | **0** |
| Little Compton | 1 | | | | **1** |
| Middletown | 1 | 1 | | | **2** |
| Narragansett | | 2 | 2 | | **4** |
| New Shoreham | 1 | | | | **1** |
| Newport | | | | | **0** |
| North Kingstown | 1 | 7 | | | **8** |
| North Providence | | | | | **0** |
| North Smithfield | | | | | **0** |
| Pawtucket | | | | | **0** |
| Portsmouth | 1 | | | | **1** |
| Providence | | | | | **0** |
| Richmond | 3 | | 1 | | **4** |
| Scituate | | | | | **0** |
| Smithfield | | | | | **0** |
| South Kingstown | 1 | 1 | | | **2** |
| Tiverton | 1 | 3 | 1 | | **5** |
| Warren | | 4 | 4 | | **8** |
| Warwick | | | | | **0** |
| West Greenwich | 1 | | | | **1** |
| West Warwick | | | | | **0** |
| Westerly | 2 | | | | **2** |
| Woonsocket | | | | | **0** |
| **Town Totals:** | **21** | **27** | **10** | **1** | **59** |

# Part 5 Conclusion / References



To finalize this report, Nancy Hess, Principal Environmental Planner, presented it to the State Planning Council on October 11, 2007. Ms. Hess explained that the purpose of the report and recapped the Technical Committee's input on the use of the GIS database from *Land Use 2025* because it reflected all of the Act's guidelines. She further explained the staff updates to that information which were preformed.

Ms. Hess explained how she initiated contact with municipal planners to help identify other opportunities for higher density residential development besides vacant land. The review instructions for municipal planners and a sample of a few map edits based on municipal comments from the Town of Burrillville were shown to the Council. The project tracking charts and a map of the completion progress to date were explained to the Council.

Discussion was had by the Council on the methodology and data used for the mapping and use of the final product. There was general census the report was well done. Ms. Hess answered questions concerning the methodology, the solicitation of and the types of municipal comments sought.

The final composite map produced for this report is a single, statewide GIS map that fulfills requirements of R.I. General Law 42-128-8.1 regarding locating potential sites for higher density residential housing through use of GIS and the following:

- *Land Use 2025* Future Land Use Plan & geographic data
- Updates of 1995 land use/land cover RIGIS data from 2003-04 orthophoto interpretation within the Urban Services Boundary
- Updated protected lands/major parks RIGIS layer from local input
- Updated sewered areas layer RIGIS layer from local input
- Municipal review & feedback on local affordable housing plans
- Previously identified sites for potential affordable housing from local input

Local zoning was not included as a criterion because RIGIS does not have a statewide data layer of municipal zoning information. Also zoning can be readily changed more than other possible criteria, and as a criterion zoning would have eliminated a large number of potential sites. Additionally land availability was not examined along with ownership boundaries, and private plans for land development. All of which could significantly affect the availability of the selected sites identified by this study. Finally, this study did not examine other state laws or programs concerning housing construction nor was system capacity information on infrastructure examined as it is not available in a GIS format. The capacity of infrastructure in developed areas is not available in RIGIS and was not assessed in this analysis. Therefore, the potential sites identified must be studied in more detail on a case by case basis with information from the appropriate local system.

Of the 39 cities and towns in Rhode Island, 32 were actually surveyed in this study. As previously stated, analysis was not done for sites within the 7 communities outside of the Urban Services Boundary as the Plan already contained suggested recommendations for growth centers within those communities which may be appropriate areas for higher residential density (Gloucester, Foster, Scituate, West Greenwich, Exeter, Charlestown, and Little Compton).

The summary tables show that for the most part in every community surveyed there exists potential for higher density residential areas and the maps indicate the approximate site locations of about 25,600 acres. This study shows that Rhode Island potentially has areas for higher density housing within the Urban Services Boundary of *Land Use 2025*. It should be re-emphasized that these results do not take into account a number of important factors which were beyond the scope of the study. Also the study is a point –in-time analysis , so the availability of such sites is constantly changing.

**This analysis is to be used for statewide land use planning purposes only.** Analyses presented in this paper are intended as a general resource, not as local or site development decision-support tools. The maps should be used as guides to locations that should be evaluated further. It is not a local site development tool but should be used as an indicator for where more local site data should be gathered. It is not a substitute or replacement for more detailed, accurate information that is normally available at the local parcel or site level.

**It is *not* adequate or appropriate to use for legal boundary definitions, development applications or regulatory interpretations.** There are local zoning ordinances and land development regulations that are not available in RIGIS that need to be considered as well for site development. These local rules may restrict development options, may impose minimum or maximum use limits, reflect localized environmental constraints or features, and other requirements based upon specific local conditions.

This project is one of many efforts by the Statewide Planning Program to promote the smart growth principles outlined in by *Land Use 2025*. As stated by the ULI “properly sited higher-density development offers the best solution to managing growth and protecting clean air and clean water.” Concentrating growth and redevelopment into already developed areas that have existing infrastructure like public water and sewer lines, police and fire protection, and schools eliminates the financial costs and environmental impacts of providing those services in undeveloped areas of the State.

**Part 5**

**Conclusion / References**

## References:

Division of Planning www.planning.ri.gov

Higher Density Development, Myth or Fact
http://www.nmhc.org/Content/ServeContent.cfm?ContentItemID=3422

Statewide Planning www.planning.ri.gov

*Land Use 2025*, Executive Summary
www.planning.state.ri.us/landuse/landuse2025.pdf

*Land Use 2025* Full Text
www.planning.state.ri.us/landuse/landuse2025.pdf.
Technical Appendix D
www.planning.state.ri.us/landuse/121/D.pdf

Rhode Island Geographic Information System (RIGIS) www.edc.uri.edu/rigis/default.html
2003 RIGIS Data Catalog: www.edc.uri.edu/rigis-spf/catalog2003a.htm

RHODE ISLAND DIVISION OF PLANNING
STATEWIDE PLANNING
HOUSING AND COMMUNITY DEVELOPMENT
LOCAL GOVERNMENT ASSISTANCE
STRATEGIC PLANNING

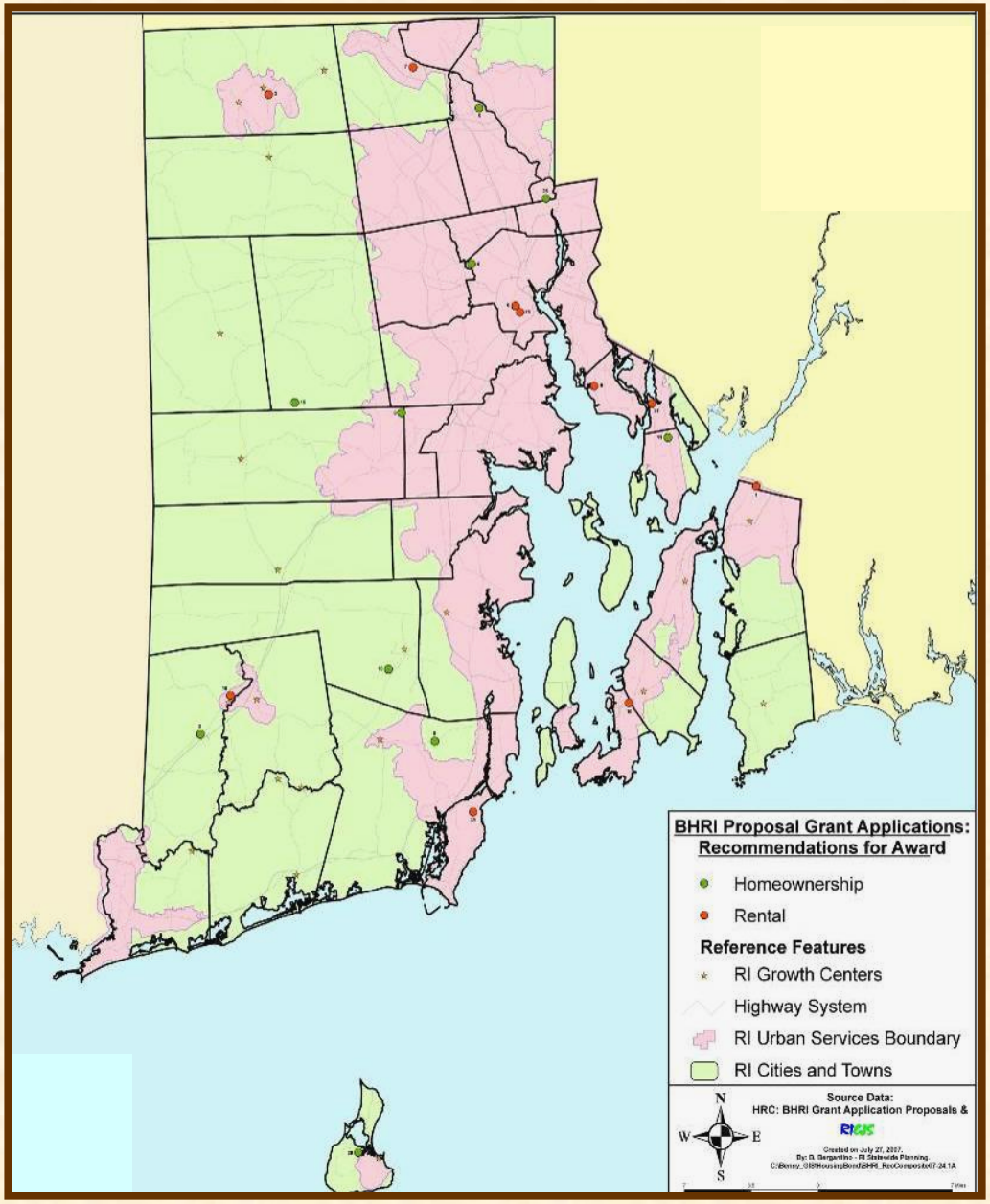
RIGIS

## Appendix

### Other Maps Related to Residential Land Uses

This study was not designed to nor did it examine existing state law or programs concerning residential housing construction or affordable housing construction. The following pages contain other housing information and data gathered and prepared by other Division of Planning staff relating to other residential land uses. This data was not required to be included within the parameters for analysis as defined by the Legislature in R.I. Gen Law 42-128-8.1(h) and deals with time periods outside the time of this GIS analysis. These pages are included here for additional information for interested parties. Full details of concerning the projects described within can be found at www.planning.ri.gov.

## Building Homes in RI Recommended Projects - 2007




## Appendix

Other Data Related to Affordable Housing

Appendix

# Building Homes in RI (BHRI)

## Recommended Projects - 2007

### BHRI: Homeownership Project Grant Awards

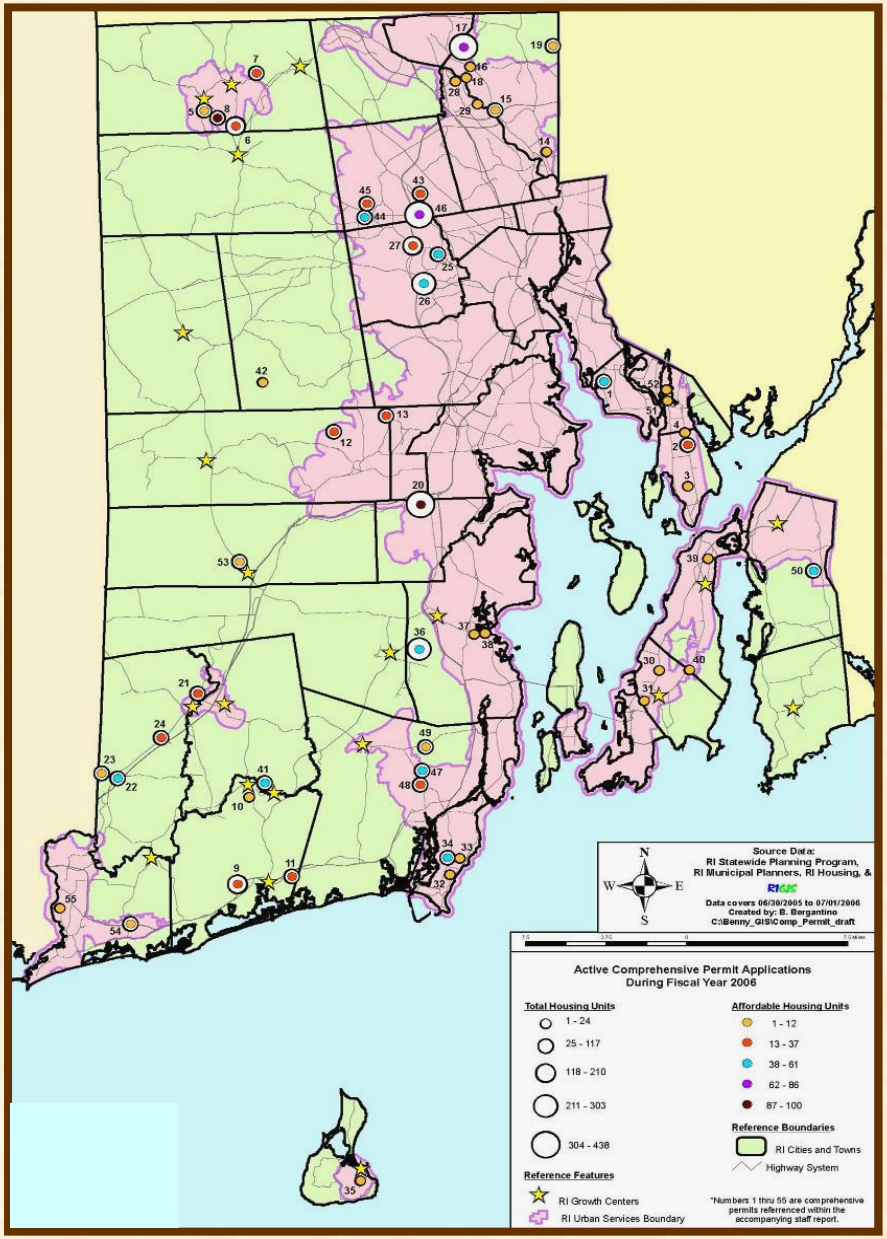
| ID # | Project Name | Town/City | Aff Units | Total Units |
|---|---|---|---|---|
| 2 | Canonchet Woods | Hopkinton | 6 | 20 |
| 4 | Maplewoods in the City | Providence | 20 | 40 |
| 5 | Albion Place Condominiums | Lincoln | 2 | 6 |
| 6 | Riverside Landing Condominiums | Coventry | 8 | 8 |
| 8 | Brandywyne | South Kingstown | 11 | 44 |
| 10 | Deer Brook Estates | Exeter | 15 | 35 |
| 11 | Kane's Way | Bristol | 10 | 19 |
| 15 | Fieldstone Way | Scituate | 3 | 15 |
| 26 | Callaghan Gardens | Pawtucket | 3 | 14 |
| 29 | West Lane Project | New Shoreham | 20 | 20 |

### BHRI: Rental Project Grant Awards

| ID # | Project Name | Town/City | Aff Units | Total Units |
|---|---|---|---|---|
| 1 | Bourne Mill | Tiverton | 55 | 162 |
| 3 | Stillwater Mill | Burrillville | 47 | 47 |
| 5 | Haines Park Village | Barrington | 3 | 11 |
| 6 | Broad Street Revitalization | Providence | 16 | 45 |
| 7 | The Meadows | North Smithfield | 27 | 80 |
| 10 | Newport Heights Phase IV/Rental | Newport | 23 | 37 |
| 18 | Bank Street Apartments | Hopkinton | 10 | 10 |
| 23 | Oxford Street Apartments | Providence | 1 | 1 |
| 24 | Fifth Avenue | Narragansett | 2 | 2 |
| 27 | St. Jean the Baptiste Rectory | Warren | 3 | 4 |

## Appendix

# Comprehensive Permit Housing Locations - 2006



# Appendix

## Comprehensive Permit Application: Proposed Housing Units (FY 2006)

| ID | Project Name | Town/City | Total Units | Aff Units |
|---|---|---|---|---|
| 1 | Sweetbriar | Barrington | 50 | 50 |
| 2 | The Courtyard at Metacom Condominiums | Bristol | 82 | 17 |
| 3 | Reservoir Avenue Apartments | Bristol | 12 | 4 |
| 4 | Kane's Way | Bristol | 20 | 10 |
| 5 | Reservoir Place | Burrillville | 56 | 11 |
| 6 | Steere Farm Village | Burrillville | 174 | 35 |
| 7 | Sweet Farm Estates | Burrillville | 75 | 15 |
| 8 | Pascoag Village | Burrillville | 100 | 100 |
| 9 | Ninigret Hamlet | Charlestown | 125 | 25 |
| 10 | Edwards Lane | Charlestown | 8 | 8 |
| 11 | Village Farm Subdivision | Charlestown | 56 | 32 |
| 12 | The Oaks | Coventry | 95 | 19 |
| 13 | Riverwalk Commons | Coventry | 49 | 12 |
| 14 | Clairmont Street | Cumberland | 2 | 2 |
| 15 | Mendonwood | Cumberland | 24 | 6 |
| 16 | Mendon Crossing | Cumberland | 7 | 2 |
| 17 | The Homes at Highland Hills | Cumberland | 345 | 85 |
| 18 | Flat River Estates | Cumberland | 21 | 6 |
| 19 | Hidden Meadow Estates | Cumberland | 50 | 10 |
| 20 | Wellington Woods | E. Greenwich | 438 | 88 |
| 21 | Wood River Village | Hopkinton | 30 | 30 |
| 22 | Saugatucket Springs | Hopkinton | 53 | 53 |
| 23 | Clarks Falls | Hopkinton | 54 | 11 |
| 24 | Canonchet Woods | Hopkinton | 53 | 15 |
| 25 | LaCasa Apartments | Johnston | 50 | 49 |
| 26 | The Groves at Johnston | Johnston | 300 | 60 |
| 27 | The Pines | Johnston | 144 | 29 |
| 28 | Manville Crossing | Lincoln | 9 | 3 |
| 29 | Albion Place | Lincoln | 6 | 2 |
| 30 | Freedom Apartments | Middletown | 10 | 10 |
| 31 | Sunset Long | Middletown | 8 | 8 |
| 32 | Agostinelli House | Narragansett | 1 | 1 |
| 33 | Narragansett Farm House | Narragansett | 4 | 4 |
| 34 | Camp Jori | Narragansett | 40 | 40 |
| 35 | Seawinds Condominiums | New Shoreham | 10 | 2 |
| 36 | Goose Nest Commons | N. Kingstown | 286 | 57 |
| 37 | Northwinds | N. Kingstown | 16 | 4 |
| 38 | Stone Croft at Wickford Village | N. Kingstown | 8 | 2 |
| 39 | Cory Acres | Portsmouth | 16 | 4 |
| 40 | Meadow View | Portsmouth | 7 | 2 |
| 41 | Altamonte Ridge | Richmond | 53 | 53 |
| 42 | Fieldstone Way | Scituate | 15 | 3 |
| 43 | Mill River Manor | Smithfield | 74 | 19 |
| 44 | MacIntosh Estates | Smithfield | 45 | 45 |
| 45 | Cortland Place | Smithfield | 60 | 31 |
| 46 | Blenheim Gardens | Smithfield | 336 | 84 |
| 47 | LaCasa Apartments at Rodman Commons | S. Kingstown | 50 | 50 |
| 48 | Meadowbrook Townhouses | S. Kingstown | 60 | 15 |
| 49 | Brandywine Senior Residential Community | S. Kingstown | 44 | 11 |
| 50 | Sandy Wood Farms | Tiverton | 74 | 52 |
| 51 | Riverwood | Warren | 10 | 10 |
| 52 | St. Jean the Baptiste | Warren | 5 | 5 |
| 53 | Victory Woods | W. Greenwich | 50 | 11 |
| 54 | Spinnaker Landing | Westerly | 48 | 10 |
| 55 | Westerly Courts | Westerly | 10 | 10 |