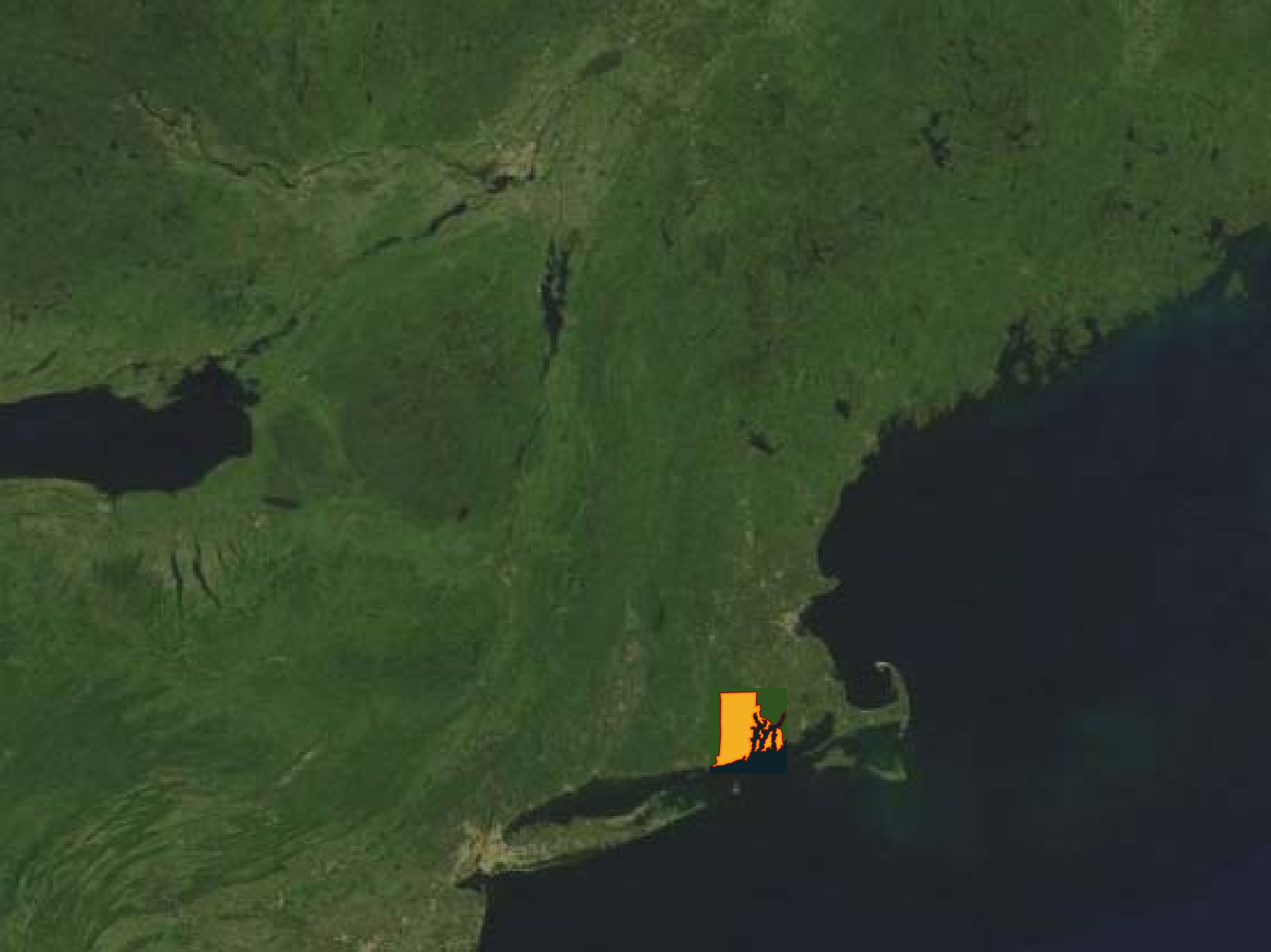


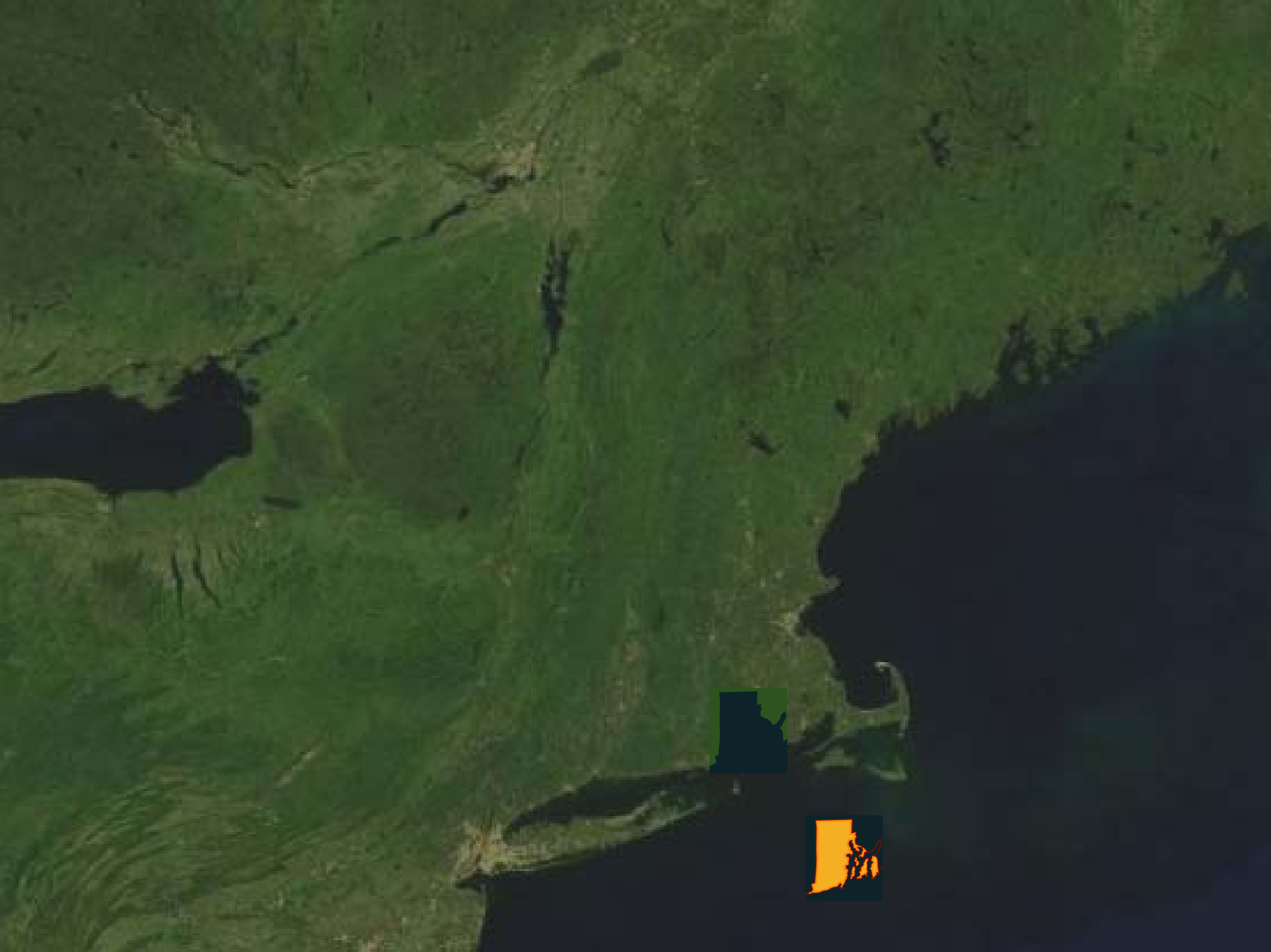
# Land Use 2025: Rhode Island State Land Use Policies and Plan

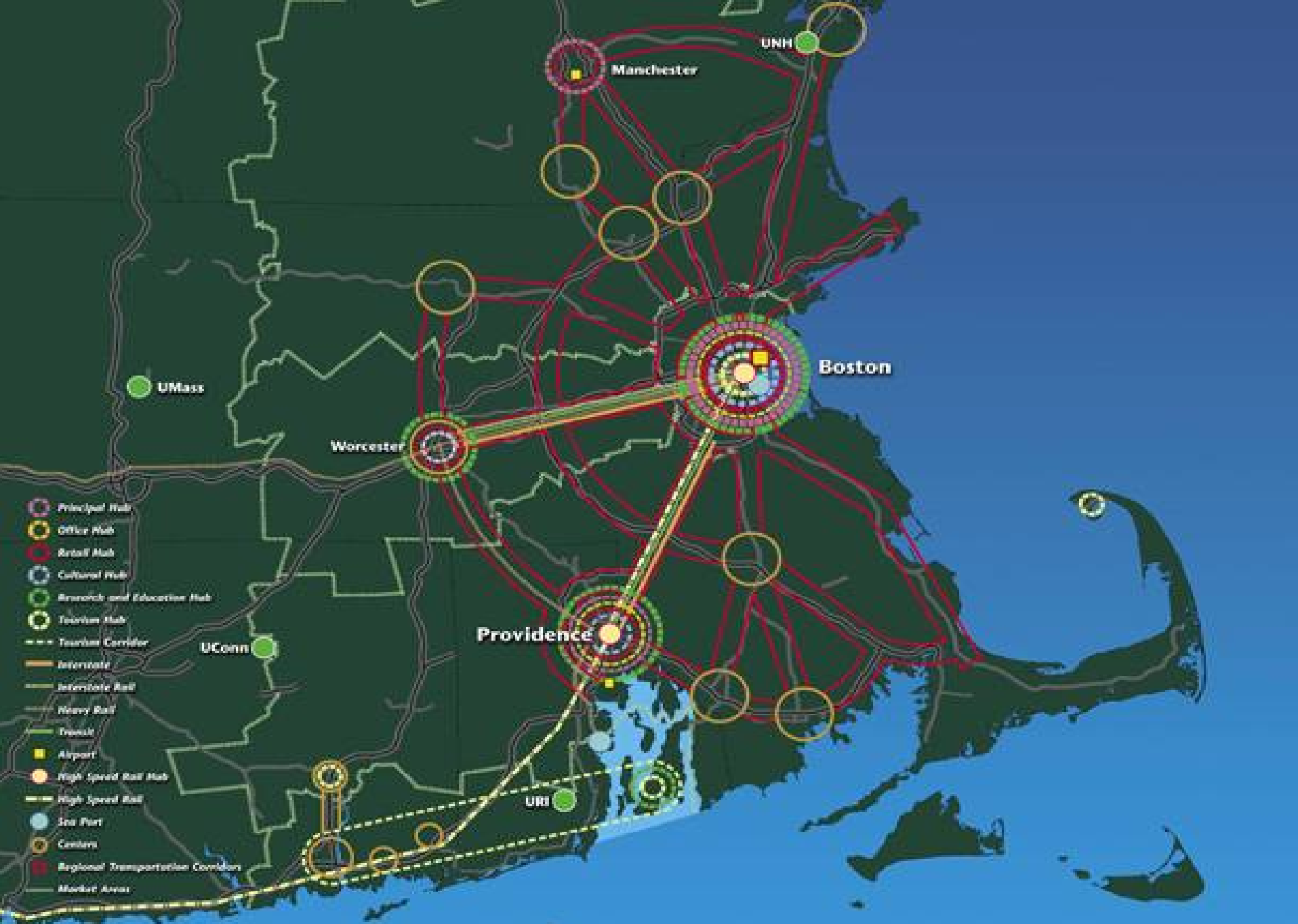
State Guide Plan Element 152

The Power of Place Summit  
May 12, 2006









- Principal Hub
- Office Hub
- Retail Hub
- Cultural Hub
- Research and Education Hub
- Tourism Hub
- Tourist Corridor
- Interstate
- Interstate Rail
- Heavy Rail
- Transit
- Airport
- High Speed Rail Hub
- High Speed Rail
- Sea Port
- Centers
- Regional Transportation Corridor
- Market Areas





SPORTS AUTHORITY UNDER ARMOUR

CITIGROUP

VOLVO for life

Najestic AUTHENTIC WORLD CHAMPION

WORLD SERIES 2004 CHAMPIONS

CVS

379

# The Bay & Beaches





# Bikeways & Parks





# Farms & Forests





# Country Roads





# Where We Work



# Traditional Neighborhoods





# Our Capital City



# Authentic Places













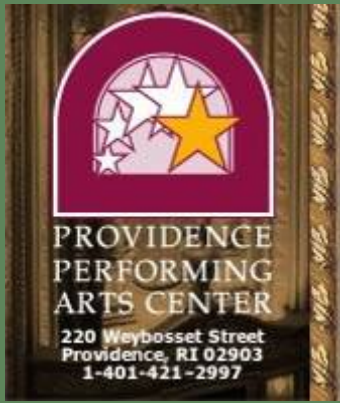
Rhode Island Philharmonic & The Music School  
concerts education support us email club board links



Camera Veinstein-  
**GAM**  
**GAM**

THE  
PROVIDENCE  
SINGERS

Rhode  
Island  
State  
Council  
on the  
ARTS



**TRINITY REPERTORY COMPANY**



# Higher Education



# Land Use 2025

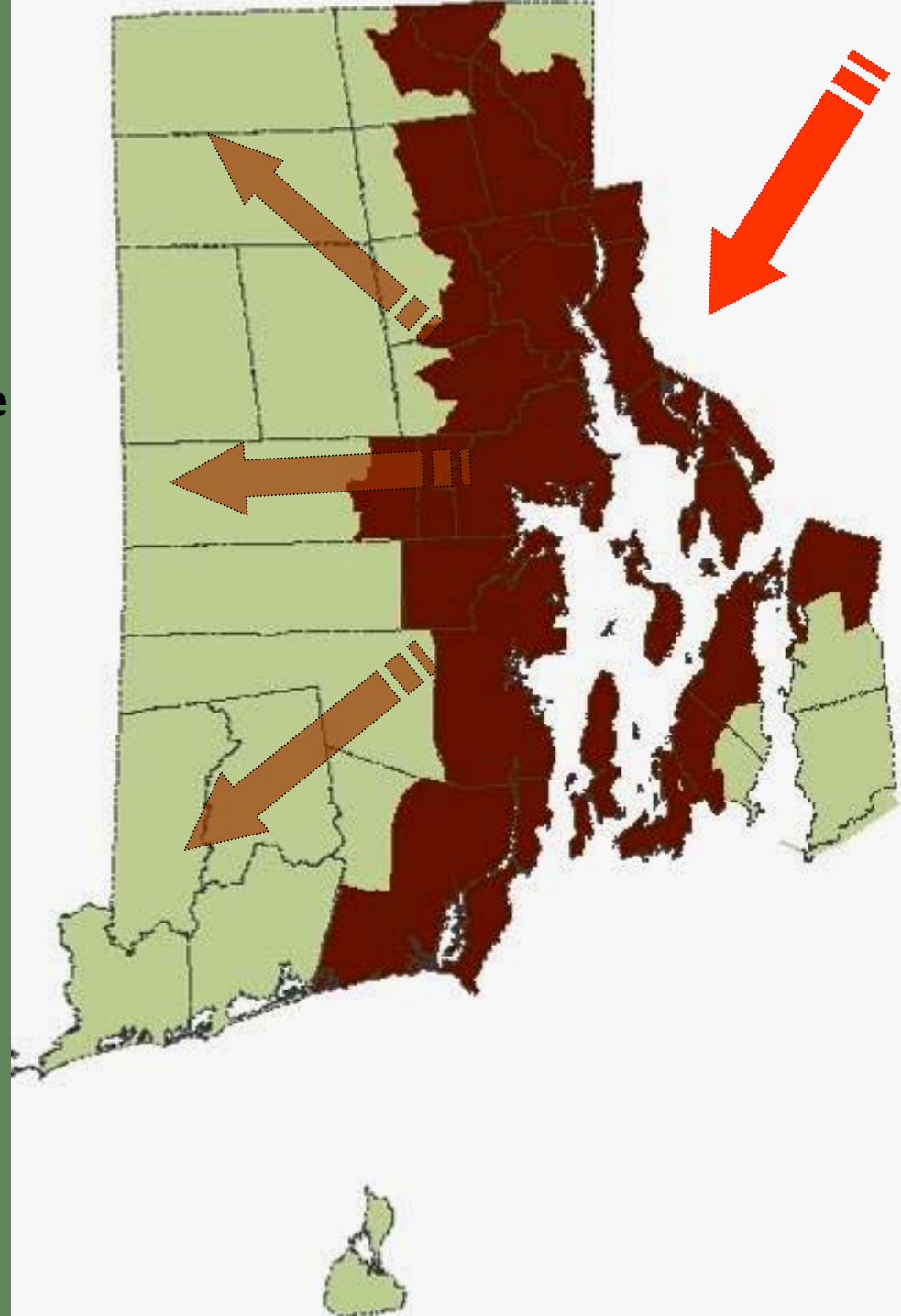
- ◆ Where are we, and where are we going?
- ◆ Where do we want to be in 2025?
- ◆ Issues to be concerned while getting there?
- ◆ How do we get there?
- ◆ What must be done to achieve vision?





# Where are we?

- ◆ 80%+ Rhode Islanders still live in urbanized areas along the Bay & major rivers
- ◆ In recent decades, growth has been both outward from this core; and coming into the state from neighboring states
- ◆ More significant is the way we are growing and impacting on the RI landscape



# Changes in Land Use

We Used to Live and Work in Compact Communities....



- ◆ Small house lots
- ◆ Mix of housing types
- ◆ Interconnected street network to disperse traffic
- ◆ Mixed uses; Housing, shopping and civic functions



# What is Different Now?

- ◆ Lots have larger footprints than traditional development
- ◆ One dominant housing type (single family)
- ◆ Single-use areas – separation of industrial, business & civic uses
- ◆ Roads have few interconnections
- ◆ Traffic concentrated on collectors and arterials



# Results

- ◆ Developed land increasing 9 times faster than population
- ◆ Population and jobs moving away From Urban Core
- ◆ Unsustainable sprawl
- ◆ ~ 30% of state's land currently developed





**It took 330 years to develop the first 20% of our land, but just over 25 years to develop the next 10%.**

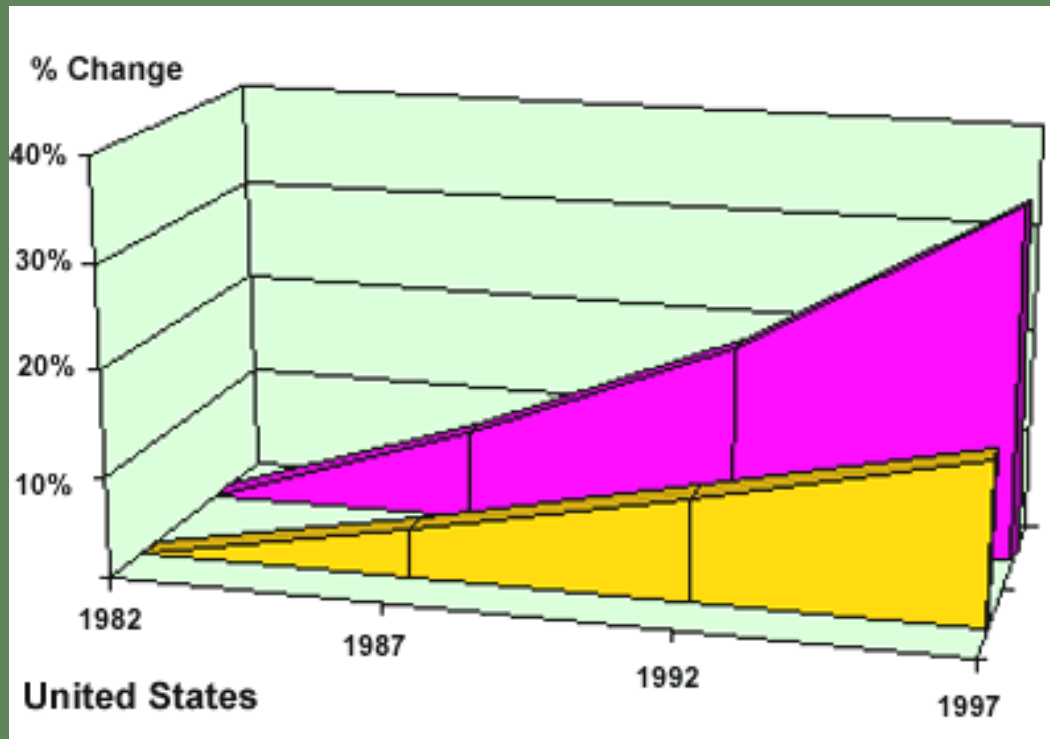
# Total New Developed Land by 2025

**109,000 acres or 16% of  
state area**





# Population & Land Development Rates in the United States

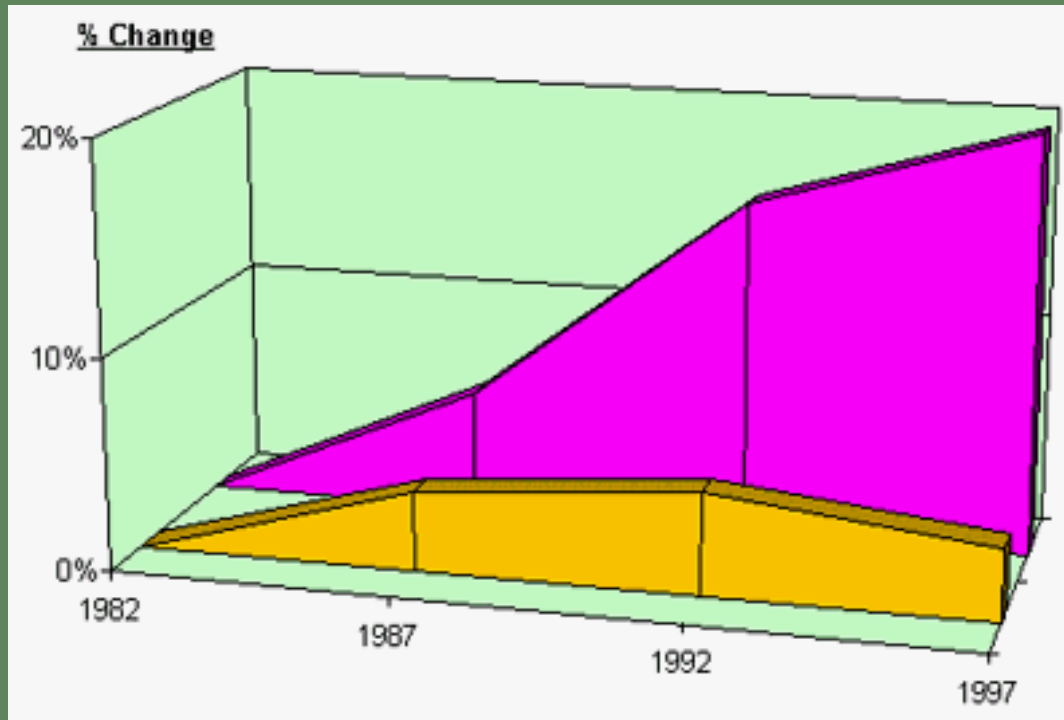


-  Population Change
-  Development



Changes in Population & Newly Developed Land from 1982-1997

# Rhode Island Population & Land Development Rates



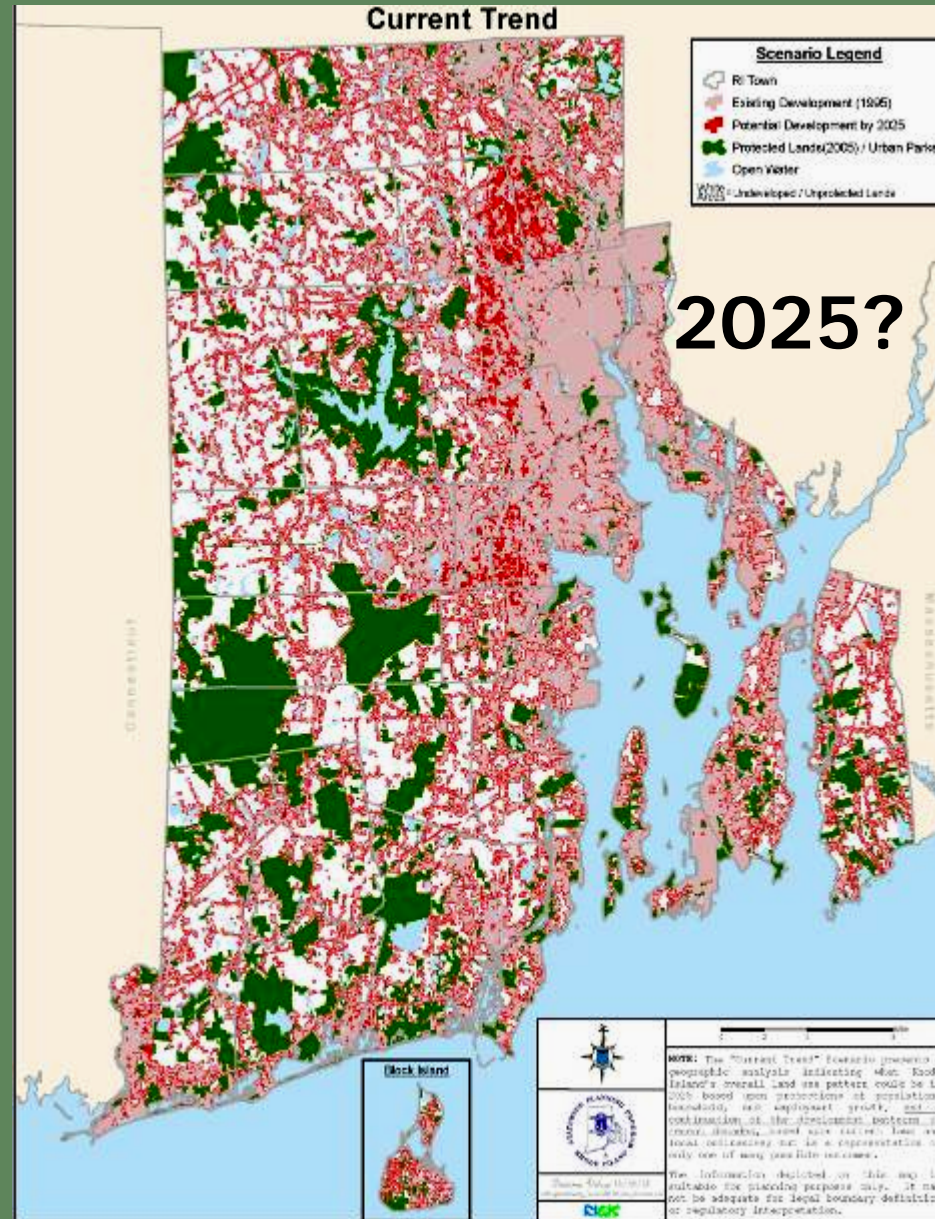
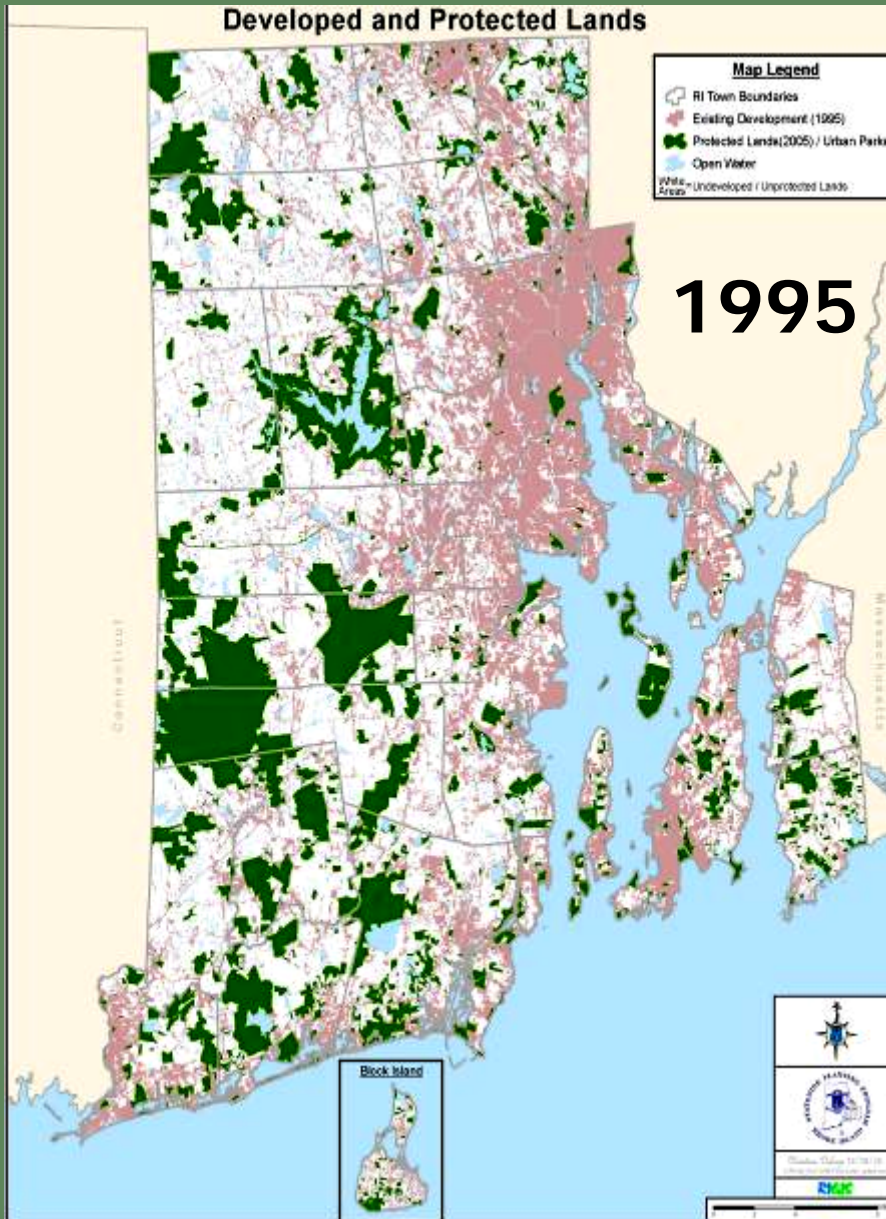
- Population Change
- Development



Changes from 1982-1997



# Where are we going?



# Primary Goals

**A Sustainable Rhode Island**



**Greenspace & Greenways**



**Excellence in Community Design**



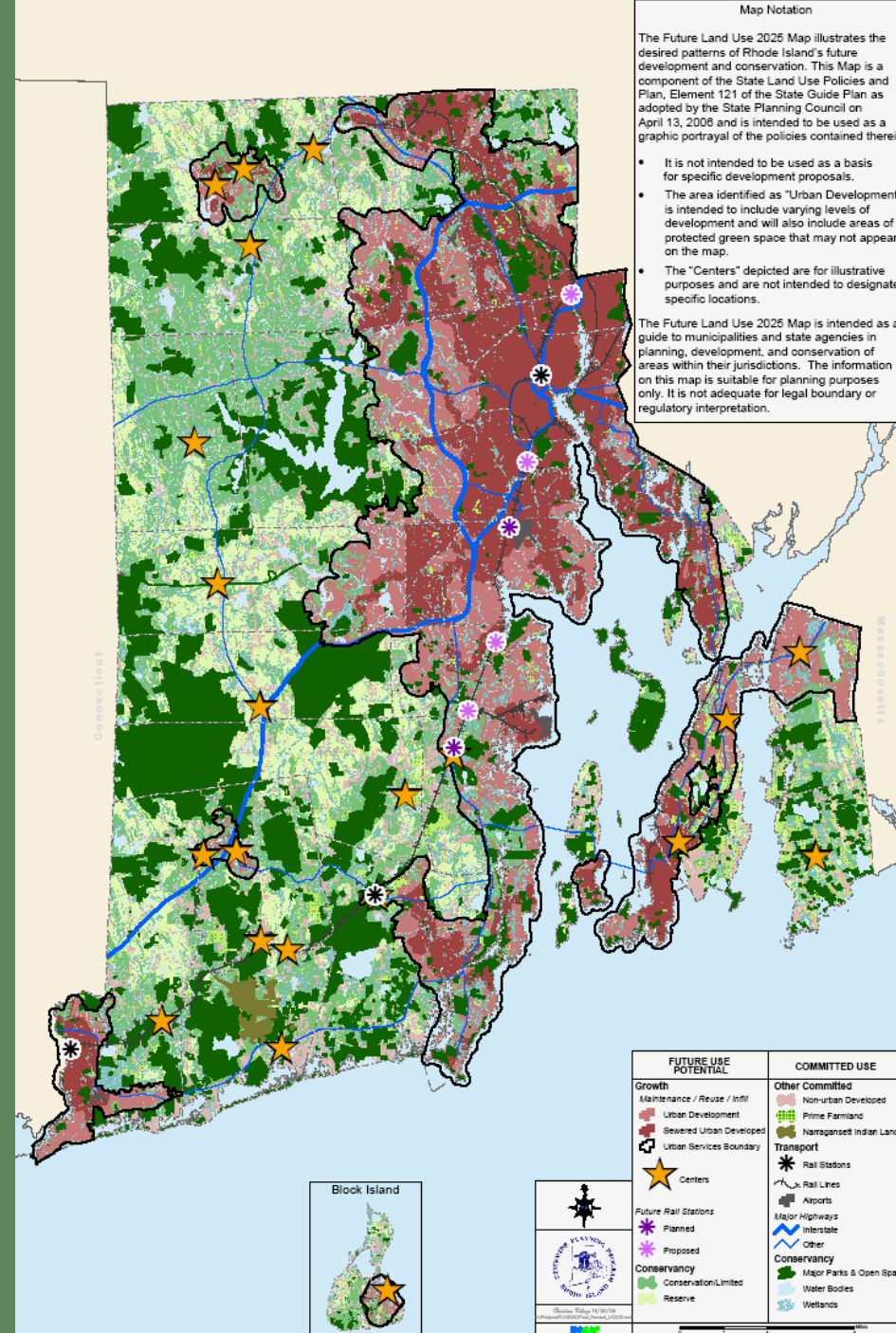
**First Class Infrastructure**





# What Does This Look Like?

- ◆ Concentrates growth in:
  - Urban Service Boundary
  - Growth Centers
- ◆ Maximizes investment in existing infrastructure
- ◆ Promotes more efficient development:
  - Infill
  - Rehabilitation
  - Higher Densities
- ◆ Maintains Green and Open Space





V

And less of this:



# **Not all new ideas**

**Relate state land use policies to anticipated population growth to enhance the distinction between urban and rural places.**

**Use open space to control and shape urban growth.**

**Promote the use of higher residential densities' and smaller lot frontages in urban and suburban areas, and town centers, where public water and sewer service is present or planned.**

**Promote low overall density where public service are not planned. Promote the clustering of development in these areas.**

I'M SORRY,  
GOOD INTENTIONS  
AREN'T ENOUGH

HEAVENLY GATES



HEDMAN  
©76



# What Needs To Be Done?

**State Investment Strategy that focuses support for growth- inducing development investment within the Urban Services Boundary and in Growth Centers**



# State Investments

**Discretionary public infrastructure investments which can help shape Smart growth:**

- **Community Development – CDBG**
- **Housing – Neighborhood Opportunities Program**
- **Economic Development – CEDS**
- **Land Preservation – Open Space grants, Bikeways**
- **Drinking Water – Clean Water SRF**
- **Wastewater – RI Clean Water Finance SRF**
- **Transportation – Transportation Enhancement Program, CMAQ**
- **Education – School Housing Aid**

# What Are Some Of The Other Issues?

- ◆ Affordable Housing
- ◆ Economic Development
- ◆ Resource Constraints
  - Water
  - Sewer
- ◆ Open Space Protection
- ◆ Transportation





# Property Tax Reform



# The Challenge Ahead

How do we measure  
success?

Or lack of ?



# Land Use Performance Measures

## To be measured within the Urban Services Boundary:

- ◆ \$\$ Investments
- ◆ # of Housing Units permitted
- ◆ Amount of Commercial/industrial square footage constructed
- ◆ Density of housing units
- ◆ # of current Comprehensive Plans
- ◆ # of Towns with full-time planning staff

## To be measured outside of Urban Services Boundary

- ◆ # of lost acres of farmland
- ◆ # of Growth Centers
- ◆ # of current Comprehensive Plans
- ◆ # of Towns with full-time planning staff



# Capacity of State Level

RC&D Bd  
Water Resources Bd

Energy Facility Siting Bd

Drought Management Task Force

Greenways Council

RI Trails Advisory Comm

Rivers Council  
Recreation Resources Review

Grow Smart RI

AquaFund Advisory Council

State Conservation Comm

Enterprise Zone Council



**State Guide Plan  
Element # 9999**

State Planning Council

Natural Heritage Preservation Comm

Bay & Watersheds Coordinating Team

Historical Preservation & Heritage Comm

Aquidneck Island Partnership

Incident Management Team  
Comprehensive Economic Development Strategy Comm

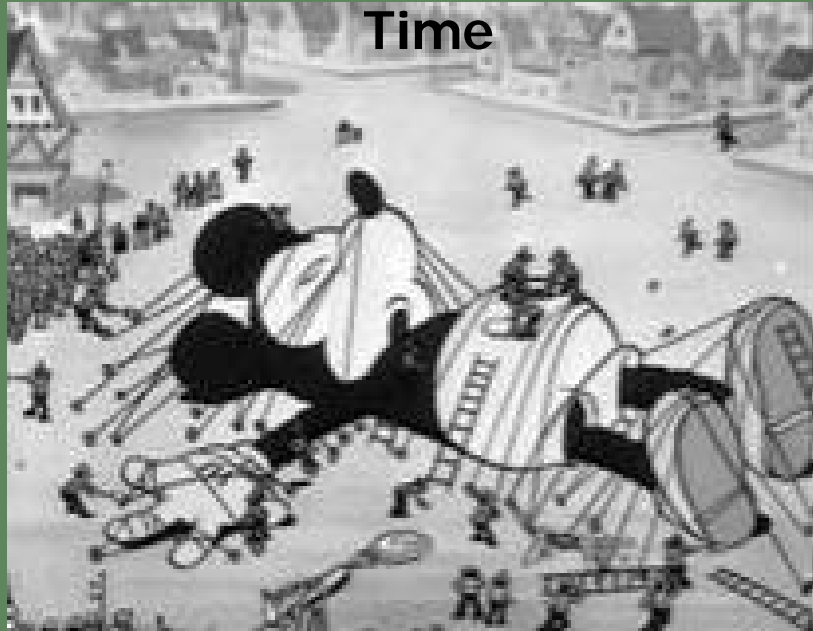
# Life of a Local Planner

Another Subdivision Review

Affordable Housing Plan due!

It's  
Budget  
Time

Pro Jo is on Line 2



CDBG Application  
due May 12<sup>th</sup>!

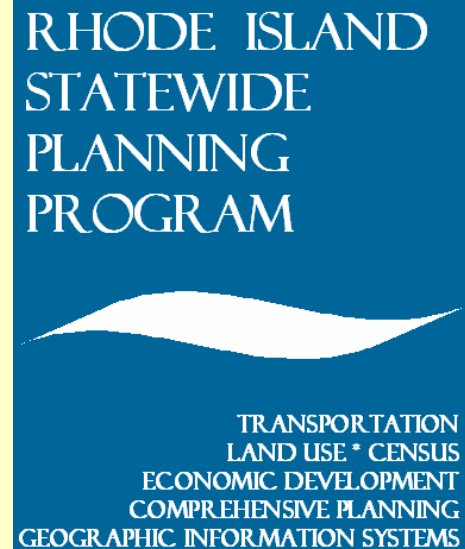
"My Neighbor's shed is too close to my property line!"

The Manager's not *happy*. You did something!

# Division of Planning

**Housing  
Resources  
Commission**

**Local Gov't  
Assistance**



**Strategic  
Planning**



# **2006 Planning Challenge Grants**

**\$538,650**

**Aquidneck Island Planning Commission**

**City of Pawtucket**

**City of Woonsocket**

**Grow Smart RI**

**The Providence Foundation**

**Town of Bristol**

**Town of Foster**

**Town of Hopkinton**

**Town of Middletown**

**Town of North Kingstown**

**Washington County Regional Planning Council**

# Opportunity for Change?



AN INTEREST-ONLY LOAN?  
SURE, YOU LOOKING TO  
BUY AN EXPENSIVE HOUSE  
OR CONDO?

NO, I'M  
LOOKING TO  
FILL UP MY SUV.

LOANS

↑  
GAS  
PRICES  
SOAR

THE STATE  
JOURNAL  
COMPANY NEWS  
SERVICE E





# Tools to Promote Compact Development

Community Comprehensive Plans

Form based Codes

Transit Oriented Development

Projects of Regional Significance

Transfer of Development Rights

Permit Allocation Systems

Historic Tax Credits





# **Tools to Promote Preservation**

**Comprehensive Plans**

**Land Acquisition**

**Farmland Zoning**

**Historic Overlay Zoning**

**Buying Development Rights**

**Cluster Development**

**Conservation Development**





# Outreach Needed



# Training Needed



# The Choices We Face













KIRBY'S  
GOLF  
HOUSE

The Warehouse  
Aquarium  
& Pet Supply

BOWL

BROOKS  
Pharmacy

Carpinato  
PHARMACY

DUSA FINE WINE & SPIRITS

# Rhode Island from Space

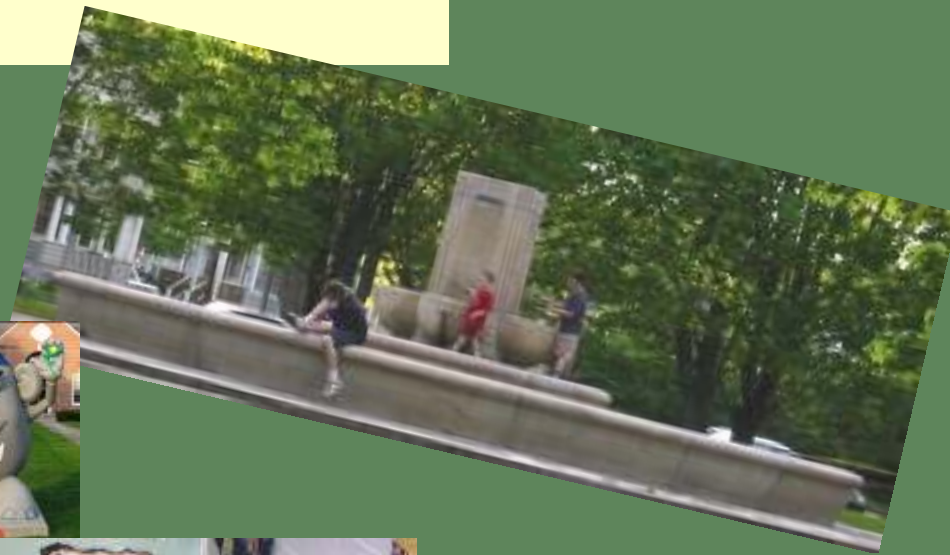
1999

LandStat Image





# Legacy Of Our Actions



# Acknowledgements



Thanks for use of  
images and  
photographs:

Grow Smart RI

RI Economic Policy Council

R.I. Builder Report/New River Press

URI Laboratory For Terrestrial  
Remote Land Sensing

United States Environmental  
Protection Agency

RHODE ISLAND  
STATEWIDE  
PLANNING  
PROGRAM

TRANSPORTATION  
LAND USE \* CENSUS  
ECONOMIC DEVELOPMENT  
COMPREHENSIVE PLANNING  
GEOGRAPHIC INFORMATION SYSTEMS



IT'S NICE,  
I GUESS  
BUT IT'S  
NO  
RHODE  
ISLAND.



Don Basquet