

# Town of Johnston, Rhode Island



## Comprehensive Community Plan



07.04.2005

As modified through January 2, 2007

Original Submission December 1991



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

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**Town of Johnston, Rhode Island**  
**Comprehensive  
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# CHAPTER 1

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# INTRODUCTION





*Town of Johnston, Rhode Island*

# Comprehensive Community Plan

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## CHAPTER 2

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## Goals and Policies

### Element #1



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 2 Goals and Policies *Element #1*

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## **GOALS AND POLICIES**

The Rhode Island Comprehensive Planning and Land Use Regulation Act of 1988 (the “Act”) sets forth a series of nine elements that form the local comprehensive plan and provide the scope of plan coverage specified in the Act (Section 45-22.2-6). Two of the nine required elements, the goals and policies statement and the implementation program, are inclusive in that they are intended to cover the scope of the other seven elements dealing with functional areas such as land use, housing, economic development, natural and cultural resources, services and facilities, recreation, conservation, and open space, and circulation.

In the Act, the General Assembly established a series of comprehensive goals to provide overall direction and consistency for State and municipal agencies in the comprehensive planning process. These comprehensive goals provided below have equal priority and are numbered for reference only.

- "(1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use and the availability of existing and proposed public and/or private services and facilities.
- "(2) To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
- "(3) To promote a balance of housing choices, for all income levels and age groups, which recognizes the affordability of housing as the responsibility of each municipality and the state.
- "(4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.
- "(5) To promote the preservation of the open space and recreational resources of each municipality and the state.
- "(6) To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical and recreational resources and achieving a balanced pattern of land uses.
- "(7) To promote consistency of state actions and programs with municipal comprehensive plans and provide for review procedures to ensure that state goals and policies are reflected in municipal comprehensive plans and state guide plans.



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- "(8) To ensure that adequate and uniform data are available to municipal and state government as the basis for comprehensive planning and land use regulation.
- "(9) To ensure that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality and to insure state land use regulations and decisions are consistent with State guide plans.
- "(10) To encourage the involvement of all citizens in the formulation, review and adoption of the comprehensive plan."
- "(11) To preserve existing government subsidized housing for persons and families of low and moderate income." (*amendment - this goal added 11-8-1990*)

The goals presented above are intended to provide direction and consistency for the local comprehensive planning process, while the findings described and provided in Chapter 1 relate to general areas of need to be addressed in the process. The corresponding statement of intent also provided in Chapter 1 lists the five principal purposes of the Act in creating this comprehensive planning process; many of the findings, intents and goals are applicable to the state and its municipalities, thus establishing a comprehensive process of planning at both levels of government.

As previously stated in Chapter 1, this Comprehensive Community Plan has been prepared to provide the Town of Johnston with a framework for future planning, development, and decision-making. The Plan is intended to be used as a guide for future growth and assist local officials in the decision-making process for all aspects of municipal government. The Plan is the result of an extensive assessment and evaluation of local conditions as well as interactions and coordination with numerous Town elected and appointed officials and departmental personnel, municipal citizen boards, and the general public.

Establishing goals whether at the local or state level involves making decisions about the future. Due to government's complexities, there is a tendency to react to external forces rather than plan for the future. As stated in the State plan, "this inclination is strengthened when the continuous struggle with daily problems leaves little time and money for consideration of future directions, except in the most implicit manner."

This element presents a "statement" of goals and policies for the development of the Town of Johnston. The purpose of this statement is to establish a framework of fundamental objectives to guide the formulation of plans and implementation of programs. The chapter is organized in the same format as the Comprehensive Plan itself, that is, the goals and corresponding policies are set forth with the Land Use goals and policies provided first, and continues through the remaining six functional elements of the Plan by ending with goals and policies pertaining to





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Circulation. Each goal is followed by a summary list of policies which can be followed; actions which can be taken in pursuit of these goals and policies are provided in the Implementation Plan located in Chapter 10.

This Chapter identifies the goals and policies of the Town of Johnston for its future growth and development. The Handbook on the Local Comprehensive Plan states that “for the purposes of the local comprehensive planning process, goals may be treated as ends or results toward which the planning process is directed. Policies may be defined as the courses or methods of action governing municipal decisions designed to reach goals. Both must address issues or problems associated with the development of the city or town.

The goals should be tailored to the particular community, giving clear direction as to the type of development that the community desires. They should not be such broadly stated generalizations that they could apply to every city and town. The goals and policies that will govern the city or town's future growth and development (physical, social and economic) must cover all functional elements of the plan. If located within each plan element, the goals and policies must be identified to demonstrate the existence of this plan element.

The goals and policies must cover the entire plan period and may be designated as “short range” and “long range.” The descriptive material must demonstrate the consistency of such goals and policies with the Act and with applicable elements of the State Guide Plan.”



## **Element #2 – Land Use**

The Land Use Goals and Policies stated in this Chapter are the guide for the development of Town's land use plan. The goal of any land use plan is to create and maintain conditions under which all people can exist in productive harmony with the natural environment in order that present and future generations may enjoy the same natural resources with which current and past generations have been endowed. Under this broad goal the Guide Plan identifies specific goals related to land use issues with a number of policies and action statements which seek to address the various aspects of each goal.

The broad goals which apply to LAND USE in the Town of Johnston are as follows:

1. To consider energy requirements in planning for land use;
2. To achieve a harmonious relationship between population and the natural environment;
3. To preserve and protect open space;
4. To control urban sprawl;
5. To protect against the loss of life and property damage caused by flooding;
6. To alleviate solid waste problems;
7. To protect and enhance historic values.

More specifically, this element of the Comprehensive Plan examines the distribution of the Town's land among the various land use categories with each of the four planning districts including: residential, commercial, industrial, public and private recreation, institutional, mixed uses, open spaces, natural and sensitive areas. Baseline data from previous land use studies is used as the starting point for the generation of land use data and analysis.

Existing land use is compared with existing zoning to determine where inconsistencies occur, and the plan will specify the process by which the Zoning Ordinance and Zoning Map can be brought into conformance with the Comprehensive Plan. A land capability analysis based on preset assumptions illustrates in general terms, the amount and type of development which could occur in the future.

The Rhode Island Comprehensive Plan and Land Use Regulation Act specifies that the Comprehensive Plan shall "describe the existing development and intended future land uses for each area of the Town including residential, commercial, open space, industrial, and recreational land uses. The Future Land Use Plan relates to the proposed land use classifications and densities to other provisions of the Comprehensive Plan including plans for future utility service, school buildings, and the like. The Future Land Use Plan graphically depicts the proposed future land use patterns of the Town. The Land Use Plan also provides an analysis of any inconsistencies between the Plan and the existing Zoning Ordinance and Map which



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### Chapter 2 – Goals and Policies

subsequently shall be amended to conform to the Comprehensive Plan following the Plan's adoption."

The Land Use Element of the Comprehensive Plan shall serve as a policy guide for public and private decision-makers involved in land development" and it shall "represent[s] the Town's proposal relative to how growth and development should proceed in the community, recognizing local, regional, and state objectives and generally-accepted planning principals of health, safety, convenience, and economy." The Existing Land Use Map reflects land development in the Town of Johnston as of 1995, while the Future Land Use Plan identifies what general categories of development/land use are proposed by the Plan to occur in the various sections of the Town in the future. A key element vital to the Future Land Use Plan is the detailed study of the environmental constraints of the land and the manner in which the land has been developed in the past." The specific programs and policies necessary to accomplish this purpose are identified and provided in this chapter as follows.

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, this element shall be consistent with the programs and regulations of R.I. Department of Administration - Division of Planning and Statewide Planning Program; Department of Economic Development; Economic Development Corporation; , Department of Environmental Management; Department of Transportation; Coastal Resources Management Council; RI Resource Recovery Corporation; Water Resources Board; RI Housing; as well as, public and private utilities that supply water, electric power, natural gas and communications services or are concerned with solid or liquid waste disposal.

This element must address six stated goals of the "Act":

- "(1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use and the availability of existing and proposed public and/or private services and facilities.
- "(2) To promote a balance of housing choices, for all income levels and age groups, which recognizes the affordability of housing as the responsibility of each municipality and the state.
- "(3) To promote the protection of the natural, historic and cultural resources of each municipality and the state.
- "(4) To promote the preservation of the open space and recreational resources of each municipality and the state.



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- "(5) To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical and recreational resources and achieving a balanced pattern of land uses.
- "(6) To ensure that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality and to insure state land use regulations and decisions are consistent with State guide plans.

**Goal LU-1 Promote orderly growth patterns based upon the natural, cultural and historic character of the Town, the land's suitability for use and the needs of its citizens.**

#### **Policy LU-1a**

Implement good comprehensive planning as a means to preserve the Town's diverse landscape and remaining rural character, balance the diverse needs of its citizens, and accomplish its land use goals and policies.

#### **Policy LU-1b**

Assess, evaluate, and periodically update the Town's Future Land Use Plan to insure that it balances residential, commercial, industrial, recreational, open space, and environmentally sensitive land uses and provides the community facilities to support this development as well as adequate access and infrastructure.

**Goal LU-2 Establish land use policies consistent with the Comprehensive Planning and Land Use Regulation Act of 1988, and maintain continuity, where appropriate, within the internal elements of the Town's Comprehensive Plan.**





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### Chapter 2 – Goals and Policies

#### **Policy LU-2a**

Establish procedures to ensure that the goals of each element of this Comprehensive Plan are implemented and that any modification is evaluated for its conformity with the Plan.

#### **Policy LU-2b**

Ensure that the Zoning Ordinance conforms to the provisions and intent of the this Comprehensive Plan within 18 months of State approval.

#### **Policy LU-2c**

Ensure that the laws and regulations governing the development review process are written in a straightforward manner utilizing unambiguous language, thereby making the land development procedures and requirements more understandable to the general public and easier to administer.

#### **Policy LU-2d**

Continually review and revise the Zoning Ordinance and Land Development and Subdivision Review Regulations (Land Development Regulations) to improve implementation and avoid ambiguity.

#### **Policy LU-2e**

Implement measures that recognize the importance of regional planning with adjacent communities and with other Providence County and northern Rhode Island communities.

**Goal LU-3 Establish a balance between residential, commercial, industrial, recreational, public facility, agricultural and conservation land uses that service the needs of the community.**

#### **Policy LU-3a**

Provide balance in zoning districts and land use regulation to ensure variety in resulting land uses and densities. This contributes to anticipated growth patterns and, consequently, more predictable needs for public services and facilities and fiscal stability and provides for the efficient use of land. The intent is to propose a variety of uses and densities, based on available infrastructure, characteristics of the land, and existing uses and densities.

#### **Policy LU-3b**

Strive to achieve equity between the costs and benefits of new development.



**Goal LU-4 Improve the compatibility of residential developments with their surroundings and the capacity of the land to support this type of development.**

**Policy LU-4a**

Control development patterns for the purpose of discouraging urban and suburban sprawl.

**Policy LU-4b**

Preserve the identity and special character of the Town, foster a “sense of place” identity, and encourage individuality in new housing developments.

**Policy LU-4c**

Locate residential developments and neighborhoods in relation to the employment commercial, and business centers, community facilities and services, and mass transit corridors.

**Policy LU-4d**

Review new housing and neighborhood development proposals in terms of their relationships to existing and proposed housing, educational facilities, recreational amenities, shopping areas, transportation resources, pollution control protection facilities, water supply resources, and other public facilities and services; employment opportunities; commercial and community services; adjacent land uses; and, the suitability of the specific site for other land uses, including open space.

**Policy LU-4e**

Encourage new development to occur in accordance with existing development patterns and densities by revising the zoning map to reflect the density of the underlying neighborhood and denying variances and waivers that intensify the density of the existing land use patterns.

**Policy LU-4f**

Encourage “in-fill” of existing lots within residential areas.

**Policy LU-4g**

Revise zoning map to provide for denser housing in existing urbanized areas and areas of good highway access that possess the availability of both public sewer and water within 1,000 feet to which the housing is required to be connected to.

**Policy LU-4h**

Revise zoning map to provide for less dense housing in areas where public services such as public sewer and water are not available or are not proposed to become available.



**Policy LU-4i**

Revise zoning map to provide for very low density housing in areas located within the Scituate Reservoir Watershed and where public services such as public sewer and water are not available or are not proposed to become available.

**Policy LU-4j**

Identify and map potential “in-fill” lots. Consider prevailing neighborhood conditions and parameters when zoning residential areas and minimize the number of non-conforming residential uses in accordance with actual residential land uses. Consider reducing the size of dimensional setbacks for legally non-conforming residential lots to reduce the number of requests for variances.

**Policy LU-4k**

Provide incentives for a diversity of residential development or redevelopment types through such means as development regulation, incentives, taxes, density bonuses, and the like.

**Policy LU-4L**

Establish at least five main residential land use categories within the Zoning Ordinance to accommodate multiple residential land use densities and a planned residential development use and sub-categories plus a mixed use as follows:

- Very High Density Land Use – Residential Lot Density range of less than 7,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 7,000 square feet or less. Consider incorporating, at a minimum, the following zoning districts: R-Multi (Multi-family, 7,000 Square Feet minimum) and R-Comprehensive Permit (Multi-Family, 20 units maximum/acre); service from both public sewer and water as well as public transportation.
- High Density Land Use – Residential Lot Density range of 7,000 square feet or more and less than 14,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 14,000 square feet or less. Consider incorporating, at a minimum, the following zoning districts: R-7 Zone (Single family or Two-family, 7,000 Square Feet minimum); R-10 Zone (Single family or Two-family, 10,000 Square Feet minimum); service from both public sewer and water as well as public transportation.
- Medium Density Land Use - Residential Lot Density range of 14,000 square feet to 35,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 14,000 square feet to 35,000 square feet. Consider incorporating, at a minimum, the following zoning districts: R-15 Zone (Single family, 15,000 Square Feet minimum); R-20 Zone (Single family, 20,000



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Square Feet minimum); R-30 Zone (Single family, 30,000 Square Feet minimum). ; service from both public sewer and water.

- Low Density Land Use - Residential Lot Density range of 35,000 square feet up to but not including 80,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 35,000 square feet or more. Consider incorporating, at a minimum, the following zoning districts: R-40 Zone (Single family, 40,000 Square Feet minimum); R-65 Zone (Single family, 65,000 Square Feet minimum); service from both public sewer or water.
- Very Low Density Land Use - Residential Lot Density range of 80,000 square feet or more. . Delineate one or more residential zoning districts designations for a minimum lot size of 80,000 square feet or more. Consider incorporating, at a minimum, the following zoning districts: R-80W, “Watershed Protection Zone” (Single family, 80,000 Square Feet minimum); R-80S, “Environmental Sensitive Zone” (Single family, 80,000 Square Feet minimum); no public sewer or water access. Area is specifically located within the boundaries of the Scituate Reservoir Watershed, the State’s primary drinking water supplier.
- Planned Development Land Use – Single Family and/or multi-family uses which may combine various residential development uses plus business and/or commercial uses into a single planned residential development (PD) proposal with varying proportions which shall be classified as a major land development project, whether or not the property shall be subdivided. Designation of this any of the categories of this land use requires that all properties in the development proposal be contiguous, otherwise the project shall be reviewed as separate land development proposals. PD’s shall be reviewed as a major land development project by the Planning Board which may or may not require additional approvals from the Zoning Board of Review should special use permits be required as an integral element of the land development project’s approval. Consider requiring that connection to public sewer and water be required for the approval of a PD zone and project proposal and that this zone continue to be categorized as a “Floating Zone” in the Zoning Ordinance whereby permission for the siting of a PD shall require approval by the Town Council as an Amendment to the Zoning Ordinance; service from both public sewer or water and possibly public transportation.
- Mixed Use, “Village Use” - Single Family and/or multi-family uses which may combine various residential development uses plus business and/or commercial uses in areas specifically designated as a mixed use zone. This zone to be used primarily in those areas already represented by a mixed use zone such as Graniteville in vicinity of Putnam Pike and George Waterman Road, Manton in vicinity of Killingly Street, Hartford Avenue, and Greenville Avenue, Thornton in



vicinity of Plainfield Street and Atwood Avenue; service from both public sewer or water and public transportation.

**Goal LU-5 Develop public services and facilities that adequately support the needs of existing and planned residential neighborhoods and non-residential land developments.**

**Policy LU-5a**

Provision of public water and sewer utilities for existing and planned residential neighborhoods where such facilities are lacking and where densities are sufficiently intense enough to make efficient use of these facilities.

**Policy LU-5b**

Prepare a detailed database from the existing inventory of public water and sewer utilities and corresponding mapping no matter who the service provider and convert the information into a comprehensive GIS mapping of these facilities.

**Policy LU-5c**

Re-examine the recommendations of the Facilities Management Plan and Wastewater Management Plan, develop priorities and strategies for future development that may occur, and determine whether or not the uses and the densities in these areas are sufficiently intense enough to make efficient use if these facilities are extended to these areas; incorporate these determinations into all land use decisions.

**Policy LU-5d**

Prepare and annually update a formal Capital Improvement Program (CIP) which is adopted by the Town Council and implemented as an element of the fiscal budget.

**Goal LU-6 Maintain a sustainable rate of population growth which is consistent with the ability of the Town to provide essential services, to achieve a stable tax rate, and to protect environmental, historic and cultural resources**

**Policy LU-6a**

Ensure that the fiscal, as well as the environmental and social impacts of new developments are considered in the development review process.

**Policy LU-6b**

Require landowners, builders and developers to address the cumulative impacts of the use, or proposed use, of their properties on the community. Each must pay his/her fair share of the community impact of the proposed use. Such impacts include, but are not limited to, water supply and sewage disposal, groundwater protection, traffic flow, provision of recreation and open space areas, and support of required Town services.



**Policy LU-6c**

Adopt regulations and ordinances that will minimize any adverse impacts from any proposed use of land. It is especially important that all landowners, contractors, builders, and developers consider the effect of any and all land use development under their jurisdiction on all elements of the community. They will be responsible for explaining their proposals and plans in an appropriate forum provided by the Town.

**Policy LU-6d**

Consider requiring that significant new subdivisions be phased over a specified time frame to control the rapid influx of new residential construction.

**Policy LU-6e**

Evaluate the relationship of the rate of commercial growth to the rate of population growth in growth management programs in order to achieve stability of the tax rate and provide necessary public services and facilities, while at the same time avoiding over-development of commercial land uses which may alter the character of the Town.

**Policy LU-6f**

Perform a Build Out Analyses at least every five years to ascertain trends and to determine the success of this Plan's growth management strategies.

**Policy LU-6g**

Work to provide opportunities for the production of affordable housing to maintain residential diversity and to assure that local shops and offices will have a sufficient employment pool.

**Goal LU-7    Develop sound land use practices which provide for a land use pattern capable of meeting the current and future needs of the community.**

**Policy LU-7a**

Actively manage growth opportunities, particularly in the vicinity of and west of I-295, to ensure that resulting development reflects Town preferences in terms of density and use and any limitations to public facilities, including access.

**Policy LU-7b**

Encourage compatible infill developments that are scaled and designed to fit their surroundings in the urbanized area.

**Policy LU-7c**

Facilitate development that reflects and promotes the character of the Town.



**Goal LU-8 Promote the preservation, improvement and enhancement of the positive and desirable characteristics of the Town’s environment and use patterns while also encouraging and supporting more efficient use of the Town’s natural resources, energy resources, fiscal resources, and other resources, and public services and facilities in residential and non-residential structures and development patterns.**

**Policy LU-8a**

Preserve and protect the open space and sensitive natural areas within residential neighborhoods and non-residential developments.

**Policy LU-8b**

Achieve a harmonious relationship between residential land use patterns, non-residential uses, and the natural landscape in order to preserve the Town’s environmental resources for the benefit and enjoyment of present and future generations.

**Policy LU-8c**

Protect and preserve the Town’s valuable natural resources, including but not limited to, prime and significant farmland, rare species, critical habitats, unique natural areas, floodplains and floodways, natural buffers, trees and woodlands, groundwater aquifers, public surface drinking water reservoirs, water courses, river corridors, freshwater wetlands, and greenway corridors.

**Policy LU-8d**

Produce a “visually pleasing environment” by addressing the aesthetic aspects of new development in addition to and in conjunction with the existing built environment and natural landscape.

**Policy LU-8e**

Provide incentives for combining open space preservation efforts with new housing construction such as through clustering or planned development.

**Policy LU-8f**

Encourage clustering of residential developments so as to preserve greenspace and open space as well as to minimize infrastructure requirements.

**Policy LU-8g**

Consider modifying existing language in the Zoning Ordinance and complementary sections of the Land Development Regulations to accomplish the following:



- permit residential clustering in all residential zones with reduced minimum lot sizes and dimensional criteria and adequate set-aside areas to accomplish the general purposes of a cluster development;
- review solely by the Planning Board as a land development and/or subdivision project, as appropriate;
- simplification and streamlining of the application process to permit clustering by right in all residential zones as long as certain conditions and criteria are met.

**Policy LU-8f**

Continue the use of the planned development (PD) zone for mixed-residential/non-residential use development with its regulations for the siting of single family and/or multi-family units on the development site. The review of planned development projects shall continue to include a regulatory approval process involving both the Planning Board and the Town Council.

**Policy LU-8g**

Continue to provide in the Zoning Ordinance and Land Development Regulations the special considerations for a PD zone that permits denser mixed- residential/non-residential use development in higher density areas with good highway access that possess the availability of both public sewer and water within 1,000 feet to which the housing is required to be connected.

**Goal LU-9 Maintain and enhance the partnership with entities with a large scale presence in Town.**

**Policy LU-9a**

Preserve and expand relationships with major businesses in the Town such as the RI Resource Recovery Corporation (Central Landfill), Florida Power and Light (large scale co-generation power plant), Stonehill Marketplace, Atwood Medical Center Complex, and FM Global, recognizing the inextricable link between development activity at their facilities and other large sites and the Town's overall economic policies and fiscal health.

**Policy LU-9b**

Provide necessary services and facilities within an economically feasible context while preserving the natural and cultural resources of the Town, the uniqueness of each neighborhood development pattern, and a non-residential presence that is compatible with the environment and the needs of the community.





**Goal LU-10 Promote and require high standards of develop to moderate growth within the context of sound land use planning practices which preserves and enhances the quality of life of the Town’s residents, encourages a sense of community, protects the natural resources of the Town, and considers the natural capacity of the land and its future development and population needs**

**Policy LU-10a**

Protect and enhance the semi-rural, small-town character and natural resources of the Town through appropriate land use regulations, design guidelines, environmental protection, site planning, and landscaping regulations.

**Policy LU-10b**

Encourage landscape diversity that creates identity and a sense of place, fosters the creation of distinct neighborhoods and villages, and recognizes the natural features of the land.

**Policy LU-10c**

Discourages future residential growth which contributes to monotonous suburban-style subdivisions and encourages a high quality of design in creation of new neighborhoods. The process of growth must be directed toward the creation of communities and directed away from urban sprawl.

**Policy LU-10d**

Discourage new construction or expansion of existing commercial uses which contribute to strip highway commercial development patterns along major roads, or which are characterized by suburban-type shopping centers dominated by parking lots.

**Policy LU-10e**

Discourage the creation of multiple driveways along the frontage of existing public streets in such a way as to create traffic safety hazards and contribute to visual degradation of scenic roadside areas.

**Policy LU-10f**

Permit the conversion of private streets and/or unimproved platted streets to public streets for the purposes of maintenance according to an explicit road acceptance policy as provided in the Land Development Regulations. In particular, lots created outside the subdivision process must be approved by the Planning Board as a Minor Land Development Project in accordance with the Land Development Regulations. Prior to any Town acceptance of such private streets and/or unimproved platted streets the Planning



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Board shall first be required to review and approve the land development of these streets and lots in conformity with standards contained in the Land Development Regulations.

#### **Policy LU-10g**

Encourage the preservation and protection of trees in the built environment by supporting policies and principles of good urban and community forestry as referenced in Element 156 of the State Guide Plan, “RI Urban and Community Forest Plan”.

#### **Goal LU-11 Control urban sprawl and dispersion, to preserve the integrity of existing villages within the Town, and to encourage diversity of the residential population.**

##### **Policy LU-11a**

Support a control of urban sprawl and dispersion by concentrating areas of population density in designated main Town “VILLAGE” areas and/or centers and by providing these areas with public transportation, services, facilities, and housing opportunities. The Town supports infill of development within these designated “Village” areas.

##### **Policy LU-11b**

Support development and revitalization within older village areas as walk-able communities, with bike paths and transit, and with access to appropriately scaled mixed use commercial and office development.

##### **Policy LU-11c**

Support zoning amendments to encourage mixed use in village centers, especially in areas which are walk-able from adjacent neighborhoods.

#### **Goal LU-12 Provide safe, sanitary, and affordable housing opportunities to residents of all income levels and age groups and insure the inclusion of housing opportunities for moderate and low income persons, such as multi-family housing options.**

##### **Policy LU-12a**

Promote a safe, sanitary, and well-constructed housing stock through new construction and renovation of existing structures.

##### **Policy LU-12b**

Work to increase the variety of housing options, including a range of types, sizes, and costs through public and private actions and joint public/private efforts.



**Policy LU-12c**

Develop services and facilities in a manner that supports housing planned for the various local neighborhoods.

**Policy LU-12d**

Develop ordinances and other land use regulations that are sensitive to issues of equal access to safe, affordable housing while promoting sound development practices.

**Policy LU-12e**

Develop and promote innovative land development techniques and apply available technology to make decent housing affordable for low and moderate income households.

**Policy LU-12f**

Revise Zoning and Land Development Regulations to offer incentives for the inclusion of affordable housing units in new residential housing developments, both single family and multi-family, either within the development and/or through the provisions of land dedication to a Housing Land Trust.

**Goal LU-13 Minimize the impacts of the siting or expansion of potentially hazardous land uses.**

**Policy LU-13a**

Ensure that solid waste management issues are adequately addressed in existing and new residential and non-residential developments.

**Policy LU-13b**

Ensure that potentially hazardous land uses are adequately regulated in existing and new non-residential and residential developments.

**Goal LU-14 Provide the necessary infrastructure, including intermodal transportation facilities such as bikeways, sidewalks, and pedestrian facilities, and other related amenities to ensure and maintain public safety and the quality of life of residents in existing and planned neighborhoods.**

**Policy LU-14a**

Change requirements and provisions in the local Land Development Regulations and Zoning Ordinance to provide for construction measures ensuring safe pedestrian and vehicular movement.



**Policy LU-14b**

Prepare a detailed inventory and corresponding mapping of all properties where bikeways, sidewalks, and pedestrian facilities, and other related amenities are located.

**Policy LU-14c**

Evaluate the adequacy of the existing locations of bikeways, sidewalks, and pedestrian facilities, and other related amenities. Identify the areas where future development may occur and determine whether or not the densities in this area are sufficiently intense enough to make efficient use if these facilities are installed in these areas.

**Policy LU-14d**

Develop services and facilities in a manner that supports housing planned for the various Town neighborhoods.

**Goal LU-15 Facilitate land use and development that will sustain and promote economic growth consistent with the Town, state, and region’s characteristics, suitability for development, and environmental protection needs and objectives.**

**Policy LU-15a**

Stimulate the development of a variety of business, office, employment-related, industrial, and commercial facilities in terms of cost, size, location, and services by meeting the broad range of needs of business owners and employees through land development regulation, zoning designations, incentives, and performance controls.

**Policy LU-15b**

Reserve sites and buildings suitable for economic development, including urban infill and redevelopment areas. Initiate measures through local development ordinances and regulations to inhibit their preemption by or conversion to uses with much less demanding location requirements.

**Policy LU-15c**

Establish and periodically update an inventory of industrial, commercial, agriculturally-based, and other business properties which includes parcel ID, ownership, zoning designation, existing land use, site availability, size, location, building and site conditions, characteristics, access, utilities and their availability, surrounding existing and proposed land uses, constraints to development, and related data. The existing electronic and archive tax assessment records shall be used as a basis for the establishment of the inventory.



**Policy LU-15d**

Review language in local regulations relative to zoning and land use and revise as necessary the text and maps to achieve the economic development goals of this Plan while maintaining compatibility and consistency with other Plan elements.

**Policy LU-15e**

Develop amendments to the Town Zoning Ordinance to promote compatible development types and rezone property, as appropriate.

**Policy LU-15f**

Review Performance Criteria in the Zoning Ordinance for industrial, commercial, and office development, including but not limited to, noise, traffic generation, air pollution, sewer and solid waste, hazardous materials, water quality impacts, odors, stormwater management, soil erosion and sedimentation control, site design, landscaping, exterior lighting, and related criteria, and revise regulatory text as necessary and appropriate.

**Policy LU-15g**

Encourage selective economic development growth initiatives and diversification of those economic activities that will promote employment and business growth opportunities and that are compatible with surrounding land uses.

**Policy LU-15h**

Maintain relationships and coordination with Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation for the development of the industrial and business uses in the Town.

**Policy LU-15i**

Coordinate economic development of land in the vicinity of Plainfield Pike (RI-14) and the Central Landfill with the development efforts of the Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation.

**Policy LU-15j**

Initiate communication with Rhode Island Resource Recovery for the purpose of working with them as a partner in the development of the industrial park proposed in the vicinity of the Central Landfill.

**Policy LU-15k**

Evaluate the potential use of incentives to attract and encourage economic development, including but not limited to, tax incentives, infrastructure improvements, job training, loans, grants, and permitting assistance. If incentives are deemed appropriate, establish a standardized economic incentive program with defined criteria for evaluation.



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**Policy LU-15L**

Establish Zoning Districts at I-295 intersections to promote appropriate development.

**Policy LU-15m**

Initiate planned development regulations for development in the vicinity of Atwood Avenue, Hartford Avenue, and Plainfield Pike.

**Policy LU-15n**

Guide business, commercial, and industrial development toward the specific areas designated for such development in the Town.

**Policy LU-15o**

Revise existing requirements for planned development zones for business, residential, and industrial development that incorporates a continued use of the regulatory approval process involving the Town Council, Planning Board, and the Zoning Board of Review, but streamlines procedures and reduces review times during the approval process.

**Policy LU-15p**

Modify the uses section of the Zoning Ordinance to permit commercial, business, office, employment, and/or industrial uses by right in some zones and by special use permit in other zones.

**Policy LU-15q**

Consider allowing selected offices by right and office building and/or mixed office-employment development by special use permit in all non-residential zones, such as, business, office, and industrial zones, and modify requirements accordingly.

**Policy LU-15r**

Consider permitting select and limited retail development in business, office, and industrial zones, where the primary use is business, office, and/or industrial, and modify requirements accordingly.

**Policy LU-15s**

Consider creating explicit performance standards for commercial, business, office, employment, and/or industrial uses to meet in place of existing special use permitting processes, and modify requirements accordingly. Performance standards may address such standards but not be limited to addressing noise, stormwater runoff, soil erosion and sedimentation controls, landscaping, buffers, and other related issues and environmental concerns. Standards should be explicit so that all involved are aware of the criteria being utilized for the development review and approval process.



**Policy LU-15t**

Examine the current development review process for the purpose of streamlining requirements and reducing the length of the review process.

**Policy LU-15u**

Modify the existing planned development overlay zone to be incorporated as a mixed unit development and permit the inclusion of and combination of residential, commercial, business, office, employment, and/or industrial uses as a planned development and incorporate a regulatory approval process involving both the Planning Board and the Zoning Board subsequent to the creation of the overlay zone by the Town Council.

**Goal LU-16 Improve and enhance the Town’s ability to efficiently provide accurate up to date information to the public and officials regarding zoning, land use, and existing conditions and provide the necessary data for sound planning decisions.**

**Policy LU-16a**

Maintain up-to-date zoning systems available to the public.

**Policy LU-16b**

Update zoning maps and the associated data base annually.

**Policy LU-16c**

Develop additional information on the potential environmental and fiscal impacts of large scale residential and nonresidential projects for both on and off-site resources.



## **GOALS AND POLICIES**

### **Element #3 – Housing**

The Rhode Island Comprehensive Plan and Land Use Regulation Act specifies that the Comprehensive Plan shall include the “identification and analysis of existing and forecasted housing needs and objectives”, in coordination with the Land Use Plan Element. The Housing Element must also “enumerate local policies and implementation techniques to provide a balance of housing choices, recognizing local, regional and statewide needs for all income levels and for all age groups, including but not limited to the affordability of housing and the preservation of federally insured or assisted housing.” The specific programs and policies necessary to accomplish this purpose must be identified for inclusion in the implementation program element.

Further, in accordance with the Rhode Island Comprehensive Planning Act (RIGL 45-22.2) and the Low and Moderate-Income Housing Act (RIGL 45-53), as amended in July 2004, this element shall provide for the development of low and moderate-income housing with the provision of a plan and corresponding implementation strategies to achieve and surpass the goal that at least 10% of Johnston's housing units are affordable to residents earning less than or equal to 80% of the area median income.

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, this element shall be consistent with the programs and regulations of R.I. Department of Administration - Division of Planning; Department of Elderly Affairs; Department of Children and Their Families; Department of Human Services; Department of Mental Health, Retardation and Hospitals; Department of Health; RI Housing (RIH); RI Housing Resources Commission,

This element must address seven stated Goals of the “Act”:

- "(1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use and the availability of existing and proposed public and/or private services and facilities.
- "(2) To promote a balance of housing choices, for all income levels and age groups, which recognizes the affordability of housing as the responsibility of each municipality and the state.
- "(3) To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting





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our natural, cultural, historical and recreational resources and achieving a balanced pattern of land uses.

- "(4) To promote consistency of state actions and programs with municipal comprehensive plans and provide for review procedures to ensure that state goals and policies are reflected in municipal comprehensive plans and state guide plans.
- "(5) To ensure that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality and to insure state land use regulations and decisions are consistent with State guide plans.
- "(6) To encourage the involvement of all citizens in the formulation, review and adoption of the comprehensive plan."
- "(7) To preserve existing government subsidized housing for persons and families of low and moderate income." (*amendment - this goal added 11-8-1990*)

#### **GOAL H-1: Create a range of housing opportunities and choices.**

##### **Policy H-1a**

Create a diversity and range of housing choices, types, and opportunities, including affordable housing options, that meet the current and future needs of the local citizenry so that the Town of Johnston can continue to be a home to a vital mix of people and special needs populations from all income levels.

*The intent of this goal and policy is to provide a pattern of land use which ensures that all people living, working, and raising children in the Town of Johnston can afford to reside and continue to reside in the Town because a mix of residential housing opportunities are available to a heterogeneous community in terms of age, sex, race, ethnicity, and income and provide a realistic choice and potential for the children of today's residents to live in the Town as they enter their adult lives.*

#### **GOAL H-2: Provide adequate and affordable housing to the Town's low and moderate income population and increase the quantity of affordable, well-constructed, and well-maintained housing stock in the Town.**

##### **Policy H-2a**

Provide all current and future local citizens the opportunity to live in adequate and affordable housing, safe and desirable neighborhoods, and a high quality of life



throughout the Town of Johnston, particularly the community's low-moderate income residents, employees, and special needs populations, for the purposes of achieving and surpassing the 10% affordable housing goal established by R.I.G.L. 45-53.

*The intent of this goal and policy is to advance the availability of a safe, sanitary, and well-constructed housing stock through new construction and renovation, historic preservation, and maintenance of existing and future housing in order to ensure the long-term affordability of the Town's housing stock and the equal availability of municipal services and resources to all residents.*

*This goal and policy seeks to achieve and maintain an affordable housing inventory which reflects state and federal policies and guidelines while maintaining and upgrading existing housing stock, including federally assisted rental housing, for low-moderate income and special needs individuals and families and provide adequate and safe environments for these populations while preserving natural features and moderating demands on town infrastructure, services, and resources.*

**GOAL H-3: Implement the Town's adopted Affordable Housing Strategies.**

**Policy H-3a**

Develop municipal policies and action recommendations that are capable of being implemented and reflect the Town's commitment to affordable housing and that are consistent with State and Federal Affordable Housing Acts and further Fair Housing goals. During this implementation, the predominant focus of affordable housing in the Town of Johnston shall reflect the following considerations:

- Affordable Housing shall be dispersed throughout the Town and include individual sites as well as congregated housing complexes.
- Affordable Housing shall be developed in areas that are suitable for any type of housing development and the units integrated with market price units whenever possible.
- Affordable Housing shall be designed so as to physically blend with surrounding market price units and neighborhoods in terms of height, property coverage, massing, site design, and architectural treatment.
- Affordable Housing shall be designed to give the residents of such housing as well as their neighbors pride in their homes.
- Affordable Housing shall be developed only in those areas where there exists the necessary infrastructure to support the specific type of development proposed and where such siting seeks to preserve the existing natural



landscape and does not negatively impact upon the environmental features and resources of the site and surrounding neighborhoods.

- Affordable Housing shall be developed to provide residents with the opportunity to share in the ownership of their units whenever feasible.

**GOAL H-4: Promote citizen awareness relative to affordable housing issues.**

**Policy H-4a**

Promote citizen awareness of housing issues for the purpose of gaining community support and acceptance for affordable housing within the Town and forming partnerships to address challenges and develop affordable housing

**GOAL H-5: Develop partnerships to further the implementation and achievement of affordable housing strategies.**

**Policy H-5a**

Develop partnerships between the Town, non-profits, and private developers to address housing challenges and develop affordable housing; identify funding sources and other resources for affordable housing development and rehabilitation; and, proactively implement strategies that promote the creation and expansion of affordable housing opportunities throughout the Town of Johnston.



## **GOALS AND POLICIES**

### **Element #4 – Economic Development**

The Rhode Island Comprehensive Plan and Land Use regulation Act specifies that the Comprehensive Plan “shall include the identification of economic development policies and strategies, either existing or proposed by the municipality, in coordination with the Land Use Plan Element. These policies should reflect local, regional, and statewide concerns for the expansion and stabilization of the economic base and the promotion of quality employment opportunities. The policies and implementation techniques must be identified for inclusion in the implementation program element.”

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, , this element shall be consistent with the programs and regulations of the R.I. Department of Administration - Division of Planning; the Department of Economic Development; the Department of Transportation; as well as, the Chambers of Commerce and other business groups, and labor organizations.

This element must address two stated Goals of the “Act”:

- "(1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use and the availability of existing and proposed public and/or private services and facilities.
- "(2) To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.

**GOAL ED-1: Provide for the broadening of the Town’s tax base by delineating areas for economic development initiatives and actively promoting the growth and expansion of new and existing business-oriented land uses.**

#### **Policy ED-1a**

Continually assess Industrial, Commercial, and other Business Properties located within the Town and implement strategies to address needs.

#### **Policy ED-1b**



Assess existing infrastructure, that is, public water, public sewer, access conditions, and constraints to its use or expansion and implement strategies to address needs..

**Policy ED-1c**

Achieve the economic development goals of this Plan while maintaining compatibility and consistency with other Plan elements.

**Policy ED-1d**

Promote development of compatible uses.

**Policy ED-1e**

Promote appropriate development at I-295 intersections.

**Policy ED-1f**

Continually assess the adequacy of industrial and business Performance Criteria and implement strategies to address needs and deficiencies.

**Policy ED-1g**

Expand infrastructure to areas targeted for business uses, particularly office zones, light industrial and manufacturing zones, and service industry/employment oriented zones.

**Policy ED-1h**

Market available economic development sites in coordination with a local Economic Development Commission, local Chambers of Commerce, and the Rhode Island Economic Development Corporation.

**Policy ED-1i**

Work with existing businesses to ensure employment, infrastructure, and related needs are being met.

**Policy ED-1j**

Maintain relationships and coordination with Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation.

**Policy ED-1k**

Evaluate the potential use of incentives to attract and encourage economic development.

**Policy ED-1L**

Clarify economic development functions of local government departments.



**Policy ED-1m**

Pursue economic development initiatives for mill preservation, business development and assistance, infrastructure construction, and related programs and projects.

**GOAL ED-2: Assess and develop local infrastructure in order to meet the needs of economic development initiatives.**

**Policy ED-2a**

Assess existing infrastructure, that is, public water, public sewer, road/highway access conditions, and constraints to its use or expansion.

**Policy ED-2b**

Expand infrastructure to areas targeted for business uses, particularly office zones, light industrial and manufacturing zones, and service industry/employment oriented zones.

**Policy ED-2c**

Work with existing businesses to ensure employment, infrastructure, and related needs are being met.

**Goal ED-3: Encourage selective economic development growth initiatives and diversification of those economic activities that will promote employment and business growth opportunities and that are compatible with surrounding land uses.**

**Policy ED-3a**

Assess existing infrastructure, that is, public water, public sewer, road/highway access conditions, and constraints to its use or expansion.

**Policy ED-3b**

Expand infrastructure to areas targeted for business uses, particularly office zones, light industrial and manufacturing zones, and service industry/employment oriented zones.

**Policy ED-3c**

Work with existing businesses to ensure employment, infrastructure, and related needs are being met.



**Policy ED-3d**

Market available economic development sites in coordination with a local Economic Development Commission, local Chambers of Commerce, and the Rhode Island Economic Development Corporation.

**Policy ED-3e**

Maintain relationship and coordination with Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation.

**Policy ED-3f**

Evaluate the potential use of incentives to attract and encourage economic development.

**Policy ED-3g**

Review and clarify economic development functions of local government departments.

**Goal ED-4: Promote revitalization and reuse of existing commercial and industrial facilities, including underutilized historic mill structures.**

**Policy ED-4a**

Develop regulations and ordinances to promote compatible development types.

**Policy ED-4b**

Market available economic development sites in coordination with a local Economic Development Commission, local Chambers of Commerce, and the Rhode Island Economic Development Corporation.

**Policy ED-4c**

Work with existing businesses to ensure employment, infrastructure, and related needs are being met.

**Policy ED-4d**

Evaluate the potential use of incentives to attract and encourage economic development.

**Policy ED-4e**

Review and clarify economic development functions of local government departments.



**Policy ED-4f**

Pursue economic development opportunities for mill preservation, business development and assistance, infrastructure construction, and related programs and projects.

**Goal ED-5: Coordinate economic development of land in the vicinity of Plainfield Pike (RI-14) and the Central Landfill with the development efforts of the Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation.**

**Policy ED-5a**

Expand infrastructure to areas targeted for business uses, particularly office zones, light industrial and manufacturing zones, and service industry/employment oriented zones.

**Policy ED-5b**

Market available economic development sites in coordination with a local Economic Development Commission, local Chambers of Commerce, and the Rhode Island Economic Development Corporation.

**Policy ED-5c**

Maintain relationship and coordination with Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation.

**Policy ED-5d**

Evaluate the potential use of incentives to attract and encourage economic development.

**Policy ED-5e**

Review and clarify economic development functions of local government departments.

**Goal ED-6: Support local agricultural operations in order to retain them as viable businesses within the community.**

**Policy ED-6b**

Work with existing local agricultural businesses to ensure employment, infrastructure, and related needs are being met in order to retain these business operations as a valuable element of the local economy.

**Policy ED-6c**

Identify tax and regulatory mechanisms that impact agriculturally based businesses and amend policies as needed to insure the retention of local agriculturally enterprises.





**Goal ED-7: Support local tourism efforts.**

**Policy ED-7a**

Promote economic development that interacts with and supports recreational amenities.

**Policy ED-7b**

Promote the Town's historic, recreational, cultural, scenic, and natural resources and support local enterprises that sponsor local tourism activities.

**Policy ED-7c**

Work with the local Chambers of Commerce and Business Associations to further support their efforts.



## **GOALS AND POLICIES**

### **Element #5 – Natural and Cultural Resources**

The Rhode Island Comprehensive Planning and Land Use Regulation Act specifies that the Comprehensive Plan “shall provide an inventory of the significant natural resource areas such as water, soils, prime agricultural lands, natural vegetation systems, wildlife, wetlands, aquifers, coastal features, flood plains and other natural resources and the policies for the protection and management of such areas. The element shall include policies for the protection of historic and cultural resources of the municipality and the state. The policies and implementation techniques must be identified for inclusion in the implementation program element.”

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, this element shall be consistent with the programs and regulations Programs and regulations of R.I. Department of Environmental Management, the R.I. Natural Heritage Program, Department of Administration – Division of Planning; Coastal Resources Management Council; Agricultural Land Preservation Commission; and, the R.I. Historical Preservation Commission. This element must address four stated Goals of the “Act”:

1. To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
2. To promote the protection of the natural, historic, and cultural resources of each municipality and the state.
3. To promote the preservation of the open space and recreational resources of each municipality and the state.
4. To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources and achieving a balanced pattern of land uses.

**GOAL NCR-1: Improve the quality of life for local residents by protecting the environment and its natural resources, preserving the historic and archaeological sites, maintaining and improving open space and conservation resources, preserving land in its**



**natural state and minimizing negative impacts upon the environment during property development.**

**Further to promote a harmonious relationship between land development and the protection of natural and cultural resources by ensuring that current and future development does not adversely affect these resources or the existing rural qualities of many areas within the Town.**

**Policy NCR - 1a**

Preserve, protect, and enhance the Town's significant natural and cultural resources, many of which are not renewable, as an endowment for the future of the Town and integrate them into planning for the future through the plan review and approval process.

**Policy NCR – 1b**

Consider open space requirements in terms of complete ecological systems.

**Policy NCR – 1c**

Retain selected natural areas in their present condition indefinitely, in order to provide a land reserve for long range future needs and to protect rural areas.

**Policy NCR – 1d**

Protect and enhance scenic values.

**Policy NCR - 1e**

Preserve and enhance the Town's character.

**GOAL NCR-2: Protect and preserve environmentally sensitive areas, especially the quality and quantity of the Town's potable water supply and other existing and potential drinking water supplies, aquifers, and recharge areas as well as surface water quality for habitat and recreational use.**

**Policy NCR – 2a**

Preserve the quality of ground and surface waters.

**Policy NCR – 2b**

Protect the quality and quantity of potable water and link growth management plans to the amount of water available for both residential and non-residential uses.



**Policy NCR – 2c**

Work with the RI State Water Resources Board regarding water use allocation.

**GOAL NC-3: Continue efforts to preserve local agricultural operations and prime and important agricultural soils.**

**Policy NCR – 3a**

Support the preservation of agricultural land for farming activities utilizing a combination of regulatory techniques and public and private funding resources such as easements, purchase of development rights, and the like to achieve the necessary protection.

**Policy NCR – 3b**

Preserve agricultural land through the Open Space Acquisition Program and other types of grant programs.

**Policy NCR – 3c**

Consider developing a farmland/open space overlay district based on prime agricultural soils, historic farm use, character of the surrounding area, and open space. Development within the overlay district shall be guided to appropriate areas on the property through site plan and review.

**Policy NCR - 3d**

Implement a public education program to inform local farmers of the variety of natural resource protection options and environmentally sound management practices.

**Policy NCR – 3e**

Work with the appropriate agencies to mitigate the potential contamination of the ground and surface water resources from the farming use of fertilizers and pesticides and the creation of soil erosion resulting from stormwater runoff.

**Policy NCR – 3f**

Acquire development easements permitting continued farming operations.

**Policy NCR – 3g**

Encourage the preservation of active and passive farmland properties and their associated structures and landscapes in order to maintain continuity in the landscape and recognize farming as an important contributor to the maintenance of the overall quality of life in Johnston.



**Policy NCR – 3h**

Continue to promote participation in the Farm Land Preservation Act as a measure to encourage the continued maintenance of the historic landscape of Johnston’s agricultural lands.

**GOAL NCR-4: Enforce land development regulations that are already in effect.**

**Policy NCR – 4a**

Continue to promote land development which is sympathetic to the existing natural landforms.

**Policy NCR - 4b**

Limit development on areas containing steep slopes so as to reduce the overall impacts of soil erosion and sedimentation, drainage failures, and the impact on the natural environment.

**GOAL NCR-5: Periodically review land development regulations to ensure they have been achieving the desired result relating to land development and protecting and preserving natural and cultural resources.**

**Policy NCR – 5a**

Develop land use regulations that accommodate patterns of urbanization and economic development in a manner which considers environmental capacity and offers a range of alternative locations consistent with wise and balanced uses of natural resources.

**Policy NCR – 5b**

Modify ordinances and land development regulations to require the provision of additional information prior to the Preliminary Review Stage on the potential environmental impacts of large-scale residential and non-residential projects to both on-site and off-site natural and cultural resources.

**Policy NCR – 5c**

Promote the application of new, environmentally sound development patterns which promote compact growth while providing more pleasing visual aspects and avoiding a uniformity of development.

**Policy NCR - 5d**

Minimize soil erosion and sedimentation impacts through adequate land development regulation and enforcement.



**GOAL NC-6: Preserve and protect the Town’s wetland systems in harmony with State laws and regulations.**

**Policy NCR – 6a**

Protect the integrity of the varied wetlands which serve many important ecological and economic functions and pursue both regulatory and non-regulatory options for ensuring the protection of these resources.

**Policy NCR – 6b**

Actively support and participate in the efforts of local entities such as the Woonasquatucket River Watershed Council, the Pocasset River Work Group, the Natural Resources Conservation Services, and the Northern Rhode Island Conservation District.

**Policy NCR – 6c**

Continue to implement recommendations and strategies of the Town’s approved RIPDES Phase II Stormwater Management Plan

**Policy NCR - 6d**

Support and encourage efforts to prevent and control spills of oil or contaminants into the Town’s wetlands and other ground water supplies.

**Policy NCR - 6e**

Promote the maintenance of wetlands in their current state to the extent possible as critical elements of groundwater recharge, wildlife habitat, flood storage, and their recreational value.

**Policy NCR – 6f**

Promote the improvement of the quality of the Town’s water bodies.

**Policy NCR – 6g**

Protect flood zones from intensive development for the safety and protection of residents and the environment through flood plain ordinances and other controls.

**Policy NCR – 6h**

Prevent further blockage or restriction of natural drainage channels in flood prone areas by prohibiting development in those areas.



**Policy NCR –6i**

Maintain and improve if necessary the quality of groundwater and water bodies in Johnston.

**Policy NCR – 6j**

In cooperation with State and Federal environmental agencies, continue to support the identification and regulation of point sources of pollution such as wastewater treatment plants and industrial plants, as well as non-point pollution sources.

**Policy NCR – 6k**

Improve the coordination of local water pollution control management plans and programs and seek regional solutions to the greatest extent possible.

**Policy NCR – 6L**

Continue the close coordination of the state's water pollution control planning activities with those concerned with water resource development and land use development.

**Policy NCR – 6m**

Assure that all proposals for water pollution control management facilities and systems are fully analyzed and evaluated in terms of their impact on the social, economic and physical environment.

**Policy NCR – 6n**

Continue to promote a cooperative effort between Johnston and the adjacent Towns for the shared responsibility for maintaining and improving the water quality of the Woonasquatucket River.

**Policy NCR – 6o**

Continue to promote a cooperative effort between Johnston and the adjacent Towns for the shared responsibility for maintaining and improving the water quality and reducing the flood potential of the Pocasset River.

**Policy NCR – 6p**

Limit intensive development to areas served by public sewer systems which can provide for the adequate collection and treatment of the liquid wastes generated.

**Policy NCR – 6q**

Require pre-treatment of sewage by industrial operations, where appropriate.





**Policy NCR – 6r**

Upgrade treatment in municipal or other treatment plant facilities, where appropriate.

**GOAL NCR-7:** To ensure that air quality in Johnston meets national ambient air quality standards and strive to maintain air quality standards and strive to maintain air quality levels in the Town higher than these standards.

**Policy NCR – 7a**

Coordinate air pollution control planning activities with state and local land use planning activities during the development review process.

**Policy NCR –7b**

Maintain and improve the existing level of air quality within the Town and address any air quality problems within the Town in a timely manner.

**Policy NCR - 7c**

Maintain an awareness of potential air quality problems in adjacent communities which could impact Johnston’s air quality.

**GOAL NC-8: Preserve and protect valuable wildlife habitat, including rare and endangered species.**

**Policy NCR – 8a**

Work toward developing a corridor of open space throughout the Town to ensure the protection of wetlands, agricultural lands, scenic features, groundwater reservoirs and recharge areas, and wildlife habitat and provide a conservation zone or greenway along selected rivers within the Town, in order to maintain the rural character of the Town west of I-295 and protect critical river resources.

**Policy NCR – 8b**

Support and promote the Municipal Land Trust and Recreation Department efforts for acquiring properties through Open Space Acquisition program.

**Policy NCR – 8c**

Support protection of the Town’s native species of trees and forests as a significant and valuable natural resource in the Town as they provide abatement for noise, water, air, and land pollution and contribute to the rural character of many areas of the Town.



**Policy NCR - 8d**

Consider developing a protection program for native species and forests in coordination with State and conservation organization programs. The Town shall utilize the inventory of indigenous habitat types as provided by RIGIS data and identify areas which need protection during the development process.

**Policy NCR – 8e**

Implement the strategies of Rhode Island Urban and Community Forest Plan.

**Policy NCR – 8f**

Consider appointing a Conservation Commission which would be charged with providing active advocacy for environmental legislation at the local and State level; developing public education and information programs; and, working with Town officials during the various development review processes.

**Policy NCR – 8g**

Continue to work with adjacent towns and other local entities to develop compatible resource protection plans through a coordinated effort and resulting in more effective protection and preservation programs.

**Policy NCR – 8h**

Support the efforts of the Municipal Land Trust as they work with the Rhode Island Nature Conservancy, foundations, water suppliers, and the State to protect environmentally sensitive areas through acquisition, easements, or purchase of development rights.

**GOAL NCR-9: Preserve the biological diversity of the Town’s natural resources.**

**Policy NCR – 9a**

Preserve the biological diversity through the protection and management of State and Federally listed rare, endangered, and threatened plant and animal species and habitat areas and unique, ecologically significant natural communities.

**Policy NCR – 9b**

Preserve large tracts of open space for wildlife habitat through local acquisition programs.

**Policy NCR – 9c**

Ensure that unique natural areas are afforded some form of protection from future development through land regulation.



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**GOAL NC-10: Prepare a plan for the preservation of “Scenic Roadways” in Johnston.**

**Policy NCR – 10a**

Protect unique/unusual scenic views and vistas as critical elements of the Town’s visual character.

**Policy NCR – 10b**

Consider implementing a litter control program, coordinated with RIDEM, to improve the aesthetics of the Town.

**GOAL NC-11: Preserve, protect, and maintain the Town’s Historic Resources so as not to lose the past character of Johnston.**

**Policy NCR – 11a**

Preserve the unique identity of the villages of Johnston, as well as those cultural features that identify the Town as a whole.

**Policy NCR – 11b**

Continue to expand the Town’s historic property inventory of: a) historic buildings and structures; b) historic and prehistoric archaeological sites, and c) documents and artifacts as representations of the Town’s cultural heritage.

**Policy NCR – 11c**

Adopt measures for protecting cultural resources to provide maximum protection to Johnston's historic and prehistoric resources.

**Policy NCR – 11d**

Consider adopting an ordinance requiring a waiting period whenever an historic building is proposed for demolition so as to permit alternatives to demolition to be fully explored before any structure is razed.

**Policy NCR – 11e**

Consider developing, within the limits of state enabling legislation, appropriate ordinances and regulations to help protect features, including field patterns, coast line, stone walls, cemeteries, and signage.



**GOAL NC-12:        Develop and implement an active program for identification and maintenance of historical cemeteries in Johnston in accordance with the provisions of state law.**

**Policy NCR – 12a**

Implement the provisions of the State requirements pertaining to the identification and documentation of all historic cemeteries in the Town.

**Policy NCR – 12b**

Adequately fund the Recreation Department’s operating budget to ensure the appropriate maintenance of historic cemeteries in the Town.

**GOAL NC-13:        Consider establishing an Historic District Commission and adopting a companion historic district zoning ordinance.**

**Policy NCR – 13a**

Evaluate the merits of establishing an Historic District Commission for the preservation of the Town’s historic villages and other selected areas within the Town. The Commission should have the authority to comment on alterations to all buildings designated as historic and making recommendations for preferred treatments.

**GOAL NC-14:        Continue to work with the R.I. Historic Preservation Commission by updating the listing of Historic Properties for possible designation on the National Registry of Historic Places.**

**Policy NCR – 14a**

Encourage nominations to the National Register of individual historic buildings and districts and archaeological sites and districts, especially as resources become eligible (50 years) and keeping a copy of an Historic Property Inventory on file with both the Johnston Historical Society and the Marion Mohr Library so it can be available to the general public for research and reference needs.



**GOAL NCR-15: Educate the community about the importance of our natural, historical and recreational resources and the need to protect and respect them.**

**Policy NCR – 15a**

Develop public education and outreach program educate the local citizenry regarding environmental planning needs, limitations and opportunities.

**Policy NCR – 15b**

Encourage residents to qualify for state and federal investment tax credits by restoring historic buildings on the National Register of Historic Places.

**Policy NCR – 15c**

Promote the expansion of local school programs to include a curriculum and educational experience devoted to providing students with the information and tools to appreciate the Town's natural, cultural, and historic resources.



## **GOALS AND POLICIES**

### **Element #6 – Services and Facilities**

The Rhode Island Comprehensive Planning and Land Use Regulation Act specifies that the Comprehensive Plan “shall provide an inventory of existing and forecasted needs for facilities and services used by the public such as, but not limited to, educational facilities, public safety, water, sanitary sewers, libraries, and community facilities. The policies and implementation techniques must be identified for inclusion in the implementation program element.”

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, this element shall be consistent with the programs and regulations of R.I. Department of Administration - Division of Planning; Department of Education; Department of Environmental Management - Division of Planning and Development; Department of Elderly Affairs; Department of Human Services; Department of State Library Services; Governor's Office of Intergovernmental Relations; Solid Waste Management Corporation

This element must address Goal #1 of the “Act”:

1. To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.

The Goals and Policies for the Services and Facilities Element are designed to ensure the welfare of the residents of Johnston, while protecting the natural environment and ensuring fiscal stability:

#### **GOAL SF-1: Provide an efficient and adequate system of public services.**

##### **Policy SF – 1a**

Pursue development of additional Town Hall office space and parking facilities

##### **Policy SF – 1b**

Continue to upgrade all municipal buildings as necessary to modernize space and to facilitate handicap accessibility



**Policy SF – 1c**

Continue to promote technology in the work place by providing computer resources and training

**Policy SF – 1d**

Continue to invest in technology to maintain and update Town's Geographic Information System.

**Policy SF – 1e**

Maintain service levels and reliability of vehicles and equipment and cut maintenance expenses.

**Policy SF – 1f**

Protect the Scituate Reservoir Watershed, which is the primary source for public drinking water in Johnston and elsewhere in the State

**Policy SF – 1g**

Work to expand water and sewer utilities to serve areas targeted in this Comprehensive Plan for development of non-residential uses.

**Policy SF – 1h**

Pursue interconnection of all water systems within and near the Town (PWSB, Greenville, Johnston WCD

**Policy SF – 1i**

Promote Water Conservation Measures

**Policy SF – 1j**

Pursue interconnections between existing components of the sanitary sewer system (loops) to improve function, capacity and operation

**Policy SF – 1k**

Support the efforts of the Library Board of Trustees in their quest for additional Library space that meets the community needs

**Policy SF – 1L**

Pursue grant funds for building, equipment and program needs in all municipal departments.

**GOAL SF-2: Provide facilities, equipment, and staffing to make the system of public services possible.**



**Policy SF – 2a**

Pursue development of additional Town Hall office space and parking facilities

**Policy SF – 2b**

Continue to make upgrades to all municipal buildings as necessary to facilitate handicap accessibility

**Policy SF – 2c**

Continue to promote technology in the work place by providing computer resources and training

**Policy SF – 2d**

Pursue interconnection of all water systems within and near the Town (PWSB, Greenville, Johnston WCD)

**Policy SF – 2e**

Promote Water Conservation Measures

**Policy SF – 2f**

Create connections between existing components of the sanitary sewer system (Loops) to improve function, capacity and operation

**Policy SF – 2g**

Support the efforts of the Library Board of Trustees in their quest for additional Library space that meets the community needs

**Policy SF – 2h**

Pursue grant funds for building, equipment and program needs in all municipal departments.

**GOAL SF-3: Provide educational opportunities for all residents, including a variety of programs as well as modern facilities and materials.**

**Policy SF – 3a**

Promote Water Conservation Measures

**Policy SF – 3b**

Support the efforts of the Library Board of Trustees in their quest for additional Library space that meets the community needs

**GOAL SF-4: Support public safety efforts to protect and provide for the welfare of Town residents.**





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#### **Policy SF – 4a**

Continue to make upgrades to all municipal buildings as necessary to facilitate handicap accessibility

#### **Policy SF – 4b**

Pursue grant funds for building, equipment and program needs in all municipal departments.



## GOALS AND POLICIES

### Element # 7

## Recreation, Conservation and Open Space

The Rhode Island Comprehensive Planning and Land Use Regulation Act specifies that the Comprehensive Plan “shall provide an inventory of recreational resources and areas. The element shall also contain an analysis of forecasted needs and policies for the management and protection of such resources and areas. The policies and implementation techniques must be identified for inclusion in the implementation program element.”

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, this element shall be consistent with the programs and regulations of R.I. Department of Environmental Management, the R.I. Natural Heritage Program, and the R.I. Historical Preservation Commission. This element must address four stated Goals of the “Act”:

1. To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
2. To promote the protection of the natural, historic, and cultural resources of each municipality and the state.
3. To promote the preservation of the open space and recreational resources of each municipality and the state.
4. To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources and achieving a balanced pattern of land uses.

**GOAL RC-1: Periodically update the Town’s Recreation, Conservation, and Open Space Plan in order to maintain it as an effective and functional “stand-alone” Plan as well as an integral element of the Town’s Comprehensive Plan. The Recreation, Conservation, and Open Space Plan shall retain internal consistency within the Town’s Comprehensive Plan and its other elements and be**



**consistent with the State Guide Plan and its planning, conservation, recreation, and open space efforts statewide.**

**Policy RC-1a**

Synchronize the Town's Recreation, Conservation, and Open Space Plan with the State Land Use Plan and its policies (State Guide Plan Element 121) and the State Comprehensive Outdoor Recreation Plan (SCORP - State Guide Plan Element 152) to prevent and avoid duplication of services, efforts and costs and take full advantage of those programs designed to aid the community.

**Policy RC - 1b**

Periodically update and implement the provisions and strategies of the Johnston Recreation, Conservation, and Open Space Plan relative to the acquisition, development, and maintenance of recreational resources in the community. Opportunities shall be provided to insure that recreation and conservation groups and other interested public and private agencies participate and collaborate with the Planning Board in the continuous update of this Plan.

**Policy RC – 1c**

Support and encourage continuity in the Town's overall recreation, conservation, and open space planning process and resulting programs. The periodic update and corresponding state approval of the Town's Recreation, Conservation, and Open Space Plan will place the community in a position to effectively compete for various federal and state government grants as well as private entity financial and technical assistance and aid.

**Policy RC-1d**

Insure that the needs and recreational interests of people of all social and age groups and abilities in all areas of the state, are considered to the fullest extent possible in developing state recreational facility plans. Relate the type and size of recreational facilities to the pertinent characteristics of the service area.

**Policy RC-1e**

Establish an appropriate balance between the quantity and types of outdoor and indoor recreational facilities available for local residents and whether the opportunities provided are proportionately passive or active recreation, whether they provide for different age groups, and if they are accessible to all those persons who wish to use them.



**GOAL RC-2: Continue to acquire significant properties for the purpose of preserving open space, protecting natural resources, and/or providing passive and active public recreational opportunities that are accessible to all residents of the Town.**

**Policy RC – 2a**

Base acquisition and development programs and priorities on periodic studies of demand and usage.

**Policy RC – 2b**

Actively support and promote the efforts of the Johnston Land Trust in their endeavors to protect and preserve open space and natural resources.

**Policy RC-2c**

Preserve and enhance the natural and scenic landscapes in the vicinity surrounding those areas suitable for residential and non-residential development and activity.

**Policy RC – 2d**

Maintain funding for acquisition of supplementary open space surrounding neighborhood parks and playgrounds.

**Policy RC – 2e**

Actively support and promote the preservation of the natural resources located in Snake Den State Park for the purpose of providing passive recreational opportunities.

**Policy RC – 2f**

Continue to require open space dedications and/or fees in-lieu-of land dedication in all residential developments.

**Policy RC – 2g**

Revise ordinances and regulations to require open space dedications and/or fees in-lieu-of land dedication in all non-residential developments in excess of one acre.

**Policy RC – 2h**

Prioritize the potential acquisition of significant land and water resources in the Town that are important to safeguard and/or preserve as open space, whether or not they are held in public or private ownership.



**Policy RC – 2i**

Actively fund programs to acquire significant properties for preservation and protection and seek supplementary funding from public and private financial resources such as the state and federal governments, the Nature Conservancy, foundations, private donations, and other funding sources.

**Policy RC-2j**

Encourage private investment in recreational facilities as well as open space and conservation areas.

**Policy RC 2k**

Encourage investigation and imaginative use of the various legal land protection tools available to communities; such as, full development rights acquisition, partial development rights acquisition, regulatory protection, assessment and tax policies.

**Policy RC-2L**

Coordinate legal land protection tools, along with outright land acquisition, to supplement outdoor recreation and other desirable open space patterns.

**Policy RC-2m**

Stimulate desirable gifts of land and money from private individuals and groups for outdoor recreation purposes.

**Policy RC 2n**

Encourage private, non-profit organizations in their work of supplying and enhancing recreation opportunities and conservation and preservation of open space resources.

**Policy RC-2o**

Encourage private investments, through the various Federal, State and local legislative devices and services, to develop and provide quality recreational facilities and services to the public.

**Policy RC-2p**

Encourage public use of private lands by working out such arrangements as leases for fishing, scenic easements, and providing protection for landowners who allow the public to use their lands.



**GOAL RC-3: Maintain the quality, quantity, and range of community-wide recreational programs and facilities for both outdoor and indoor activities as provided by public as well as private agencies and entities in response to the various needs of the Town’s residents and in accordance with town, state, and federal standards.**

**Policy RC-3a**

Coordinate the Town’s provision of recreational facilities and programs with local groups and organizations as well as state and federal agencies to prevent and avoid duplication of services, efforts and costs and take full advantage of those programs available within the community.

**Policy RC-3b**

Implement the Town’s Recreation, Conservation, and Open Space Plan.

**Policy RC-3c**

Improve access to all types of existing recreational facilities.

**Policy RC-3d**

Adequately fund the Johnston Recreation Department’s annual operational budget and periodic capital improvement expenditures, continue to provide full-time professional personnel and support staff and seasonal workers to manage maintenance and upkeep of all the Town’s recreational facilities, and seek supplementary funding from outside sources for the continued improvement of the existing facilities available.

**Policy RC-3e**

Continue to implement the activities of the Town’s Facility Management Program for all existing facilities. Periodically review the program for any necessary modifications based on changing needs.

**Policy RC-3f**

Continue to monitor and address security issues relative to all existing facilities.

**GOAL RC-4: Develop new facilities and programs and expand existing recreational opportunities that are available and accessible to all residents of the Town.**

**Policy RC – 4a**

Base acquisition and development programs and priorities on periodic studies of demand and usage.



**Policy RC-4b**

Continue to actively pursue funding for the development and construction of indoor and outdoor recreational facilities and resources, such as the Johnston Multi-Purpose Facility Community Center, Senior Center, and War Memorial Park.

**Policy RC-4c**

Ensure adequate playgrounds or local recreational areas of appropriate size and design are located in and around local school properties.

**Policy RC-4d**

Develop and provide basic recreation programs that are accessible to all segments of the population and targeted to the needs of all Town residents as the primary participants.

**Policy RC-4e**

Improve access to all types of recreation and open space facilities, including physical handicapped access, programmatic access for special needs populations, and participatory access relative to reduced and/or eliminated fee costs for the moderate and lower income populations.

**Policy RC-4f**

Encourage private investment in the development of recreational facilities and areas.

**Goal RC –5: Adequately fund the operational budget of both the Johnston Recreation Department and the Municipal Land Trust and implement a formal Capital Improvement Program for the purpose of maintaining and improving existing recreational areas, facilities, and properties under their municipal jurisdiction as well as planning for the future needs of the community relative to acquisitions and new recreational development projects and programs.**

**Policy RC 5a**

Fund the operational budgets of the Recreation Department and the Land Trust with sufficient funds to accomplish their programs on an annual basis.



**Policy RC 5b**

Establish a sound and continuous capital improvement program to efficiently allocate funds for orderly acquisition and development of recreation facilities and open space resources according to the priority needs of the Town.

**Policy RC-5c**

Encourage private investment in funding of recreational facilities and areas.

**Goal RC –6: Coordinate the efforts of the Recreation Department, the School Department, and the Municipal Land Trust and other public and private entities in their pursuits and common goals relating to providing recreational opportunities and protection and preservation of open space and natural resources in the community.**

**Policy RC 6a**

Coordinate the development of the school system's indoor and outdoor recreational facilities with the Town's Recreation, Conservation, and Open Space Plan so as to encourage maximum opportunity for indoor and outdoor recreation activity and sufficient land to meet recreational needs and standards.

**Policy RC-6b**

Support the Recreation Department, the Municipal Land Trust, the School Department, and the Planning Board in their planning efforts relating to conservation programs and the provision of public information and education.

**Policy RC-6c**

Encourage the continued participation of volunteers in their service participation within the community that is critical to the success of the Town's recreation activities while providing strong support in the form of full time administrative and maintenance personnel.

**Policy RC 6d**

Cooperate and coordinate with neighboring communities and the State for the identification and joint investigation of recreation and open space opportunities and, where appropriate, provide for the utilization of the resources as joint ventures.





**Goal RC-7:** Protect and conserve sensitive and unique areas of the Town via the operation of an open space program designed to maintain and/or re-establish the scenic character of the Town.

**Policy RC-7a**

Establish a positive and logical program of development of land and water areas for parks, ball fields, beaches, picnic activities, fishing, and other recreational pursuits of both active and passive natures.

**Policy RC-7b**

Establish a positive and logical program of open space acquisition for conservation, protection, preservation, and passive recreational pursuits.

**Policy RC-7c**

Establish a progressive policy toward open space as a positive element in improving the Town's economic vitality.

**Goal RC-8:** **Work with the various groups representing the Woonasquatucket Reservoir Watershed, the Scituate Reservoir Watershed, the Pocasset River Watershed, the Audubon Society of Rhode Island, the Natural Resources Conservation Service, and the State of Rhode Island to establish a system of greenways throughout the Town.**

**Policy RC-8a**

Investigate and develop a system of greenways throughout the Town by using the participation and professional expertise and resources of representatives from the Woonasquatucket Reservoir Watershed, the Scituate Reservoir Watershed, the Pocasset River Watershed, the Audubon Society of Rhode Island, the Natural Resources Conservation Service, and the State of Rhode Island.

**Goal RC-9:** **Expand Town ordinances, regulations, and standards to further preserve passive recreation areas, maintain open space in developing areas, and extend community pride in the quality of the environment.**

**Policy RC-9a**

Utilize the Zoning Ordinance, Land Development and Subdivision Review Regulations, Soil Erosion and Sediment Control Ordinance, and Phase II



Stormwater Management Plan and Program to protect environmentally sensitive land within developments and to provide recreational land where needed.

**Policy RC-9b**

Use the Town's Zoning Ordinance and Land Development and Subdivision Review Regulations to improve the overall visual quality of the community.

**Goal RC-10: Preserve biological diversity by preserving and managing state and federally listed rare, endangered and threatened plant and animal species and unique natural communities, especially where they may be impacted by development proposals.**

**Policy RC-10a**

Preserve protected wildlife and vegetative species as important natural and economic resources.

**Goal RC-11: Provide public awareness of recreational programs and opportunities provided within the Town and the preservation efforts of the Municipal Land Trust and provide local citizens the opportunity for public input relating to the recreational and preservation policies of the Town.**

**Policy RC-11a**

Promote recreational activity among the population as a means of improving their health and general welfare.

**Policy RC-11b**

Provide conservation education and natural hazard mitigation programs.

**Policy RC-11c**

Promote citizen participation in the development of the recreational and preservation policies of the Town.



## **GOALS AND POLICIES**

### **Element # 8 – Circulation**

The Rhode Island Comprehensive Planning and Land Use Regulation Act specifies that the Comprehensive Plan “defines and schedules for a period of five years or more the specific public actions to be undertaken in order to achieve the goals and objectives of each element of the Comprehensive Plan. Scheduled expansion or replacement of public facilities, and the anticipated costs and revenue sources proposed to meet the costs reflected in a municipality’s Capital Improvement Program, shall be included in the implementation program.” In addition, “the Implementation/Action Program shall identify the public actions necessary to implement the objectives and standards of each element of the Comprehensive Plan that require the adoption or amendment of codes and ordinances by the governing body of the municipality”.

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, this element shall be consistent with the programs and regulations of R.I. Department of Transportation -Division of Planning; Department of Administration - Division of Planning; Rhode Island Public Transit Authority (RIPTA); Public, quasi-public and private agencies or concerns providing para-transit services for special-needs persons and groups; local public works, and engineering departments and officials; local police and fire departments.

Public actions which are necessary to implement the “Circulation” related goals and objectives identified in this chapter include legislative and regulatory actions, new or improved public services, Capital Improvement Program, and administrative/management actions. This element must address three stated goals of the Act:

- "(1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use and the availability of existing and proposed public and/or private services and facilities.
- "(2) To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
- "(3) To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical and recreational resources and achieving a balanced pattern of land uses.



**GOAL C-1: Provide a well-articulated street system**

**Policy C-1a**

Continually assess the current conditions of all Town roadways through the Pavement Management Program.

**Policy C-1b**

Institutionalize the funding for maintenance and improvements, particularly in a Capital Improvement budget.

**Policy C-1c**

Revise Subdivision Regulations to include construction specifications for the construction of new streets and the improvement of existing roads and paper streets to Town standard.

**Policy C-1d**

Maintain coordination with Statewide Planning and RIDOT relative to the TIP program and the construction plans of RIDOT.

**Policy C-1e**

Maintain coordination with RI Statewide Planning relative to the goals, objectives, and policies in the State Guide Plan.

**GOAL C-2: Provide safe and coordinated bicycle and pedestrian (non-vehicular) routes.**

**Policy C-2d**

Promote such facilities in recognition of their transportation opportunities, economic development benefits, recreational opportunities and overall contribution to the community.

**Policy C-2b**

Continue to work with RIDOT and RIDEM to facilitate any planned or potential facilities.

**Policy C-2c**

Encourage non-vehicular facilities in all new developments, including residential, industrial, and commercial development projects.

**Policy C-2d**

Coordinate new proposals with existing or planned facilities.



**Goal C-3: Institutionalize a means of frequently and thoroughly collecting traffic data and analyses.**

**Policy C-3a**

Develop criteria for Traffic Impact Studies

**Policy C-3b**

Determine range of off-site improvements and threshold(s) for requirement(s)

**Goal C-4: Promote the use of public transportation.**

**Policy C-4a**

Participate in State Planning Council and activities

**Policy C-4b**

Institutionalize a communication system with RIPTA

**Policy C-4c**

Continue to work with RIPTA to develop bus routes that best accommodate the residents of Johnston

**Policy C-4d**

Continue to work with RIPTA to develop appropriate bus shelters

**GOAL C-5: Provide transportation routes that are capable of supporting the traffic and vehicles they are intended to serve.**

**Policy C-5a**

Continue to monitor and provide input into the Rhode Island Statewide Planning Program's Transportation Improvement Plan for all necessary Johnston projects.

**Policy C-5b**

Institute a capital financial program for maintenance and expansion of transportation facilities (Capital Improvements Plan)

**Policy C-5c**

Develop or discontinue "paper streets" based on an inventory and assessment of each.

**Policy C-5d**

Acquire and sustain the requisite staffing and equipment to maintain facilities



**Policy C-5e**

Continue to work with the RIDOT in order to improve the roadway system in Johnston.

**Policy C-5f**

Develop and maintain roads so as to accommodate land uses likely to occur in accordance with the Future Land Use Plan.

**Policy C-5g**

Eliminate so-called “paper streets”

**Policy C-5h**

Eliminate dead-end roadways by connecting existing streets, where possible, and prohibit new dead-end streets from being built.

**Policy C-5i**

Maintain coordination with RI Resource Recovery Corporation whose traffic inherently impacts the Town road system



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

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# Comprehensive Community Plan

## Chapter 1 INTRODUCTION

The Town of Johnston, Rhode Island has prepared this Comprehensive Community Plan pursuant to the General Laws of the State of Rhode Island, Chapter 45, Section 22.1 (1956, as amended), entitled the “Comprehensive Planning and Land Use Regulation Act” (1988, as amended). Once approved by the State, the Town will review and update this document at least once every five (5) years.

The Comprehensive Community Plan for the Town of Johnston is a document with accompanying graphics and maps that presents historical trends, current and anticipated future conditions, goals, policies, and recommendations relating to the development of the Town with respect to the following functional areas:

1. Statement of Goals and Policies
2. Land Use Plan Element
3. Housing Element
4. Economic Development Element
5. Natural and Cultural Resources Element
6. Services and Facilities Element
7. Open Space and Recreation Element
8. Circulation Element
9. Implementation Program

Chapter 2 provides a presentation of the goals and policies for each of the eight elements contained in the Plan. The final chapter of the Plan provides an Implementation Program for the accomplishment of the goals and policies together with an Action Plan for the completion of the Plan’s recommendations.

The state mandated “Comprehensive Planning and Land Use Regulation Act” required all Rhode Island communities to prepare and adopt a local Comprehensive Plan. The Act was adopted and based upon the following findings of the General Assembly:



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“The General Assembly recognizes these findings, each with equal priority and numbered for reference only, as representing the need to substantially revise present enabling legislation, and therefore, declares that:

- (1) The absence of accurate technical information and comprehensive planning by municipal government as a rational basis for long-term physical development creates conflicting requirements and reactive land use regulations and decisions.
- (2) Municipal government is responsible for land use, but lacks the technical information and financial resources to plan for orderly growth and development and the protection and management of our land and natural resources.
- (3) Land, water and air are finite natural resources. Comprehensive planning must provide for protection, development, use and management of our land and natural resources.
- (4) Comprehensive planning and its implementation will promote the appropriate use of land. The lack of comprehensive planning and its implementation has led to the misuse, under-use and over-use of our land and natural resources.
- (5) The coordination of growth and the intensity of development with provisions for services and facilities is a proper objective of comprehensive planning.
- (6) Comprehensive planning is needed to provide a basis for municipal and state initiatives to insure all citizens have access to a range of housing choices, including the availability of affordable housing for all income levels and age groups.
- (7) Municipal comprehensive planning must recognize and address land uses in contiguous municipal and encourage cooperative planning efforts by municipalities.
- (8) Comprehensive planning will provide a basis for improved coordination so that local plans reflect issues of local, regional and statewide concern. Comprehensive planning will insure that municipal government has a role in the formulation of state goals and policies.”
- (9) Improved coordination is necessary between State and municipal governments to promote uniform standards and review procedures as well as consistency in land use regulations.”<sup>1</sup>

The Act continues with its intent and a list of State Goals for Comprehensive Planning to provide an overall direction to the local communities in the development of their respective Comprehensive Community Plans. “The statement of intent lists the five principal purposes of the Act in creating this comprehensive planning process. The

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<sup>1</sup> RI General Laws §45-22.2-3(A). Legislative findings and intent -- Statement of goals – Findings.



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reader should be aware that many of the findings, intents and goals are applicable to the state and its municipalities, thus establishing a comprehensive process of planning at both levels of government.”<sup>2</sup>

“B. Intent. The General Assembly declares it is the intent of this act to:

- (1) Establish, in each municipality, a program of comprehensive planning that is implemented according to the standards and schedule contained in this chapter.
- (2) Provide financial assistance for the formulation and implementation of the comprehensive plan.
- (3) Provide financial assistance to establish a uniform data and technical information base which shall be used by state and municipal governments and their agencies.
- (4) Establish standards and a uniform procedure for the review and approval of municipal comprehensive plans and state guide plans and their consistency with overall state goals and policies.
- (5) Establish a procedure in comprehensive planning at state and municipal levels which will accommodate future requirements.<sup>3</sup>

“C. Goals. The General Assembly hereby establishes a series of goals to provide overall direction and consistency for State and municipal agencies in the comprehensive planning process established by this chapter. The goals have equal priority and are numbered for reference only.

- (1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use and the availability of existing and proposed public and/or private services and facilities.
- (2) To promote an economic climate which increases quality job opportunities and overall economic well being of each municipality and the state.
- (3) To promote a balance of housing choices, for all income levels and age groups, which recognizes the affordability of housing as the responsibility of each municipality and the state.
- (4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.

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<sup>2</sup> Technical Paper #16, “Handbook on the Local Comprehensive Plan for the Rhode Island Comprehensive Planning and Land Use Regulation Act”, The State Planning Council, Division of Planning, Rhode Island Department of Administration, June 1989.

<sup>3</sup> RI General Laws §45-22.2-3(B). Legislative findings and intent -- Statement of goals – Intent.



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- (5) To promote the preservation of the open space and recreational resources of each municipality and the state.
- (6) To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical and recreational resources and achieving a balanced pattern of land uses.
- (7) To promote consistency of state actions and programs with municipal comprehensive plans and provide for review procedures to ensure that state goals and policies are reflected in municipal comprehensive plans and state guide plans.
- (8) To ensure that adequate and uniform data are available to municipal and state government as the basis for comprehensive planning and land use regulation.
- (9) To ensure that municipal land use regulations and decisions are consistent with the comprehensive plan of the municipality and to insure state land use regulations and decisions are consistent with State guide plans.
- (10) To encourage the involvement of all citizens in the formulation, review and adoption of the comprehensive plan.
- (11) The goals are intended to provide direction and consistency for the local comprehensive planning process, while the findings describe general areas of need to be addressed in the process.”<sup>4</sup>

This Comprehensive Community Plan has been prepared to provide the Town of Johnston with a framework for future planning, development, and decision-making. The Plan is intended to be used as a guide for future growth and assist local officials in the decision-making process for all aspects of municipal government. The Plan is the result of an extensive assessment and evaluation of local conditions as well as interactions and coordination with numerous Town elected and appointed officials and departmental personnel, municipal citizen boards, and the general public.

The Goals and Policies of each of the Plan’s substantive elements are provided in Chapter Two. The “Future Land Use Plan” for the Town of Johnston is provided in the Implementation Program in the final chapter (Chapter 10).

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<sup>4</sup> RI General Laws §45-22.2-3(C). Legislative findings and intent -- Statement of goals - Goals



## **Planning Districts**

### **Background**

The Town of Johnston is a 23.7 square mile suburban/semi-rural community north and west of the City of Providence that shares a common border with the State's capitol city. The Town is bordered by Providence and North Providence to the east, Cranston to the south, Scituate to the west, and Smithfield to the north. Interstate-295 serves as a natural barrier and essentially bisects the Town with the easterly section considered urbanized and the "West End" predominantly regarded as "ex-urban" or even "semi-rural" in atmosphere and environment. Johnston represents a transition area between heavily-urbanized Providence and rural Scituate. As the Town's municipal boundaries are approached, the increasing similarities shared with each adjacent community can be readily recognized.

The Town's central location in Rhode Island and Providence County and the presence of two major highways in the Town, Interstate-295 and U.S. Route 6, provide excellent accessibility to the Town from major metropolitan areas, such as, Providence, Boston, Fall River, and Hartford, thereby exhibiting an advantageous location for residential and business development.

The first European settlers came to the Town in 1636 and lived on small, scattered farms on the fringes of the Town of Providence. As the population grew, trails became transportation routes that eventually developed into roads suitable for passage by horses and oxen. In 1759, Johnston separated from the Town of Providence and was incorporated as its own separate Township.

During the 19<sup>th</sup> century, the east end of the Town transformed from its agrarian community beginnings into industrialized centers concentrated around local mill villages while the "west end" retained its farming orientation. Some villages developed more urban characteristics than others and a greater need and proportion of town services and tax dollars. Discontent within the community arose and resulted in the Town's most "urban" area known as "Olneyville" being annexed back to the City of Providence in 1898 and the Town's present size of 23.7 square miles was permanently established.



## **Planning Districts Established**

For the purposes of this Plan, the Town is divided into four (4) planning districts. These Planning Districts correspond to the United States (U.S.) Census Tract boundaries established as of 1960 - Census Tracts 122, 123, 124, and 125. At that time, census boundaries were generated by the U.S. Census Bureau with the specific intent that they would remain fixed over time and comparative analyses could be conducted for statistical data throughout the years. The Planning District schematics of statistical and graphical presentations will be used in all sections of this Plan.

Although these specific Planning Districts were created in 1960 they continue to represent the predominant development patterns of the Town as they have occurred in the past and are expected to continue in the future. (Refer to Figure 1-1 for a mapping of these districts.)

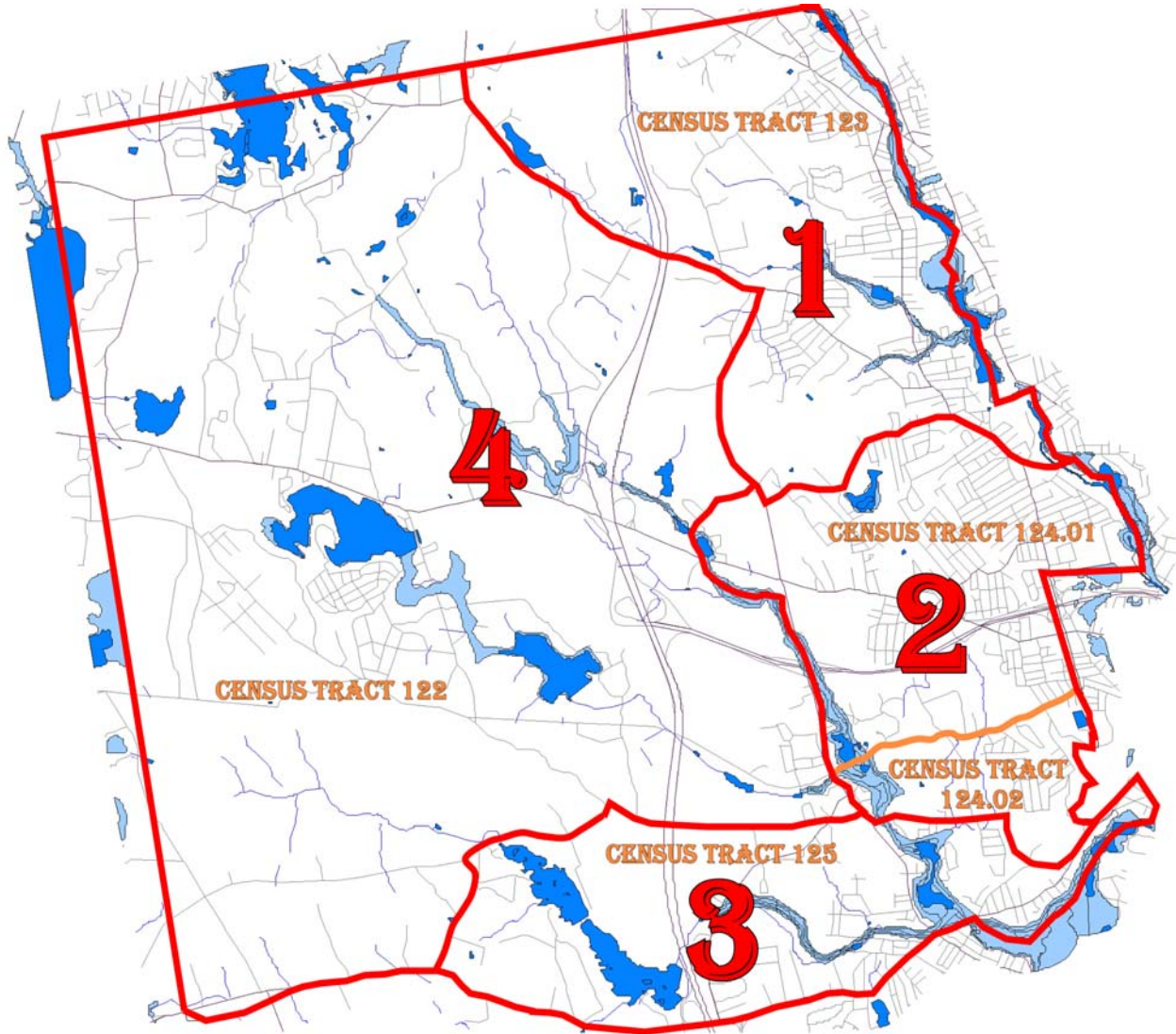
Johnston's Planning Districts and their corresponding neighborhoods as used in this Comprehensive Community Plan may be described as follows:

**Table 1-1: Planning Districts**

Planning District #	Census Tract #	Acres	% of Town	Neighborhoods
1	123	2,501 Acres	16.04 %	Graniteville, Manton, Belknap
2	124.01 & 124.02	2,113 Acres	13.55 %	Manton, Cherry Hill, Killingly Street, Borden Avenue, Winsor Hills, Hartford Avenue, Neutacon-kanut Hill, north of Thornton village
3	125	1,835 Acres	11.77 %	Thornton, Simmonsville, Simmons Reservoir
4	122	9,146 Acres	58.65 %	West End, Hartford Avenue (west), Greenville Avenue (west), Shun Pike (west), Plainfield Pike (west), Bishop Hill, Brown Avenue, Woodlake, Atwood Avenue (west side), Hughesdale,
	TOTAL	15,595 Acres	100.00 %	



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Planning Districts	Census Tract		
Planning District and Census Tract Boundary Line	Census Tract Boundary Line	Ponds and Reservoirs	Floodplains
Planning District #	Census Tract #	Streams	Local Roads
		Major Highways	

Figure 1-1. Planning Districts for Comprehensive Community Plan, Johnston, RI



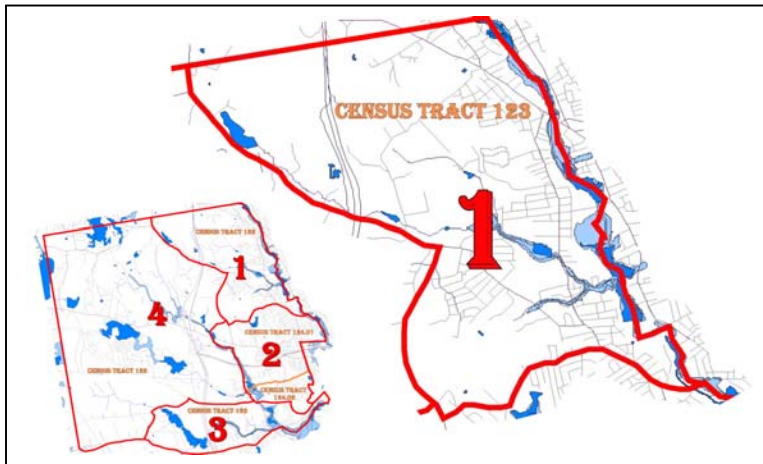
## **Description of Planning Districts**

### **Planning District #1 - Graniteville, Manton, Belknap**

#### Boundaries

- North: Johnston-Smithfield Townline  
East: Woonasquatucket River/Johnston-North Providence Townline  
South: Cherry Hill Road (north side) and Greenville Avenue  
(east side) south of Cherry Hill Road intersection  
West: Greenville Avenue (east side) up to Atwood Avenue Intersection and  
Atwood Avenue (east side) to Cherry Hill Road intersection

This Planning District includes all of Graniteville, west to Greenville Avenue, as well as Pine Hill Avenue and the historic Belknap village and the area south to Cherry Hill Road. Planning District #1 also includes Manton village north of Greenville Avenue, and George Waterman Road as far east as the Woonasquatucket River.



Residential development in Planning District #1 is primarily located along the major arterial streets – Putnam Pike, Greenville Avenue, Cherry Hill Road, Dean Avenue, and George Waterman Road as well as interior developments concentrated along the easterly segment of Greenville Avenue, both sides of George Waterman Road, and both sides of

Putnam Pike, east of Dean Avenue. The greatest concentration of older homes and multi-family units are located in the former mill village areas in Graniteville and Manton.

Commercial development in Planning District #1 is heavily concentrated along Putnam Pike (US Route 44) where it has been historically located for the past two centuries. Previously known as the “Powder Mill Turnpike”, Putnam Pike has served as a major transportation route through the Town from the stagecoach era to the present - from Providence to the outlying rural communities west of the city. The economic development along this route is primarily strip commercial with a small concentration of uses occurring at the North Providence townline.





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A major business also located in this Planning District is the Highland Memorial Park, a 138+-acre cemetery located in the center of this Planning District. The cemetery is located at the high-point of the ridgeline and running the length of the numerous residential developments upland of Serrel Sweet Road and east of Pine Hill Avenue.

Some limited commercial strip development also exists along the lower end of Greenville Avenue in the Manton section and along George Waterman Road. Manton is interspersed with older commercial businesses with newer storefronts and residential development. These newer storefronts and commercial investment have been constructed within the last 10 years and it has helped to revitalize the neighborhood to a limited extent. While many of the properties in this areas are older than other sections of the Town, most are well-maintained, especially those fronting on Greenville Avenue.

Industrial operations in Planning District #1 continue along the Woonasquatucket River in the Manton section and interior streets east of George Waterman Road (RI Route 128) and north of Putnam Pike. A number of these businesses are vehicle junk yards/auto salvage operations in addition to a remaining asphalt plant and other gravel operations that conflict with abutting residential uses.

The more moderately sloped areas in this Planning District already contain residential or commercial development. The remaining physical landscape presents significantly sized areas containing rugged terrain, steep slopes, rock out-croppings, and environmentally sensitive freshwater wetlands. The presence of these environmental conditions has impeded development plans in the past and created a disconnected street pattern throughout the area. The environmental constraints existing on the undeveloped properties in this Planning District are moderate to severe in many areas and do not compare favorably with other undeveloped areas in the community.

#### **Planning District #2 - Manton, Cherry Hill, Killingly Street, Borden Avenue, Winsor Hills, Hartford Avenue, Neutaconkanut Hill, north of Thornton village**

##### Boundaries

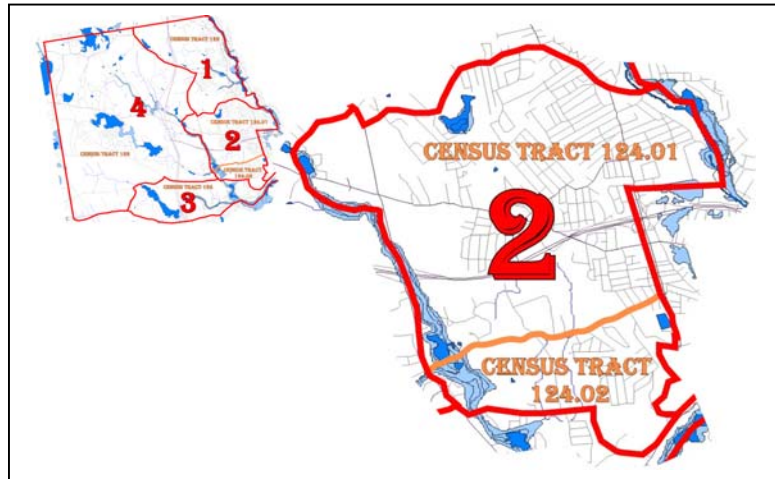
North: Cherry Hill Road (north side) and Greenville Avenue (east end) south of Cherry Hill Road intersection  
East: Woonasquatucket River - Johnston-Providence Cityline  
South: Morgan Avenue and School Street  
West: Atwood Avenue and Memorial Avenue



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This Planning District includes the village of Manton south of Greenville Avenue, Killingly Street, Cherry Hill (south side), Winsor Hills, Hartford Avenue, Central Avenue, Neutaconkanut Hill, Morgan Avenue (north side), and north of the village of Thornton.

The construction of the relocated US Route 6 in the 1960's cut this Planning District in half. Streets in the neighborhoods north and south of the construction were either looped within the neighborhood or dead-ended at the highway line of this limited access expressway. Its construction significantly altered the dynamics of this section of the Town and created a physical barrier bisecting several older neighborhoods in half.



Residential development in Planning District #2 is primarily located within single family subdivisions located along and adjacent to several of the major arterial streets –Greenville Avenue (south side), Cherry Hill Road (south side), Killingly Street, Hartford Avenue (east end), Central Avenue, and Borden Avenue (north of US Route 6). The greatest concentration of older homes and multi-family units are located in the former mill village areas of Manton, Killingly Street, and the most easterly end of Hartford Avenue in the Winsor Hills vicinity.

Commercial development in Planning District #2 is heavily concentrated along Hartford Avenue (US Route 6/6A) where it has been historically located for the past two centuries. Similar to Putnam Pike, Hartford Avenue has served as a major transportation route through the Town from the stagecoach era to the present from Providence to the outlying rural communities west of the city and Hartford, Connecticut, hence its namesake. The economic development along this route also is primarily strip commercial with a small concentration of uses occurring at its intersection with Atwood Avenue (RI Route 5). A previous concentration of commercial businesses at the east end of Hartford Avenue near the Providence cityline has been converted primarily to light industrial uses on the same premises that continue to operated out of the same structures.

A heavy concentration of commercial development is also located in this Planning District along Atwood Avenue on the west side mixed with several large office



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complexes and some light manufacturing facilities. Another large economic development area is located on and adjacent to Killingly Street (RI Route 128) in this Planning District. A mixture of residential and commercial strip development and businesses co-exist directly on Killingly Street.

Some additional scattered local businesses also exist along the lower end of Greenville Avenue (south side) in the Manton section in the area abutting Planning District #1. As described in Planning District #1, Manton is interspersed with older commercial businesses with newer storefronts and residential development. These newer storefronts and commercial investment have been constructed within the last 10 years and it has helped to revitalize the neighborhood to a limited extent. While many of the properties in this areas are older than other sections of the Town, most are well-maintained, especially those fronting on Greenville Avenue.

Industrial operations in Planning District #2 continue along the Woonasquacket River in the Manton section and interior streets east of Killingly Street. The area immediately adjacent to and east of Killingly Street contains several large heavy manufacturing uses, including auto salvage operations and metals recycling facilities. As in Planning District #1, a number of these heavy industrial businesses conflict with abutting residential uses.

Two major recreational facilities exist in Planning District #2. Along the most western boundary of this District is located the Town's "War Memorial Park", a major recreational complex operated and owned by the Town of Johnston. The park contains four ballfields of varying sizes and purposes – Babe Ruth/Senior League, Little League, Minor League, and softball, as well as, tennis courts, basketball court, walking trails, operations facilities, and concessions. Town-wide events are scheduled at this complex throughout the year. Also located in Planning District #2 along its most eastern boundary is the Button Hole Golf Course, a short-course and instructional facility leased to a private vendor by the State of Rhode Island.

The more moderately sloped to level areas in this Planning District north of Hartford Avenue already contain either residential or commercial development. The physical landscape in the area west of the Killingly Street vicinity presents significantly sized areas containing more rugged terrain, steep slopes, and environmentally sensitive conditions that has impacted the development of a continuous street system. The presence of these environmental conditions has impeded development plans in the past and created a disconnected street pattern throughout the area.

The area south of US Route 6/6A adjacent to the south side of Hartford Avenue as well as the regions north and south of Central Avenue exhibit terrains that range from gently rolling hills to specific areas of extremely steep slopes. Neutaconkanut Hill, in particular,



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is underlain with a subsurface rock strata that had limited intensive development up until the development boom of the 1980's.

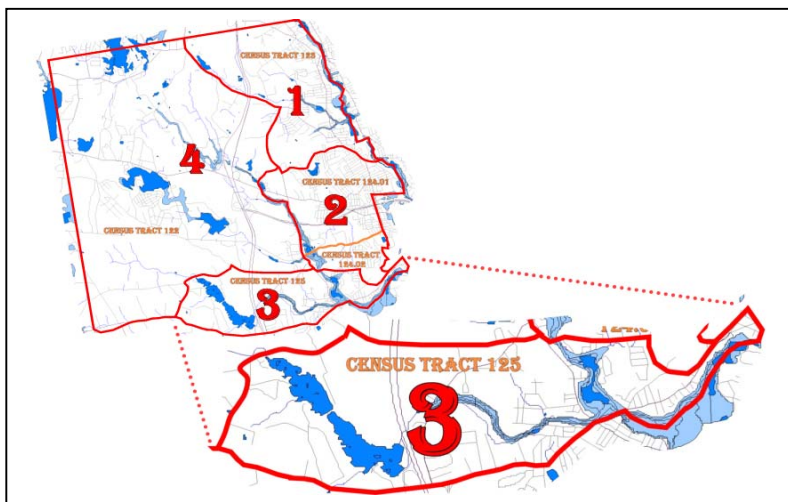
Planning District #2 has experienced significant growth in the past 20 years. The remaining properties available for development are scattered throughout the district and are primarily those properties which present the most difficult constraints to development or contain environmentally sensitive conditions that limit or prohibit development.

### **Planning District #3 – Thornton, Simonsville, Simmons Reservoir**

#### Boundaries

North: Scituate Avenue, Shun Pike, Morgan Avenue, and School Street  
East: Pocasset River and Johnston-Providence Cityline  
South: Plainfield Street/Pike, Cranston Cityline  
West: Green Hill Road

This Planning District includes the densely populated villages of Thornton and Simonsville as well as some of the area west of I-295 in the vicinity of the Upper and Lower Simmons Reservoirs. The greatest proportion of multi-family dwellings in the Town of Johnston are located in this Planning District. The village of Thornton contains the oldest and largest quantity of mill housing structures still remaining from the late 19<sup>th</sup>/early 20<sup>th</sup> century. It also contains the greatest number of rental complex units, including subsidized affordable housing units, constructed within the last 20 years. A number of newer single family subdivisions were also constructed within this Planning District during the last 15 years in the areas off Simonsville Avenue.



The construction of Interstate-295 (I-295) in the late 1960's dissected this Planning District into two unequal parts. The physical barrier created by this construction serves as a natural boundary between the residential area to the east and the more industrialized vicinity west of I-295.



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Residential development in Planning District #3 is a mixture of mill housing tenement housing areas interspersed with concentrations of single family developments. The core neighborhood of this Planning District is Thornton, one of the oldest villages in the Town. Thornton comprises the neighborhoods north of Plainfield Street and east and west of Atwood Avenue. Over the years, new construction in this area has been single family development on vacant infill properties mixed with the older multi-family dwellings. This pattern of development has helped to keep the area revitalized and the properties located here have been well-maintained, despite the age of some of the structures. More concentrated single family development has occurred on the outskirts of this Planning District off Simmonsville Avenue and south of Morgan Avenue.

Commercial development in Planning District #3 is heavily concentrated along Plainfield Street/Pike (RI Route 14) where it has been historically located for the past two centuries. Similar to Putnam Pike in Planning District #1 and Hartford Avenue in Planning District #2, Plainfield Street/Pike has served as a major transportation route through the Town from the stagecoach era to the present - from Providence to the outlying rural communities west of the city and on to Connecticut. Plainfield Street/Pike is the predominant dividing line between the Town of Johnston and the City of Cranston to the south. The economic development along this route is primarily strip commercial interspersed with residential development along the Johnston side of the road. In the 1980's, the City of Cranston constructed public sewers along Plainfield Street/Pike. At the time, the Town of Johnston chose not to contribute to the construction. As a result, sewers are available south of Plainfield Street/Pike only, although there are a few exceptions. The development patterns along RI Route 14 illustrate the development patterns that are supported by the availability of major public utilities. Development on the Johnston side is predominantly residential. Development along the Cranston side supports a heavy concentration of commercial development as well as several large light industrial parks west of I-295.

Scattered commercial development is also located along Atwood Avenue from Simmonsville Avenue to the Townline in the vicinity of Thornton. This commercial activity is mixed with residential uses and is primarily comprised of neighborhood convenience businesses.

Several industrial operations in Planning District #3 continue along the Simmons Brook as well as the Pocasset River in the Thornton section. A large auto salvage operation is located upland of the mill complexes off Mill Street. As in Planning Districts #1 and #2, these industrial uses are adjacent to residential areas and a number of these heavy industrial businesses conflict with the closely abutting residential uses.



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This Planning District exhibits terrains that range from gently rolling hills to specific areas of extremely steep slopes. Most of the areas already built upon are located on the more level areas within the District. The physical landscape between the largest undeveloped area of Planning District #3, Simmonsville Avenue south to the Simmons Brook vicinity, presents significantly sized areas containing more rugged terrain, steep slopes, and environmentally sensitive conditions. The natural environment in this region has impacted the development of a continuous street system and has created a disconnected street pattern of street stubs throughout the area. The presence of these environmental conditions has impeded development plans in the past, however, the restricted number of large, vacant parcels in the Town which can support new subdivisions are limited, and these sites previously considered too costly to develop have become more desirable for development.

The existence of the Simmons Brook and the Pocasset River in this Planning District have also restricted development in the past. Flooding has become a major issue in this area. Recent studies by the US Department of Agriculture, Natural Resource and Conservation Service, have documented problems in this District resulting from over-development upstream from this District. In the next few coming years, partnerships must be established between the communities, the State of Rhode Island, and the United Government to implement the recommendations of the report generated from these studies.

The area west of I-295 is characterized by gently sloping lands with rock outcroppings scattered throughout. The large Simmons Reservoir system, Upper and Lower, are located in this vicinity. In the past, these lands have supported an active truck farming economy. With the establishment of the State's Central Landfill in the adjacent area during the 1980's, much of this farmland has been converted to industrial uses or purchased by Rhode Island Resource Recovery Corporation (RIRRC) as an addition to its overall operation or as buffer areas. The area in this Planning District south of Scituate Avenue and Shun Pike has most recently been proposed as part of a large office and industrial park to be developed by RIRRC with industries that support their resource recovery operation. Also located on the property adjacent to this industrial site is a recently constructed electrical power plant which supplies power to a regional area.

Planning District #3 has experienced significant change in the past 30 years west of Simmonsville Avenue. The remaining properties available for residential development are scattered south and east of Simmonsville Avenue and are primarily those properties which present the most difficult constraints to development or contain environmentally sensitive conditions that limit or prohibit development. Other large parcels west of Simmonsville Avenue and I-295 have changed from farming to industrial uses with the expectation that these uses will be expanded within the coming years.

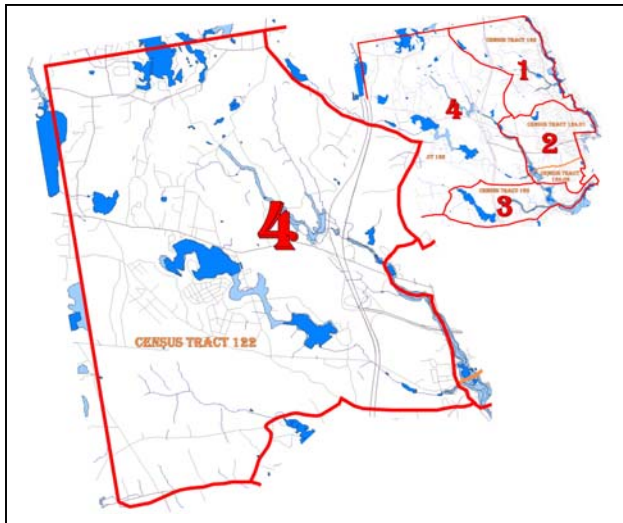


**Planning District #4 – West End, Hartford Avenue (west), Greenville Avenue (west), Shun Pike (west), Plainfield Pike (west), Bishop Hill, Brown Avenue, Woodlake, Atwood Avenue (west side), Hughesdale**

Boundaries

North:	Johnston-Smithfield Townline
East:	Greenville Avenue (west side) up to Atwood Avenue Intersection, Memorial Avenue, Atwood Avenue (west side) to Scituate Avenue intersection
South:	Plainfield Pike – Johnston-Cranston line, Green Hill Road, Shun Pike (west), Scituate Avenue
West	Johnston-Scituate Townline

This Planning District includes all of what is known as the “West End” as well as the historic village of Hughesdale. Planning District #4 has experienced the greatest changes



in development during the past 30 years. The development pattern in this district can be classified as more semi-rural than urban.

Residential development in Planning District #4 has primarily been constructed along the major arterial streets, Hartford Avenue and Greenville Avenue, as well as interior subdivision developments concentrated along collector streets such as Bishop Hill Road, Central Avenue, and Reservoir Avenue. More sparsely developed housing exists along Hopkins Avenue and Winsor

Avenue which still retain a more rural atmosphere. The greatest concentration of older homes are located in the former mill village area in Hughesdale where there still remain a number of historic homes.

This Planning District possesses the largest quantity of newer homes in the Town. Much of this area has been developed during the last 30 years as farms gave way to residential development. No true population centers are located in Planning District #4. Several large water bodies, Slack Reservoir, Oak Swamp Reservoir, and Jillson Reservoir, which initially evidenced seasonal housing but has now been converted to year-round housing.



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Commercial development in Planning District #4 is heavily concentrated along Hartford Avenue, U.S. Route 6/6A, where it has been historically located for the past two centuries. Similar to Putnam Pike and Plainfield Pike, Hartford Avenue has served as a major transportation route through the Town from the stagecoach era to the present from Providence to the outlying rural communities west of the city and Hartford, Connecticut, hence its namesake. The economic development along this route also is primarily strip commercial with a neighborhood business orientation or highway traffic uses such as restaurants, gas stations, and motels. Several properties at the intersection of Route 6/6A/I-295 intersection have been zoned Planned Business in anticipation of the development of large commercial development projects. To date, these properties have not been developed. The area east of I-295 along Hartford Avenue which is zoned General Business, however, has been developed within the past few years with several large dealerships for cars and other vehicles as well as other compatible business uses.

A heavy concentration of commercial development is also located in this Planning District along Atwood Avenue on the west side of this Planning District mixed with several light manufacturing facilities. Recent economic development activity south of the Atwood Avenue/US Route 6 interchange has revitalized commercial pursuits in this vicinity.

A major change to this Planning District occurred during the 1980's when the State of Rhode Island acquired the Sylvestre Landfill and located the State's Central Landfill to a large area within this Planning District. The landfill is presently operated by Rhode Island Resource Recovery Corporation (RIRRC). RIRRC was recently approved to construct a Phase 5 to its landfill operation and anticipates the need for a Phase 6 within the next 5 to 10 years. The Corporation has been purchasing much of the property surrounding the landfill's operations. Buffer areas surrounding the landfill were created with these purchases and the houses located on these properties were either moved to other sites or demolished. Several of these buffer areas created have most recently been proposed as part of a large office and industrial park to be developed by RIRRC with industries that support their resource recovery and landfill operation. A new highway ramp to I-295 from Scituate Avenue was constructed in 2002 which provides an immediate interstate access to the landfill as well as the proposed commerce park.

Since the 1980's the area surrounding the southern end of the landfill has changed from that which supported an active truck farming economy for the growing of produce for local markets and converted to various heavy industrial uses. In addition, the few pig farms remaining in this area during the late 1990's have all but disappeared. Industrial uses include the extractive type, sand and gravel operations, waste hauling operations, and some smaller industrial activities.





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The area north of the landfill remains residential. Although RIRRC has created buffer areas in the past, the expansion of their operations has decreased the amount of land remaining as buffer. This issue has created major incompatibility issues between the local residents and RIRRC in the past with significant concerns remaining for the future of this area.

A major feature of this Planning District is the location of the State's 1,000+ acre Snake Den Park situated in the north central portion of this area. The existing property owned by the State of Rhode Island extends from Hartford Avenue to Greenville Avenue and as far east as Brown Avenue while bordered on the west by Belfield Drive and the Narragansett Power Line easement. While the State acquired this property many years ago, it is only recently that plans have been underway to develop the park into more than just a passive recreation area. The active historic farm known as the "Dame Farm" is located on this property.

The more moderately sloped areas in this Planning District already contain residential, commercial, or industrial development. The remaining physical landscape presents significantly sized areas containing rugged terrain, steep slopes, rock out-croppings, environmentally sensitive freshwater wetlands, and significant drainage issues due to a lack of a comprehensive underground drainage system. The presence of these environmental conditions has impeded development plans in the past and created a disconnected street pattern throughout the area. The State Central Landfill has also created further disconnection of the road system as it has closed several major collector streets in recent years that permitted a north-south transportation route through the Town. The environmental constraints existing on the undeveloped properties in this Planning District are moderate to severe in many areas.



## DEMOGRAPHICS

### Past Growth and Present Population Characteristics

The following Tables, 1-2 through 1-4, show various population statistics for the Town of Johnston and the State of Rhode Island. Table 1-2 identifies the number of local and state residents as of 1990 and 2000 by age group. Table 1-3 depicts population data from 1960-2000 which is used for creating the following Figures 1-1 to 1-5. Table 1-4 delineates local and population densities as of 1990 and 2000. Table 1-5 provides a local and state population analysis by ancestry as of 1990.

**Table 1-2**  
**POPULATION BY AGE RANGE – 1990 AND 2000 CENSUS**  
*Town of Johnston, Rhode Island and State of Rhode Island*

Age Range	1990 CENSUS		2000 CENSUS	
	Johnston	State of RI	Johnston	State of RI
<b>Under 5</b>	1,512	66,969	1,534	63,896
<b>5-9</b>	1,491	63,731	1,773	71,905
<b>10-14</b>	1,418	59,406	1,701	71,370
<b>15 – 19</b>	1,532	70,862	1,441	75,445
<b>20 –24</b>	1,853	85,080	1,234	71,813
<b>25 – 34</b>	4,661	173,624	3,716	140,326
<b>35 – 44</b>	4,016	147,617	4,729	170,310
<b>45 – 54</b>	2,772	96,425	3,949	141,863
<b>55 – 59</b>	1,260	42,077	1,512	49,982
<b>60 – 64</b>	1,451	47,126	1,291	39,007
<b>65 – 74</b>	2,725	85,616	2,428	73,684
<b>80 – 84</b>	1,390	48,915	2,069	57,821
<b>85 &amp; over</b>	452	16,016	818	20,897
<b>Total:</b>	<b>26,533</b>	<b>1,003,464</b>	<b>28,195</b>	<b>1,048,319</b>
<b>Median AGE</b>	36.9 years	34.0 years	40.7 years	36.7 years

Source: U.S. Census 1990, 2000

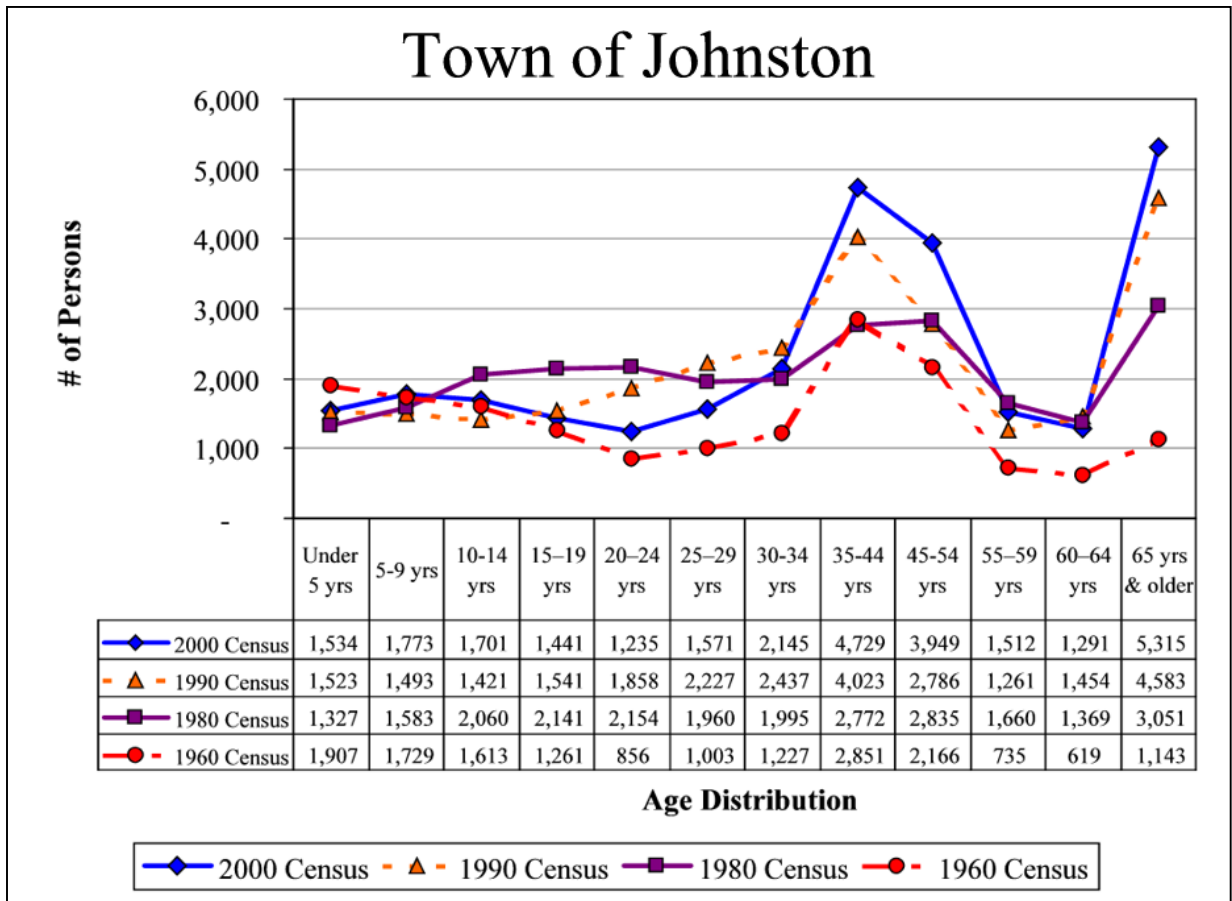


**Table 1-3**  
**POPULATION BY AGE RANGE – 1960 - 2000**  
*Town of Johnston, Rhode Island*

Age Range	1960	1980	1990	2000
<b>Under 5</b>	1,907	1,616	1,512	1,534
<b>5-9</b>	1,729	1,294	1,491	1,773
<b>10-14</b>	1,613	2,060	1,418	1,701
<b>15 – 19</b>	1,261	2,141	1,532	1,441
<b>20 – 24</b>	856	2,154	1,853	1,234
<b>25 – 34</b>	2,203	3,955	4,661	3,716
<b>35 – 44</b>	2,851	2,772	4,016	4,729
<b>45 – 54</b>	2,166	2,835	2,772	3,949
<b>55 – 59</b>	735	1,660	1,260	1,512
<b>60 – 64</b>	619	1,369	1,451	1,291
<b>65 – 74</b>	1,143	1,846	2,725	2,428
<b>75 – 84</b>		854	1,390	2,069
<b>85 &amp; over</b>		351	452	818
<b>Total:</b>	17,083	24,907	26,533	28,195
<b>Median AGE</b>			36.9 years	40.7 years

Source: U.S. Census 1960, 1980, 1990, 2000;

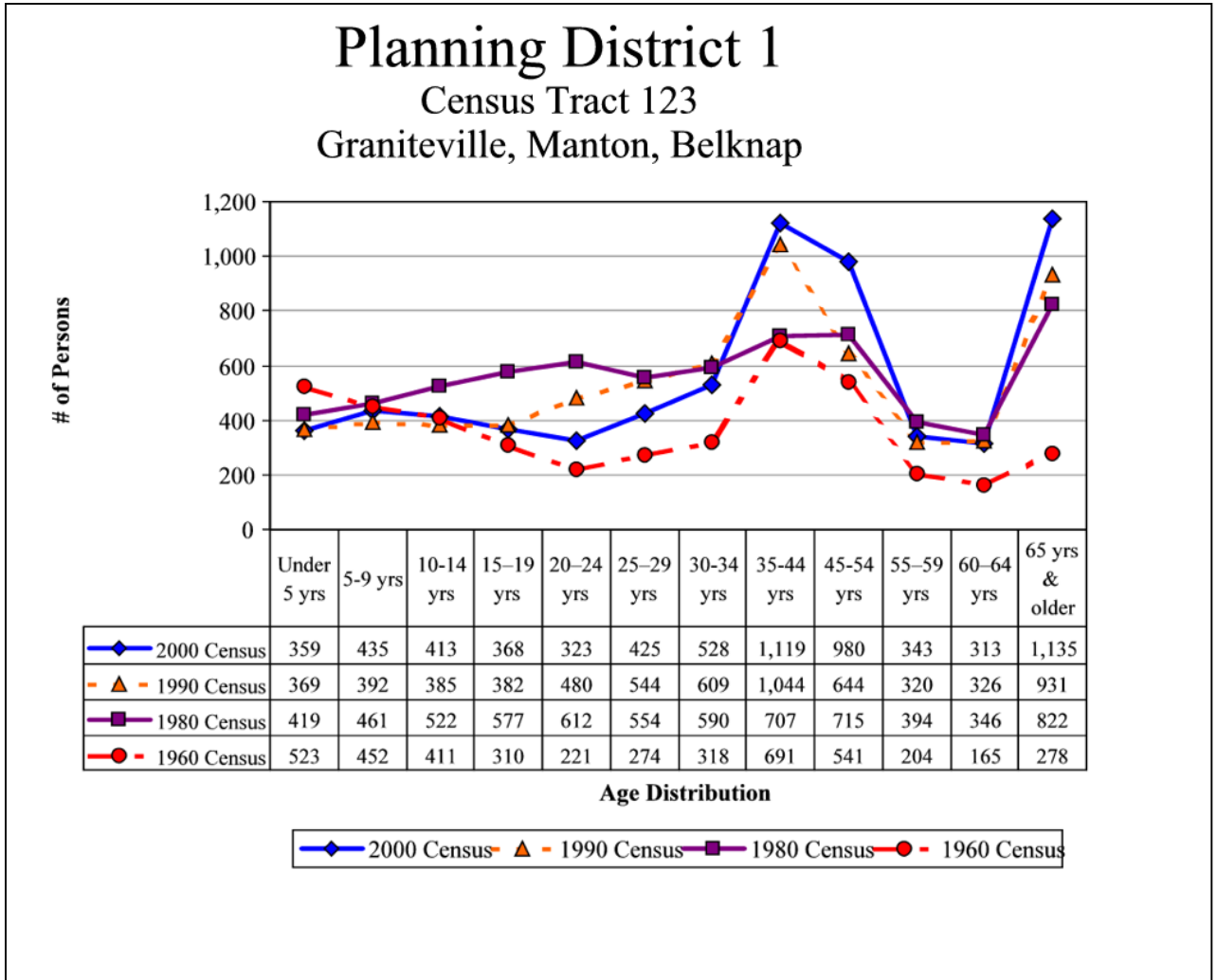
**Continued.**



*Source: U.S. Census 1960, 1980, 1990, 2000;*

**Figure 1-2**  
**Comparisons**  
**TOTAL Population: 1960 – 2000**

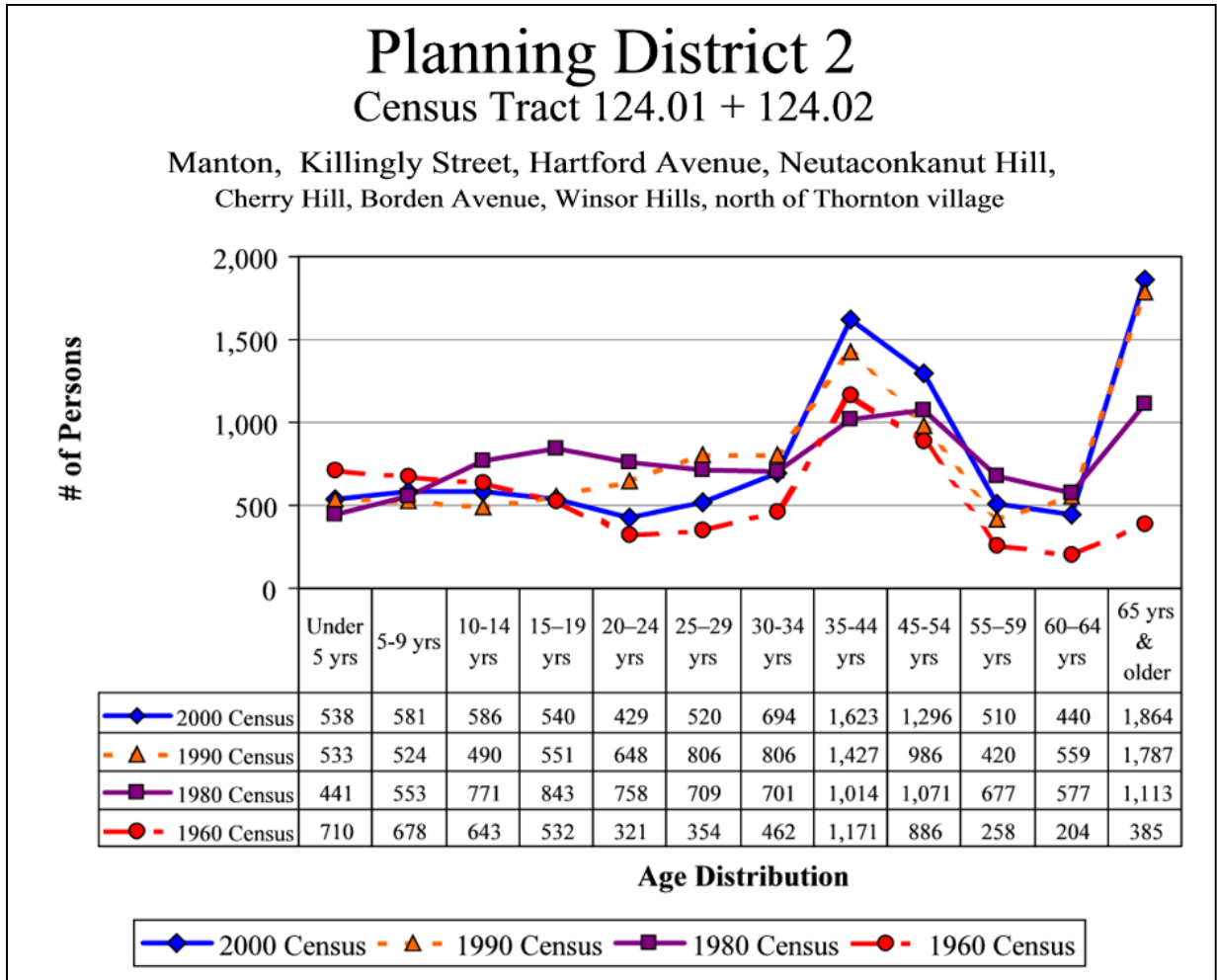
*Town of Johnston, Rhode Island*



Source: U.S. Census 1960, 1980, 1990, 2000;

**Figure 1-3**  
**Comparisons**  
**Planning District #1 Population: 1960 – 2000**

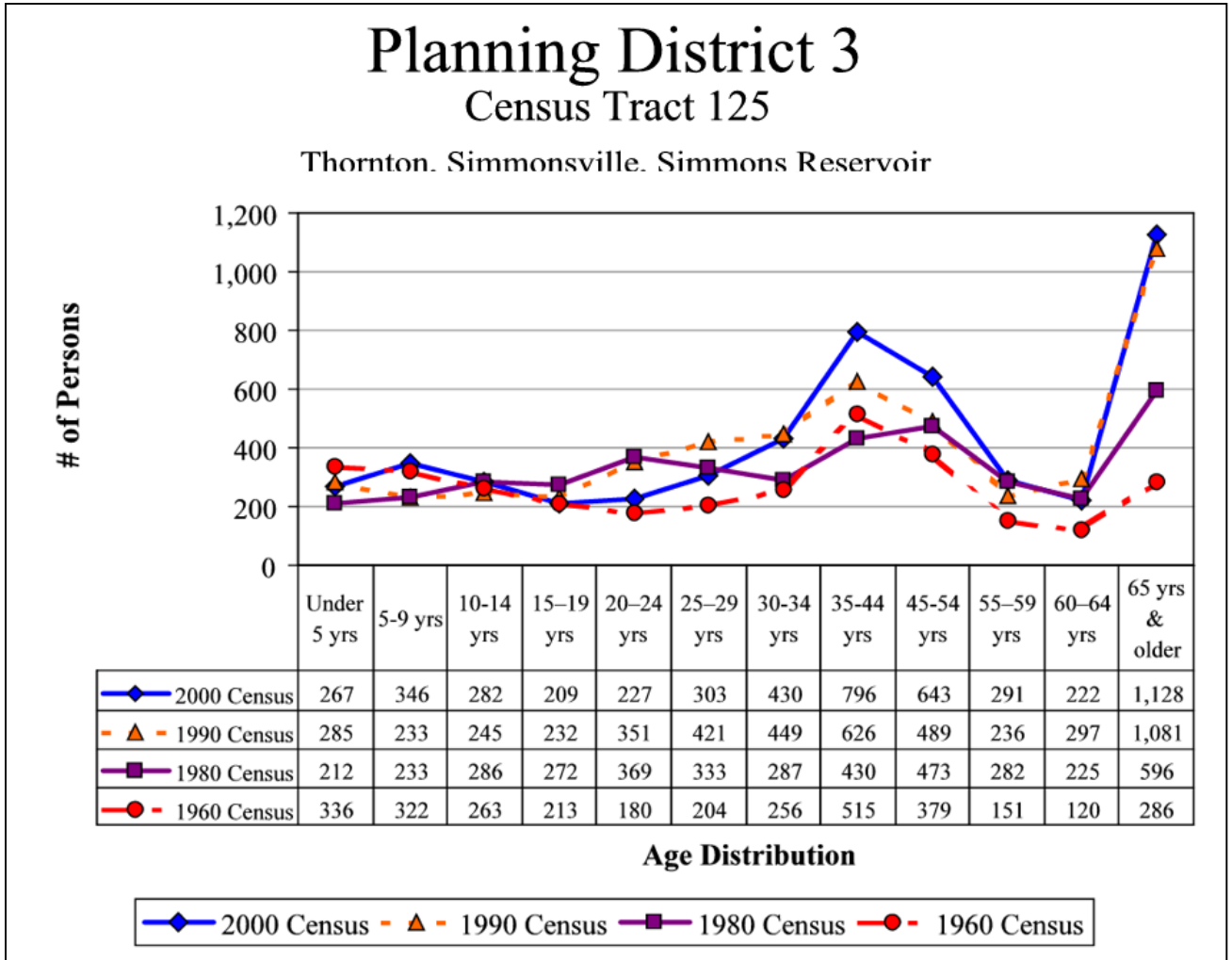
*Town of Johnston, Rhode Island*



Source: U.S. Census 1960, 1980, 1990, 2000;

**Figure 1-4**  
**Comparisons**  
**Planning District #2 Population: 1960 – 2000**

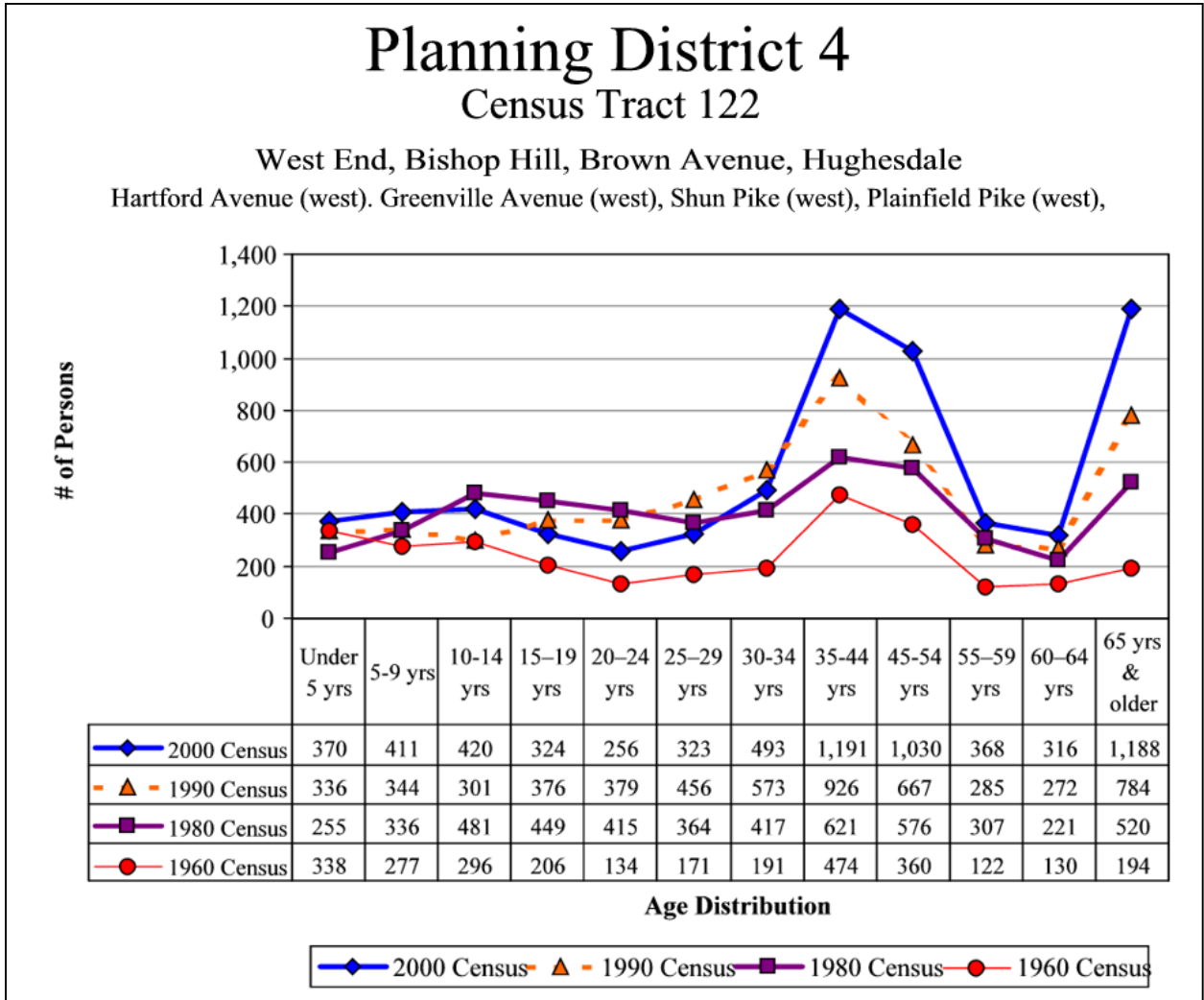
*Town of Johnston, Rhode Island*



Source: U.S. Census 1960, 1980, 1990, 2000;

**Figure 1-5**  
**Comparisons**  
**Planning District #3 Population: 1960 – 2000**

*Town of Johnston, Rhode Island*



Source: U.S. Census 1960, 1980, 1990, 2000;

**Figure 1-6  
Comparisons  
Planning District #4 Population: 1960 – 2000**

*Town of Johnston, Rhode Island*





**Table 1-4**  
**Population Density - 1980-2000**  
*Town of Johnston, Rhode Island and State of Rhode Island*

	<u>1980 Census</u>			<u>1990 Census</u>			<u>2000 Census</u>		
	Johnston	Providence County	RI	Johnston	Providence County	RI	Johnston	Providence County	RI
<b>Population</b>	24,907	571,449	947,154	26,542	596,270	1,003,464	28,195	621,602	1,048,319
# increase over previous Census	x	x	x	1,635	24,821	56,310	1,653	25,332	44,855
% increase over previous Census	x	x	x	6.56 %	4.34 %	5.95 %	6.23 %	4.25 %	4.47 %
<b>Land Area *</b> <i>(Square Miles)</i>	23.7	390.7	1,045	23.7	390.7	1,045	23.7	390.7	1,045
<b>Density</b> <i>Per Square Mile*</i>	1,051	1,462	906	1,120	1,526	960	1,190	1,591	1,003

Source: US Census 1980, 1990, 2000

\* Land Area does not include area of water bodies

**Table 1-5**  
**1990 Population by Ancestry**  
*Town of Johnston, Rhode Island and State of Rhode Island*

<b>Delineated Ancestry</b>	<b>Johnston</b>	<b>RI</b>
<b>Irish</b>	4,168	213,808
<b>Italian</b>	15,471	199,190
<b>English</b>	2,808	161,001
<b>French</b>	3,112	134,177
<b>Portuguese</b>	1,121	94,650
<b>German</b>	1,118	73,482
<b>French Canadian</b>	1,321	72,843
<b>Polish</b>	920	47,000
<b>Hispanic</b>	175	45,752
<b>Scottish</b>	366	24,144
<b>Swedish</b>	286	22,373

Source: US Census 1990



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In summary, the figures in Tables 1-4 to 1-6 show that the Town of Johnston is more densely populated than the State's overall density relative to the number of persons per square mile of land, the median age in Johnston is notably higher than the State overall, and Johnston's population has a higher number of persons of Italian ancestry as compared with the remaining population of the State.

**Income**

Median Family Income increased statewide in the period 1980-2000 as it did in Johnston, Providence County, and the Town's neighboring communities. As the following table illustrates, the median family income increase in Johnston for this period was slightly lower than the State average and the neighboring communities with the exception of the Town of North Providence. Johnston's median family income as of 2000 was less than both the Statewide Median Income as well as that of Providence County. On a statewide basis, however, Johnston improved its relative position in Median Family Income as compared to the State's 39 communities, ranking 32<sup>nd</sup> in 1990 and 28<sup>th</sup> in 2000. Median Family Income for the communities was drawn from the 1990 and 2000 Census.

**Table 1-6**

Median Income Levels: Family Income, 1990-2000  
*Town of Johnston, Selected Communities, Providence County, and State*

<b>Community</b>	<b><u>Median Family Income</u></b>		<b><u>% Change</u></b>
	<b>1990</b>	<b>2000</b>	<b>1990-2000</b>
<b>Johnston</b>	<b>\$ 38,864</b>	<b>\$ 41,273</b>	<b>6%</b>
<b>Scituate</b>	<b>\$ 41,065</b>	<b>\$ 52,032</b>	<b>27%</b>
<b>Smithfield</b>	<b>\$ 49,060</b>	<b>\$ 52,101</b>	<b>6%</b>
<b>Cranston</b>	<b>\$ 41,896</b>	<b>\$ 44,493</b>	<b>6%</b>
<b>No. Providence</b>	<b>\$ 39,556</b>	<b>\$ 42,008</b>	<b>6%</b>
<b>Providence County</b>	<b>\$ 36,541</b>	<b>\$ 46,694</b>	<b>27%</b>
<b>State</b>	<b>\$ 39,172</b>	<b>\$ 41,600</b>	<b>6%</b>

*Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S. Census 2000*



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**Table 1-7**

**Median Income Levels: Household Income, 2000**  
*Town of Johnston, Selected Communities, Providence County, and State*

Community	Median Household Income 2000
<b>Johnston</b>	<b>\$ 41,273</b>
<b>Scituate</b>	<b>\$ 52,032</b>
<b>Smithfield</b>	<b>\$ 52,101</b>
<b>Cranston</b>	<b>\$ 44,493</b>
<b>No. Providence</b>	<b>\$ 42,008</b>
<b>Providence County</b>	<b>\$ 36,950</b>
<b>State of Rhode Island</b>	<b>\$ 41,600</b>

*Source: Statewide Planning Program, Report #106,  
"Housing Data Base", July 2003; U.S. Census 2000*

Median Household Income for 2000 was derived from the U.S. Census 2000. Johnston's median household income remained above the median for Providence County and only slightly below the State household median income. The Town is ranked 30<sup>th</sup> out of 39 communities.

**Table 1-8**

**Family Income Distribution: 2000**  
Median Family Income = \$54,837

Year 2000	Less than \$10,000	\$ 10,000- 14,999	\$ 15,000- 24,999	\$ 25,000- 49,999	\$ 50,000- 99,999	\$ 100,000 or more	TOTAL
# of Families	335	286	861	1,839	3,265	1,176	7,762
% of Total	4.32%	3.68%	11.09%	23.69%	42.06%	15.15%	100.00%

*Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003;  
U.S. Census 2000*



## **POPULATION TRENDS AND PROJECTIONS**

During the past 25 years, Johnston's population has grown at a rate that realized a 13.2% increase from 1980 to 2000. This increase exceeded the 20-year average for both Providence County (8.8%) as well as the State of Rhode Island (10.7%).

From 1990 to 2000, Johnston experienced a 6.23% population increase, while Providence County grew by 4.25% and the State of Rhode Island increased by 4.47%. The immediately adjacent communities of Providence to the east and Smithfield to the north have experienced slightly higher increases from 1990-2000; 8.0% and 7.6%, respectively. The Town of Scituate's population increase of 5.4% was a little higher than the State and Providence County's increase from 1990-2000, while North Providence and Cranston each experienced increases that were both less than the County and State increases; 1.0% and 4.2 %, respectively.

Johnston's population increase from 1990-2000 represents a steady rise in population which has permitted the community to absorb the added population somewhat more readily as compared to some of the community's that have grown much more quickly during the last decade – such as, Lincoln (15.8%) in Providence County, West Greenwich (45.6%) in Bristol County, and Richmond (35%), Charlestown (21.3%), and New Shoreham (20.8%) in Washington County.

Johnston's population density of 1,190 persons/square mile is less than the overall density for Providence County, 1,591 persons/square mile, but greater than the State's density, 1,003 persons/square mile. The Town's density has been rising steadily since 1980, increasing by 139 persons per square mile (13% increase), that is from 1,051 persons to 1,190 persons per square mile.

### **Population Projections**

Population and projections in ten-year increments through the year 2020 are shown in Table 1-9 for the Town of Johnston and the State of Rhode Island. The Rhode Island Department of Administration prepared these projections. State population estimates are also shown for comparison purposes.



**Table 1-9**  
**Population Race and Sex Data and Projections: 1990-2030**

Category	1990*		2000*		2010**		2020**		2030**	
	Johnston	RI	Johnston	RI	Johnston	RI	Johnston	RI	Johnston	RI
Nonwhite Male	74	42,077	467	77,262	2,545	94,148	3,103	114,004	3,671	134,224
Nonwhite Female	147	42,314	474	79,866	2,596	96,054	3,133	115,134	3,687	134,820
White Male	12,574	439,273	12,747	426,373	11,466	424,200	11,543	424,171	11,441	418,319
White Female	13,747	479,800	14,507	464,818	12,428	459,797	12,468	458,155	12,394	453,180
Total	26,542	1,003,464	28,195	1,048,319	29036	1074199	30,247	111,1464	31,192	1,140,543

*Sources: Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S. Census 1990, 2000*

\* Actual Data \*\* Projection

Total population growth in Johnston is, however, anticipated to be "slow, but steady" for the "white" population and a significant increase projected in the number of persons categorized as "non-white" population, similar to the state's projected population increases.

Johnston's population density has historically exceeded statewide density, though that gap has been narrowing. Other areas of the state, such as South Kingstown, have had substantially more areas preferred for development than the Town of Johnston, resulting in much higher growth rates in those areas. It can be anticipated that Johnston's density will exceed the overall state average for many decades, since rural areas like Foster and West Greenwich will not likely be urbanized within the near future.

The "Aging of America" will also have interesting consequences in Johnston, where the median age of 40.7 years is already 10.9% higher than the statewide median age of 36.7 years (2000 US Census figures).



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Over the next thirty years, the RI Statewide Planning Program's Population Projections anticipate that Johnston's population will continue to grow steadily at a rate of approximately 3 – 4% every 10 years for an overall 30-year increase of 10.63% by 2030. At this rate, approximately 1,213 new housing units would be needed to be constructed to support a projected increase of 2,997 residents by 2030, assuming that the current average household size of 2.47 persons continues.<sup>5</sup>

**Table 1-10**

**Population 2000 and Projections through 2030**  
*Town of Johnston, Providence County, and State of Rhode Island*

Projections	Year						
	2000*	2005	2010	2015	2020	2025	2030
<b>Johnston</b>							
# of Persons	28,195	28,654	29,036	29,609	30,247	30,793	31,192
# Increase **		459	382	573	638	546	399
% Increase **		1.6%	1.3%	2.0%	2.2%	1.8%	1.3%
<b><u>Providence County</u></b>							
# of Persons	621,602	628,617	634,457	643,208	652,970	661,312	667,414
# Increase **		7,015	5,840	8,751	9,762	8,342	6,102
% Increase **		1.6 %	1.3 %	2.0 %	2.2 %	1.8 %	1.3 %
<b>STATE</b>							
# of Persons	1,048,319	1,062,441	1,074,199	1,091,813	1,111,464	1,128,260	1,140,543
# Increase **		14,122	11,758	17,614	19,651	16,796	12,283
% Increase **		1.3 %	1.1 %	1.6 %	1.8 %	1.5	1.1 %

Source: *Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S.Census 2000*

\* Actual Population, U.S. Census 2000. \*\*Increase over prior 10-year Census time period.

<sup>5</sup> Projected 2010 Needs: 340 new units over Census 2000's # of units (10 years)  
 Projected 2020 Needs: 831 new units over Census 2000's # of units (20 years)  
 Projected 2030 Needs: 1,213 new units over Census 2000's # of units (30 years)



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Johnston possesses the same average household size of 2.5 persons per household as that of the State of Rhode Island. In the year 2000, average household sizes in the State of Rhode Island ranged from 2.1 to 2.9 persons per household.

The following Table 1-11 and Figure 1-7 detail the Town's age distribution projections. Table 1-12 shows that the population aged 65 and older as well as the school-age population will increase over the next 30 years, while the mid-range aged population from 21-65 years will decrease (from 60% down to 54%) by 2030. The proportion of school aged children in the Town is also expected to increase from a 22% share to 26% of the overall population distribution.

Based on historic figures, Johnston can reasonably expect that its proportion of growth in the number of elderly residents will be consistent with the State elderly population projections. Therefore, the percentage of elderly residents in Johnston may continue to be higher than the proportion statewide.

The last population related table, Table 1-13, compares Johnston's age distributed population and projections to Providence County and the State of Rhode Island from the years 1990-2030.

**Table 1-11**

**Age Distribution for Actual Population and Projections, 1990-2030**

*Town of Johnston*

Year	Under 20 years		Ages 20-64 years		65 years & over	
	# Persons	%	# Persons	%	# Persons	%
1990*	5,953	22.4%	16,013	60.4%	4,567	17.2%
2000*	6,449	22.9%	16,431	58.3%	5,315	18.9%
2010	7,375	25.4%	17,608	60.6%	4,053	14.0%
2020	7,560	25.0%	17,582	58.1%	5,105	16.9%
2030	8,064	25.9%	16,737	53.7%	6,391	20.5%

*Source: Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S. Census 1990, 2000*

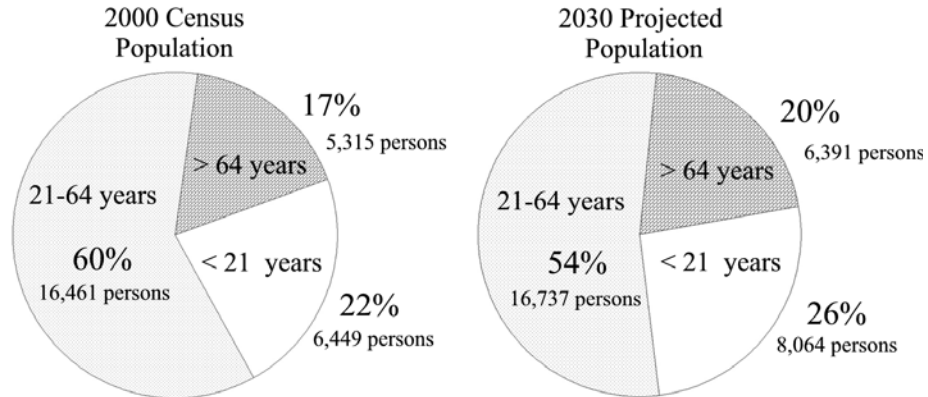
*\* Actual Population, U.S. Census 1990 and 2000.*



*Town of Johnston*

Distribution of Age Groups

*Town of Johnston*



**Figure 1-7**  
**Age Group Distribution Pie Chart**  
**2000 Census compared to 2030 Population Projections**

**Table 1-12**

**Actual Population and Projections Persons Age 65 and Older**

*Town of Johnston*

Year	# Elderly	% of Overall Population
1990*	4,567	17.2%
2000*	5,315	18.9%
2010	4,053	14.0%
2020	5,105	16.9%
2030	6,391	20.5%

*Source: Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S. Census 2000*

*Actual Population, U.S. Census 1990 and 2000.*





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**Table 1-13**

**Age Distribution for Actual Population and Projections, 1990-2030**  
*Town of Johnston, Providence County, State of Rhode Island*

	Johnston			Providence County			State of Rhode Island		
<u>1990</u> ages	# Persons	% of total		# Persons	% of total		# Persons	% of total	
under 20	5,953	22.4%	-	166,617	27.9%	-	260,968	26.0%	-
21-64	16,013	60.4%	-	335,851	56.3%	-	591,949	59.0%	-
65+	4,567	17.2%	-	93,802	15.7%	-	150,547	15.0%	-
Totals	26,533	100.0%	-	596,270	99.9%	-	1,003,464	100.0%	-
<u>2000</u> ages	# Persons	% of total	% Increase 1990-2000	# Persons	% of total	% Increase 1990-2000	# Persons	% of total	% Increase 1990-2000
under 20	6,449	22.9%	1.8%	171,329	27.6%	0.8%	282,616	27.0%	2.1%
21-64	16,431	58.3%	2.5%	359,614	57.9%	6.6%	613,301	58.5%	3.5%
65+	5,315	18.9%	37.2%	90,659	14.6%	-3.4%	152,402	14.5%	1.2%
Totals	28,195	100.1%	6.3%	621,602	100.1%	4.2%	1,048,319	100.0%	4.5%
<u>2010</u> * ages	# Persons	% of total	% Increase over 2000	# Persons	% of total	% Increase over 2000	# Persons	% of total	% Increase over 2000
under 20	7,375	25.4%	14.4%	161,138	25.4%	-5.9%	272,802	25.4%	-3.5%
21-64	17,608	60.6%	7.2%	384,729	60.6%	7.0%	651,392	60.6%	6.2%
65+	4,055	14.0%	-23.7%	88,590	14.0%	-2.3%	150,005	14.0%	-1.6%
Totals	29,036	100.0%	3.0%	634,457	100.0%	2.1%	1,074,199	100.0%	2.5%
<u>2020</u> * ages	# Persons	% of total	% Increase 2000-20	# Persons	% of total	% Increase 2000-20	# Persons	% of total	% Increase 2000-20
under 20	7,560	25.0%	17.2%	163,207	25.1%	-4.7%	277,763	25.0%	-1.7%
21-64	17,582	58.1%	7.0%	376,551	57.9%	4.7%	646,064	58.1%	5.3%
65+	5,105	16.9%	-4.0%	110,212	17.0%	21.6%	187,637	16.9%	23.1%
Totals	30,247	100.0%	7.3%	649,970	100.0%	4.6%	1,111,464	100.0%	6.0%
<u>2030</u> * ages	# Persons	% of total	% Increase 2000-30	# Persons	% of total	% Increase 2000-30	# Persons	% of total	% Increase 2000-30
under 20	8,064	25.9%	25.0%	172,567	25.9%	0.7%	294,831	25.9%	4.3%
21-64	16,737	53.7%	1.9%	358,103	53.7%	-0.4%	611,963	53.7%	-0.2%
65+	6,391	20.5%	20.2%	136,744	20.5%	50.8%	233,749	20.5%	53.4%
Totals	31,192	100.1%	10.6%	667,414	100.1%	7.4%	1,140,543	100.1%	8.8%

Source: Rhode Island Statewide Planning, Technical Paper #154, August 2004; US Census 1990, 2000  
 \* Projection



Johnston, Rhode Island Comprehensive Community Plan  
Chapter 1 - Introduction



**Town of Johnston, Rhode Island**

# **Comprehensive Community Plan**

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## **CHAPTER 3**

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An aerial photograph of Johnston, Rhode Island, showing a mix of residential, commercial, and natural areas. The image is framed by a blue, brush-like border. The landscape includes green fields, a road, and some buildings.

**LAND USE**

**Element #2**



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 3 - Land Use

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# Chapter 3

## LAND USE ELEMENT

### **Introduction**

The Land Use Element is a policy guide for public and private decision-makers involved in land development. The Land Use Element of the Comprehensive Community Plan represents the Town's proposal relative to how growth and development should proceed in the community, recognizing local, regional, and state objectives and generally-accepted planning principals of health, safety, convenience, and economy. The Existing Land Use Map reflects land development in the Town of Johnston as of 1995, while the Future Land Use Plan identifies what general categories of development/land use are proposed by the Plan to occur in the various sections of the Town in the future. A key element vital to the Future Land Use Plan is the detailed study of the environmental constraints of the land and the manner in which the land has been developed in the past.

The Land Use Chapter of this Comprehensive Plan is intended to describe the existing development and intended future land uses for each area of the Town including residential, commercial, open space, industrial, and recreational land uses. The Future Land Use Plan relates to the proposed land use classifications and densities to other provisions of the Comprehensive Plan including plans for future utility service, school buildings, and the like. The Future Land Use Plan graphically depicts the proposed future land use patterns of the Town. The Land Use Plan also provides an analysis of any inconsistencies between the Plan and the existing Zoning Ordinance and Map which subsequently shall be amended to conform to the Comprehensive Plan following the Plan's adoption.

### **History of Land Development**

In 1636, the first white settlers moved into what was originally part of Providence. One of the first settlers, Thomas Clemence, built a home that still stands on George Waterman Road. At that time, farms were scattered throughout the area. In addition to the farms, these early settlers of Johnston worked a soapstone quarry and a granite quarry. As the population grew, the trails being used for transportation became paths and then developed into roads suitable for passage by horses and oxen. In 1759, Johnston was incorporated as a Town, separated from Providence, and named after Augustus Johnston, the attorney general at that time for the state. In the late 1900's, Olneyville was annexed back to Providence.



The first major settlements of the Town occurred in and around the villages of Thornton, Simmonsville, Morgan Mills, Hughesdale, Manton, Olneyville, and Graniteville. These manufacturing areas grew in prominence by the mid-nineteenth century as farming declined and textile mill villages began to dominate the local economy. These nineteenth-century hamlets developed around mill sites on small waterways in the Town's interior. In the nineteenth century the villages of the Town were developing into industrial and commercial centers while most of the remaining land area was forest or farmland.

The nature of past, present, and future land development in Johnston is tied to the environmental assets of its physical features. The Town is characterized by a variety of natural amenities that have influenced development patterns throughout the years. The original settlements in Johnston were situated around fertile soils, waterpower for mills, and major travel routes. The early villages evolved into residential neighborhoods with variations in the degree to which they retained their original identity and character.

### **Regional Context**

Johnston is located in the north central section of the state of Rhode Island and shares a border with the capitol city, Providence. Overall, the Town is considered to be a suburb of Providence and "suburban" in nature. Interstate-295 essentially bisects the Town with the easterly "half" considered urbanized and most of the western "half" regarded as "ex-urban" or even "rural" in atmosphere. The Town is bordered by Smithfield to the north, Providence and North Providence to the east, Cranston to the south, and Scituate to the west.

The presence of Interstate-295 and US-6 have made the Town easily accessible to Providence and other metropolitan areas in all directions. This highway access, combined with the Town's other major arterial roadway network, make the Town a desirable location for residential and business development.

Johnston represents a transition area between heavily-urbanized Providence and rural Scituate. As the Town's municipal boundaries are approached, the increasing similarities shared with each adjacent community can be readily recognized.

The land use policies of one community have at least some degree of effect on neighboring communities. Similarly, Johnston realizes that local actions affect policy and characteristics beyond its borders.



### **Statewide Context**

The Statewide Planning Program prepared an “Analysis of Rhode Island Land Use” in 1999, which was designed to present information related to statewide development patterns and trends, including population shifts, sprawl, economic patterns, preservation of open space, and transportation patterns. The Analysis included past and present trends. While land use has been traditionally characterized as urban and rural, the report noted that this did not provide a good description of the State's development experience. In the post-World War II period, land use had effectively become a division between urban, suburban, and rural. The report noted it has become difficult to determine where one land use ends or another begins. As a result, three development pattern categories, Urban, Suburban, and Rural, were utilized. They were defined on the following basis:

- Urban: 2,500 or more persons per square mile and 50% or more of the land classified as developed;
- Suburban: 500-2,499 or more persons per square mile and 25% or more of the land classified as developed;
- Rural: Less than 500 persons per square mile or a developed land area of less than 25%.

The Town of Johnston was listed in the Suburban category. Neighboring communities were listed as follows:

Urban:	Providence, North Providence, and Cranston
Suburban:	Smithfield
Rural:	Scituate

Beginning in the late 1940's, population shifts resulted in suburbanizing what were once rural communities and urbanizing what were once suburban communities. This occurred as out-migration from the older central cities<sup>1</sup> became common, prompted in part by the evolutionary use of the automobile. Those communities adjacent to the urban core were the most affected by this movement.

The Analysis further assigned Rhode Island Communities into the following spatial zone analysis classifications based upon their geographic and historical relationship to an urban core. The classifications were urban core, inner ring, outer ring, western, and coastal. Johnston was classified as inner ring, along with the communities of Cranston and North Providence.

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<sup>1</sup> Providence, Pawtucket, Central Falls, Woonsocket, and Newport



The post-war suburban movement resulted in expanded lower-density single-family land use patterns often called “sprawl.” Due to the greater availability of land in the non-urbanized communities, single family development continues to dominate the land use patterns; multi family housing is primarily built only in the more urbanized areas. Commercial and industrial development patterns may be related somewhat to proximate housing densities, but also closely correlate to roadway characteristics and utility provisions.

Johnston population changes, in 20-year increments since 1940, were as follows:

<u>Time Period</u>	<u>Population Change</u>
1940 - 1960	5,000 - 7,499 increase
1960 - 1980	7,800+ increase
1980 - 2000	3,200+ increase

Interestingly, the rate of increase from 1980 to 2000 slowed considerably. Population projections through 2030 are consistent with these more recent figures, as the estimated overall population is expected to increase approximately 10% in the coming 20+-year time period.

Another trend, recognized locally as well as regionally and nationally, is that employment centers are expanding away from the central cities. Most of this growth in employment and numbers of businesses was in the inner ring communities, including Johnston.

In relation to the expansion of employment centers in Rhode Island, Johnston showed the following generalized, but significant employment shifts in the time periods noted:

<u>Time Period</u>	<u>Employment Shifts</u>
1960 - 1969	0 - 2,499 increase
1970 - 1979	2,500 - 4,999 increase
1980 - 1989	2,500 - 4,999 increase
1990 – 1999	0 - 2,499 increase

As with population growth, the 1990’s decade was characterized by a decline in the employment growth rate. Although the net growth is still positive, the activity during each decade has been variable.

Commercial and industrial development rates have increased, but continue their out-migration toward the suburbs. The suburban communities have the advantage that large tracts of land suitable for development and future expansion are still available. The





suburban communities also have the advantage of newer highways, public utilities, and land use controls.

Although land may be zoned for industrial or commercial use, not all of it may be suitable for development. Constraints to development may include environmental factors and ready access to the highways and infrastructure (public water and sewers, as well as natural gas, fiber optics, and the like). Another constraint may be the increasing interest in preserving open space.

## **EXISTING LAND USE PATTERNS**

### **Survey of Current Land Use**

Chapter 1 of this Comprehensive Plan provided a detailed description of the historic land use in the Town within each of the Plan’s Planning Districts and the issues relative to each district. Existing land use within the Town can be divided into five general categories: residential, commercial, industrial, municipal/quasi-public, and miscellaneous uses. The following is a brief description of each type of land use within the Town:

#### **Residential Uses**

Approximately 27% of the Town’s total land area has been developed for residential use. Residential land use is categorized by the density of the development as it corresponds to lot size as follows:

High Density	less than ¼ acre ( <i>approximately 12,000 square foot (sf) lot sizes or smaller</i> )
Medium Density	¼ acre to approximately 1 acre ( <i>approximately 12,000 - 35,000 sf lot sizes</i> )
Low Density	Approximately 1 acre or more ( <i>approximately 35,000 sf lot sizes or greater</i> )

At the present time, the Town has several categories of residential zoning districts, including the following:

#### **High Density Residential**

**R-7** Residential Use - minimum lot size 7,000 sf/residential unit  
Single Family, Two-Family, or Multi-Family Residential  
Development permitted

Comprised of properties within a high density residential area. Properties are to be served by public sewer and public water. New Subdivisions and/or Land Development Projects require the installation of both public sewer and



public water to serve the development and sidewalks installed on both sides of the paved road. Multi-family use excess of 2 dwelling units requires special density approval from the Town Council.

- R-10** Residential Use - minimum lot size 10,000 sf/residential unit  
Single Family, Two-Family Duplex, or Multi-Family Residential  
Development permitted

Comprised of properties within a medium-high density residential area. Properties are to be served by both public sewer and public water. New Subdivisions and/or Land Development Projects require the installation of both public sewer and public water to serve the development and sidewalks installed on both sides of the paved road. Multi-family use in excess of 2 dwelling units requires special density approval from the Town Council.

*Medium Density Residential*

- R-15** Residential Use - minimum lot size 15,000 sf/residential unit  
Single Family Residential Development permitted

Comprised of properties in a medium density residential area where similar development occurs within the surrounding area. New Subdivisions and/or Land Development Projects require the installation of both public sewer and public water to serve the development and sidewalks installed on both sides of the paved road.

- R-20** Residential Use - minimum lot size 20,000 sf/residential unit  
Single Family Residential Development permitted

Comprised of properties in a medium density residential area where similar development occurs within the surrounding area. New Subdivisions and/or Land Development Projects require the installation of either public sewer or public water to serve the development and sidewalks installed on one side of the paved road.

- PD** Planned Development – mixture of Planned residential and business uses with the greater proportion of using being residential uses for the primary PD designation and other proportionate shares for created sub-categories of the PD overlay.

Single family and multi-family dwelling units are permitted. Generally permits 2 dwelling units per acre but incentives are provided for affordable housing and other forms of multi-family uses.

Business uses are also permitted within the development that are neighborhood business, professional offices, eating establishments, and



smaller retail services. Large shopping centers, “big box” retailers, gas stations, car dealerships, and heavier duty general business uses are not generally permitted within this type of development.

New Subdivisions and/or Land Development Projects require the installation of both public sewer or public water to serve the development and sidewalks installed on both sides of the paved road, whether or not the circulation system will be public or private. Access driveways/roadways within the development are required to be built to public standards.

### Low Density Residential

**R-40** Residential Use - minimum lot size 40,000 sf/residential unit  
Single Family Residential Development permitted

Characterized by a co-mingling of low density residential uses interspersed with open space and conservation-related land uses. New Subdivisions and/or Land Development Projects require the installation of either public sewer or public water to serve the development and sidewalks installed on one side of the paved road.

The more densely developed areas of the Town are located east of I-295, especially in the older sections of the Town along the municipal boundary lines with Providence and North Providence.

Residential development in the areas west of I-295 decreases significantly and includes some very low density areas. Several historic farm areas and Snake Den State Park continue to occupy land in this area.

### Business Uses

Business land use is categorized into three business-related activities: Neighborhood Business, General Business, and Interchange Business. The majority of business development in Johnston involves *Neighborhood Business* and *General Business* land uses that are located adjacent to the Town’s major arterial roadways: Hartford Avenue (US-6A/6), Atwood Avenue (RI-5), George Waterman Road (RI-128), Killingly Street (RI-128), Putnam Pike (US-44), and Plainfield Street/Pike (RI-14). The *Interchange Business* land use pertains to land in the vicinity of I-295 interchange at US-6 (Hartford Avenue) that is targeted for development of a “planned” mixture of large-scale commercial, office, and light industrial project uses of a regional scale and intent.

These business land uses equate to the following existing zoning districts:

#### **B-1 Neighborhood Business**



40' minimum structure distance from residential zone

*Limited Commercial* uses, primarily retailing of commodities classified as “convenience goods” such as groceries and pharmacy-related products; *Office* uses; *Personal Services* related uses

**B-2 General Business**

50' minimum structure distance from residential zone

*Commercial* uses primarily for the retailing of commodities and furnishing of services depending upon a great volume of vehicular and pedestrian traffic; *Office and Business* uses

**B-3 Interchange Business**

250,000 sf Lot Size, minimum (*as determined from setback requirements*)  
100,000 sf Gross Floor Building Area, minimum

*Large Scale, Mixed Use Retail/Commercial, Office, and Light Industrial/Manufacturing* uses for projects of a regional scale and catchment area and customer base and intent. Development within these districts shall be designed so as to minimize the impact upon local roadways and traffic patterns.

**PD** Planned Development – mixture of Planned residential and business uses with the greater proportion of using being residential uses for the primary PD designation and other proportionate shares for created sub-categories of the PD overlay.

Single family and multi-family dwelling units are permitted. Generally permits 2 dwelling units per acre but incentives are provided for affordable housing and other forms of multi-family uses.

Business uses are also permitted within the development that are neighborhood business, professional offices, eating establishments, and smaller retail services. Large shopping centers, “big box” retailers, gas stations, car dealerships, and heavier duty general business uses are not generally permitted within this type of development.

New Subdivisions and/or Land Development Projects require the installation of both public sewer or public water to serve the development and sidewalks installed on both sides of the paved road, whether or not the circulation system will be public or private. Access driveways/roadways within the development are required to be built to public standards.



## **Industrial Uses**

Industrial land use is also divided into three categories: Industrial, Industrial-Light, and Industrial-Special. These industrial related land uses have been translated into three existing zoning districts with the following descriptions:

### **I      **Industrial****

permits the normal operation of a large number of industries, subject only to general congestion and incompatible use controls and design regulations. Industrial land uses are scattered throughout the Town, with the older industries located within the historic villages and along the Woonasquatucket and Pocasset Rivers and their larger tributaries and the newer business located in nearer proximity to the major highways such as I-295 and US-6 and in the vicinity of the Rhode Island Resource Recovery facility on Shun Pike.

### **I-L      **Industrial-Light****

composed of land suitable for limited / light industrial development. The focus of development for this land use is upon a limited number of certain types of industrial and heavy business uses that will be compatible with nearby residential and business districts.

### **I-S      **Industrial-Special****

assumes that certain safeguards may be required for the development of properties located in this land use area due to the peculiar nature of the industrial activities performed on these properties and/or the need to isolate these uses from certain land use areas. Generally, I-S land uses are more isolated from other, non-compatible land uses, such as residential uses.

## **Municipal Uses and Quasi-Public Uses**

*Municipal land uses* include those areas designated for developed or passive recreation, schools, fire stations, police stations, town halls and other public buildings, and Town-owned land, including roadways. A complete listing of recreation areas may be found in the “Recreation, Conservation, and Open Space” chapter of this Plan as well as in the “Johnston Recreation, Conservation, and Open Space.” In addition, the “Services and Facilities” chapter of this Plan contains a listing of the locations of public buildings, schools, and other municipal properties.

*Quasi-Public land uses* include any land where a “public purpose” is being carried out. Examples of quasi-public land uses include Rhode Island Resource Recovery



Corporation’s Central Landfill<sup>3</sup>, utility easements (gas pipeline, electric power lines, and water pump stations/mains), and state/federal highways.

### **Miscellaneous Uses**

Miscellaneous land use is the term used to describe the balance of remaining undeveloped land such as forest and brushland, wetlands and open water, barren land, and vacant areas within the more urbanized sections of the Town. In addition, land used for agricultural purposes and cemeteries are also included in this category.

As shown on the following Existing Land Use Map, Figure 3-1, a significant portion of the undeveloped land in Johnston can be found west of I-295. Agricultural land remains in the areas north of Plainfield Pike (RI-14); adjacent to Brown Avenue, Winsor Avenue, and Hopkins Avenue; and, along the Scituate/Johnston border.

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The following table, “Table 3-1; Land Use Comparison, 1964 and 1990”, provides a complete breakdown of land area within the Town by land use, for the years 1964 and 1990. It should be noted that in 1990, a total 7,200 acres or 46.2 percent of the Town was considered developed, with the greatest percentage of developed land use found in the residential and transportation/utility categories. As of 1964, a total of 6,069 acres or 38.9 percent of the land in Johnston was developed, with the majority of the land use listed as agricultural and residential. Table 3-2 details the statistical change between land use categories over a period of 30 years, from 1964 to 1995. These numbers will be used later in this chapter to formulate a build-out scenario and future land use plan for the Town.

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<sup>3</sup> The land uses occurring on the Rhode Island Resource Recovery Corporation’s properties may also be classified under Industrial Uses due to the types of development and operations that occurs on these properties.



**Table 3-1**  
**LAND USE COMPARISON – 1964 AND 1990**  
*Town of Johnston, Rhode Island*

LAND USE	TOTAL ACRES		% CHANGE
	1964	1990	
Residential	2,780.0	3,770.7	+ 35.6
Commercial	62.0	514.7	+ 730.2
Industrial	153.0	257.6	+ 68.6
Transportation and Utilities	689.0	1,132.6	+ 64.4
Agricultural	2,080.0	945.7	- 55.0
Cemeteries	26.0	42.8	+ 65.4
Institutional	168.0	159.3	- 5.2
Recreation – Developed and Open Space	80.0	101.9	+ 27.5
Urban Transitional	31.0	98.5	+ 217.7
<b>Total - Developed Land</b>	<b>6,069.0</b>	<b>7,024.0</b>	<b>+ 15.7</b>
<b>Total - Undeveloped Land</b>	<b>9,507.0</b>	<b>8,552.0</b>	<b>- 10.0</b>
Town - Total Acres	15,576.0	15,576.0	



**Johnston, Rhode Island Comprehensive Community Plan**

Chapter 3 – Land Use

**Table 3-2: LAND USE COMPARISONS – 1964, 1990, AND 1995**

*Town of Johnston, Rhode Island*

LAND USE	1964		1990		1995		Change	
	acres	%	acres	%	acres	%	acres	%
<b>Residential</b>	<b>2,780</b>	<b>18</b>	<b>3,771</b>	<b>24</b>	<b>4,144</b>	<b>27</b>		
1964-1990							991	36%
1964-1995							1,364	36%
1990-1995							373	10%
<b>Urban Transition (Infill Potential)</b>	<b>31</b>	<b>.2</b>	<b>98</b>	<b>1</b>	<b>82</b>	<b>1</b>		
1964-1990							67	216%
1964-1995							51	52%
1990-1995							-16	-16%
<b>Agricultural</b>	<b>2,080</b>	<b>13</b>	<b>946</b>	<b>6</b>	<b>903</b>	<b>6</b>		
1964-1990							-1,062	-55%
1964-1995							-1,105	-117%
1990-1995							43	-5%
<b>Commercial</b>	<b>62</b>	<b>0.4</b>	<b>515</b>	<b>3</b>	<b>570</b>	<b>4</b>		
1964-1990							453	730%
1964-1995							508	99%
1990-1995							55	11%
<b>Industrial</b>	<b>153</b>	<b>1</b>	<b>258</b>	<b>2</b>	<b>995</b>	<b>6</b>		
1964-1990							105	69%
1964-1995							842	326%
1990-1995							737	286%
<b>Govt, Institutional</b>	<b>168</b>	<b>1</b>	<b>159</b>	<b>1</b>	<b>159</b>	<b>1</b>		
1964-1990							-9	-5%
1964-1995							-9	-6%
1990-1995							0	0%
<b>Cemeteries</b>	<b>26</b>	<b>0.2</b>	<b>43</b>	<b>0.3</b>	<b>50</b>	<b>0.3</b>		
1964-1990							17	65%
1964-1995							24	56%
1990-1995							7	16%
<b>Transportation-Utilities</b>	<b>689</b>	<b>4</b>	<b>1,132</b>	<b>7</b>	<b>578</b>	<b>4</b>		
1964-1990							443	64%
1964-1995							-111	-10%
1990-1995							-554	-49%
<b>Recreation-Open Space</b>	<b>80</b>	<b>1</b>	<b>102</b>	<b>1</b>	<b>139</b>	<b>1</b>		
1964-1990							22	28%
1964-1995							59	58%
1990-1995							37	36%
<b>Vacant Land</b>	<b>9,507</b>	<b>62</b>	<b>8,552</b>	<b>55</b>	<b>7,956</b>	<b>51</b>		
1964-1990							-1,027	-11%
1964-1995							-1,623	-19%
1990-1995							-596	-7%
<b>TOTAL ACRES</b>	<b>15,576</b>		<b>15,576</b>		<b>15,576</b>			





The following mapping, Figure 3-1, “Existing Land Use Map as of 1995”, provides a depiction of the land uses that were existing in the Town of Johnston as of 1995. The data was compiled by the Rhode Island Geographic Information Systems (RIGIS) section of the Rhode Island Department of Administration, Statewide Planning Program.

Table 3-3, “Land Acreage by Zoning District - 1997”, shows the number of acres of land allocated to each zoning district as of the year 1997.

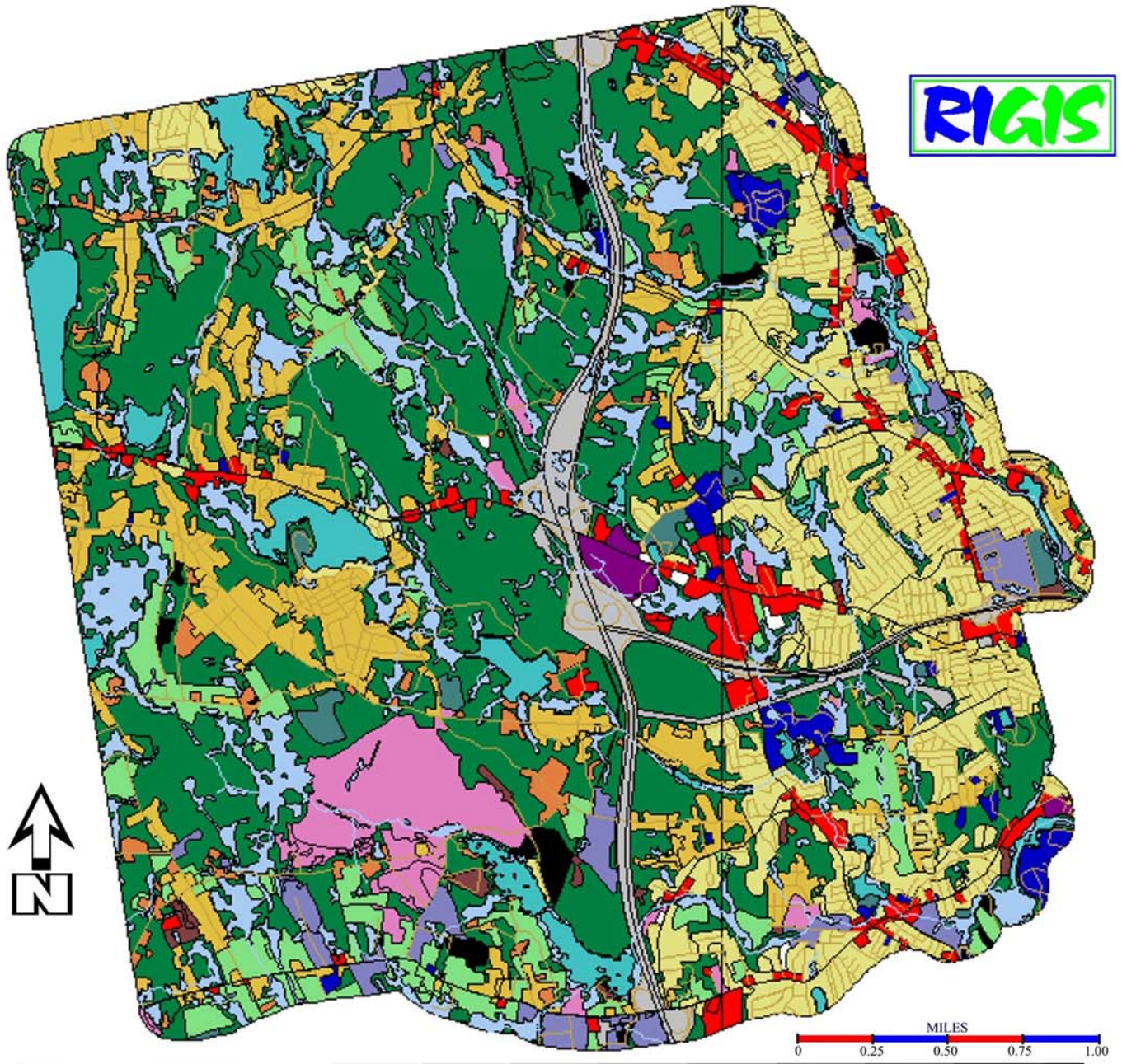
**Table 3-3**  
**LAND ACREAGE X ZONING DISTRICT\* – 1997**  
*Town of Johnston, Rhode Island*

<b>Zoning District</b>	<b>Type</b>	<b>Area (acres)</b>
B-1	Commercial	184.0
B-2	Commercial	733.1
B-3	Commercial	933.9
I	Industrial	751.9
I-L	Industrial	122.8
I-S	Industrial	370.5
R-7	Residential	92.1
R-10	Residential	77.8
R-15	Residential	1,781.6
R-20	Residential	1,535.3
R-40	Residential	8,993.7
<b>TOTAL acres overall</b>		<b>15,576.7</b>

*Source: Johnston Tax Assessment Records, 2001*

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\* approximate number of acres



**Legend - Land Use Classifications**

Residential - High Density (< 1/4 acre)	Commercial	Government, Institutional	Ponds and Reservoirs	Streams and Rivers
Residential - Medium Density (1/4 - 1 Acre)	Commercial/Industrial Mixed	Recreation, Conservation, and/or Open Space	Other Freshwater Wetlands	
Residential - Low Density (> 1 Acre)	Industrial	Transportation, Utility, and/or Communication	Forest and Brushland	Major Highways
Agricultural (active and/or passive)	Waste Disposal, Landfill, and/or Junk Yards	Vacant Land	Gravel Pits, Barren, Quarries, and/or Mines	Local Roads

Figure 3-1. Existing Land Uses as of 1995  
Johnston, RI



Table 3-4, “Summary of Zoning District Categories: 1997”, provides a synopsis of the property acreage for each general land use category as it is allocated to various zoning district designations as of 1997.

**Table 3-4**  
**SUMMARY OF ZONING DISTRICT CATEGORIES\* – 1997**  
*Town of Johnston, Rhode Island*

Zoning Type	Density	Total Acres	% Percent
Commercial		1,851.0	11.88
Industrial		1,245.2	7.99
Residential	<i>Low density</i>	8,993.7	57.75
	<i>Medium density</i>	3,316.9	21.29
	<i>High density</i>	169.9	1.09
<b>Total</b>		<b>15,576.7</b>	<b>100.00</b>

*Source: Johnston Tax Assessment Records, 2001*

**Protected Areas**

There are a number of areas protected by municipal, state, and/or federal laws, including land within the Scituate Reservoir Watershed, freshwater wetlands and associated buffer areas, as well as, municipal and state parks. There are over 1,800 acres of freshwater wetlands within the Town of Johnston<sup>4</sup>. These wetlands are protected by both state law by the Rhode Island Department of Environmental Management (RIDEM) and federal law by the United States Environmental Protection Agency (US-EPA), the United States (U.S.) Army Corps of Engineers, and the U.S. Department of Interior, Department of Fish and Wildlife. No development may occur within or adjacent to freshwater wetland areas without approval from the applicable state and federal agencies.

The Open Space and Recreation chapter of this Plan indicates that municipal and state parks contain both developed and undeveloped recreation areas. These parks are protected from development through the reservation of specific land areas for passive and/or active recreational purposes.

The Scituate Reservoir and its associated management area is owned and controlled by the City of Providence Water Supply Board. The Scituate Reservoir currently supplies over 65% of the state with drinking water. Consequently, maintaining the current

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\* approximate number of acres

<sup>4</sup> as depicted on Figure 3-1, “Existing Land Use” and Figure 6-2, “Freshwater Wetland Areas” in the Natural and Cultural Resources Chapter of this Plan.



superior water quality of the Reservoir is a statewide concern. Land use, minimum lot size, and other development issues require additional consideration when they occur within the watershed of a significant public drinking water supply. Johnston currently does not have a zoning district requiring greater than 1-acre lots. The preponderance of Johnston properties within the Scituate Watershed area are designated as “R-40”, with additional smaller, commercially zoned areas found along Routes RI-14 (Plainfield Pike) and US-6 (Hartford Avenue). The Town must implement measures to decrease the density and reduce environmental contamination and depletion of natural resources in order to protect this valuable drinking water supply reservoir resource that services more than half of the state’s population.

The following map, Figure 3-2, “Categories of Soil Constraints to Development” depicts various soil classifications in the Town of Johnston, as provided by RIGIS. Johnston still has significant areas of land available for development, but there are many natural constraints in many of the areas that remain undeveloped. As undeveloped land becomes scarcer, even constrained land will face development pressure.

## **Overview of Existing Regulations in the Town of Johnston**

### **Zoning Ordinance**

The Zoning Ordinance is designed to regulate how property may be used in a community. The Town’s current Zoning Ordinance consists of 3 general zoning categories that are further divided into 11 different zoning districts. This chapter previously discussed existing land uses and how these local zoning designations related to them. Presented below is brief summary of the various zoning categories.

#### **a. Residential Zones**

##### **Low Density:**

- Residential R-40 District (40,000 square feet minimum lot size)

##### **Medium Density:**

- Residential R-20 District (20,000 square feet minimum lot size)
- Residential R-15 District (15,000 square feet minimum lot size)

##### **High Density**

- Residential R-10 District (10,000 square feet minimum lot size)
- Residential R-7 District ( 7,000 square feet minimum lot size)



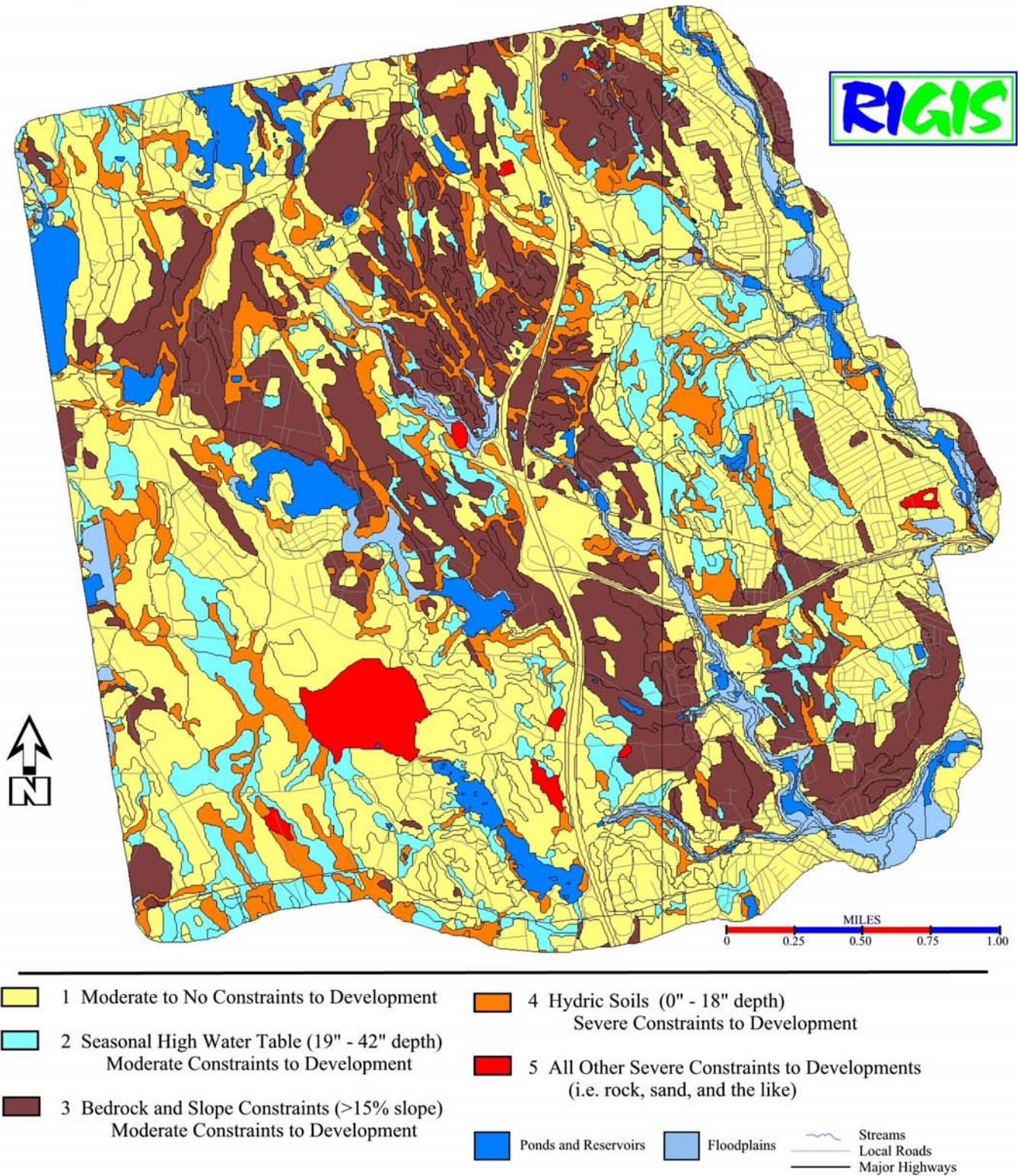


Figure 3-2. Categories of Soil Constraints to Development, Johnston, RI



**b. Business Zones**

B-1 Zone	Neighborhood Business Zone
B-2 Zone	General Business Zone
B-3 Zone	Interchange Business Zone

**c. Industrial Zones**

I Zone	Industrial Zoning District
IL Zone	Limited/Light Industrial Zoning District
IS Zone	Special Industrial Zoning District

**d. Planned District Overlay Zone**

The Zoning Ordinance also includes a “Planned District” provision as an “overlay zone.” With this approach, a site may be developed with a mixture of residential, semi-public, office, neighborhood business, recreation, and conservation uses. Specific densities are set for each use within the Planned District and are intended to preserve sensitive features and the character of a site while developing the areas most appropriate to support that development.

**Land Development and Subdivision Review Regulations**

The Land Development and Subdivision Review Regulations (Regulations), also frequently known as the “Subdivision Regulations”, govern the alignment/realignment of lot lines, subdivision of property, and approval of land development projects. That is, when lots are created, merged, or when lot lines are shifted in any manner or a major land development project is proposed for construction, these Regulations apply. The Regulations are designed to promote the following community planning issues:

- Promote public safety, health, morals and general welfare;
- Secure a well-articulated street and highway system;
- Promote coordinated development of unbuilt areas;
- Secure an appropriate allotment of land area in new developments for all requirements of community life;
- Conform to the Town’s Comprehensive Plan; and
- Facilitate the adequate, efficient and economic provision of transportation, public utilities, recreation and other community requires.

Applications are reviewed by the Planning Board in a process that includes at least three steps – Concept Review, Preliminary Plan plus Public Hearing, and Final Plan review. In larger projects, the review process also includes a Master Plan review and Public Information Meeting before the plan can be filed and recorded with the Town Clerk.



When a street is to be constructed or improved as a component of the project, a Public Hearing must also be held and the improvements constructed.

**Land Use Build Out Analysis**

In order to assess the potential for development and the ultimate population of Johnston based on current residential zoning, a “build-out” analysis is presented. This process is completed by the following method:

- **Total Land Area** in number of acres, *minus* already **Developed Land**, *minus* **Wetland and Water Bodies**, *minus* **Soil Constraints** (estimate of percentage), *equals* **Total Future Developable Land**.

$$\begin{array}{rcccccc}
 \text{Total Land Area} & - & \text{Existing} & - & \text{Wetlands or} & - & \text{Soil} & = & \text{Total Future} \\
 (\# \text{ Acres}) & & \text{Developed} & & \text{Water} & & \text{Constraints} & & \text{Developable} \\
 & & \text{Land} & & \text{Bodies} & & & & \text{Land} \\
 & & (\# \text{ Acres}) & & (\# \text{ Acres}) & & (\# \text{ Acres}) & & (\# \text{ Acres})
 \end{array}$$

- **Total Future Developable Land**, *divided by* **Minimum Lot Sizes in current Residential Zones** *equals* **Total Number of Future Lots**. *For these purposes, a 40,000 square foot lot size was assumed since this residential use represents the largest amount of acreage of the remaining undeveloped land.*

$$\frac{\begin{array}{c} \text{Total Future Developable Land} \\ (\# \text{ Acres}) \end{array}}{\begin{array}{c} \text{Minimum Lot Size of 40,000 sf} \\ (\# \text{ Acres}) \end{array}} = \begin{array}{c} \text{Total Number of Future Lots} \\ (\# \text{ Acres}) \end{array}$$

- **Total Number of Future Lots**, *times* **Housing Size Multiplier of 2.5** people per lot, *equals* **Total Potential Future Residents**.

$$\begin{array}{rcc}
 \text{Total Number of} & \times & \text{2.5} & = & \text{Total Potential Future Residents} \\
 \text{Future Lots} & & \text{(housing multiplier)} & & \\
 (\# \text{ Acres}) & & & &
 \end{array}$$

This density of 2.5 people/lot was determined in the Housing Chapter in this Plan. This estimated household size may be high in light of recent trends showing a slowly declining average household size and because of the effect of the aging of the Town’s population.



- **Total Potential Future Residents, *divided by* Average Number of Building Permits per Year *equals* Estimated Length of Time** to achieve maximum population.

$$\frac{\text{Total Potential Future Residents}}{\text{Average \# Building Permits/Year}} = \text{Estimated Length of Time (To Achieve Maximum Population)}$$

Several assumptions were made during the Build-out Analysis, including:

1. The total acreage of developable land was reduced by 10% to account for the construction of roadways and utility uses.
2. Future subdivisions and land development projects conform to all requirements of current zoning and subdivision regulations.

The source of information for land uses in the Town of Johnston was derived from the RIGIS mapping and statistics for land use, soils, and wetlands in Johnston as compiled from aerial photographs and accurate to within ½ acre as of 1995.

The Town of Johnston has a total of 24.4 square miles, including land and water or 15,576 acres of total land area according to RIGIS mapping. The following table, Table 3-5, shows existing land use information in Johnston mapped by RIGIS by Category, by land use code and by acreage. From the aggregate Town acreage of 15,576 acres, a total of 9,440 acres must be subtracted for existing developed lands, wetlands, and water bodies. Without considering soil constraints, 6,136 acres are potentially developable.

For the next step in the analysis it is assumed that none of the 3,678 acres listed by RIGIS as Bedrock and Slope Constraints and none of the 1,187 acres listed as Hydric Soil (severe constraints 0” – 18” depth to water) have been built to date nor will they be able to be built upon. Subtracting this acreage from the balance potentially developable leaves 1,271 acres as developable in Town.

If the 10% allowance for Roadway and Utilities is subtracted, the remainder available for development is 693 acres. Nearly every piece of available residential land is west of I-295, therefore, it shall be assumed that the R-40 zoning district would apply to remaining development. Many commercial and industrial zones have no minimum lot size, so it is difficult to assess non-residential development potential.

Since Johnston’s dominant, undeveloped residential lot size is 40,000 square feet, and nearly all undeveloped land is located in this zoning district, the available acreage of undeveloped land, 693 acres, must be converted to square feet by multiplying it times 43,560 square feet per acre, then divide it by the number of square feet per lot in the R-





40 zone. The result is 755 new lots that may ultimately be created under current zoning regulations (calculation:  $693 \times 43,560 = 30,187,080$  square feet available  $\div$  40,000 square feet per lot).

Based on population trends and the number of households, the future household size is estimated at 2.5 persons. As a result, an anticipated total of 755 new lots may be created; this amount is then multiplied by the anticipated 2.5 persons per household. The resulting population growth at maximum development build-out is 1,887 persons.

**Table 3-5**  
**RIGIS Land Use Distribution – 1995**

*Town of Johnston, Rhode Island*

	acres	% of Total	acres	% of Total
Residential			4144	26.61 %
High Density	2,146	13.78 %		
Medium Density	1,743	11.19 %		
Low Density	255	1.64 %		
Urban Transitional ( <i>Infill Potential</i> )			82	0.53 %
Agricultural			903	5.80 %
Pasture-not suitable for tillage	92	0.59 %		
Cropland – tillable	548	3.52 %		
Orchards, Groves, Nurseries	120	0.77 %		
Idle Agricultural ( <i>Abandoned</i> )	143	0.92 %		
Commercial			499	3.20 %
Commercial-Industrial Mixed			71	0.46 %
Industrial			255	1.64 %
Waste Disposal ( <i>Landfills, Junk Yards, etc</i> )			627	4.02 %
Mines, Quarries, Gravel Pits			113	0.73 %
Government, Institutional, Cemeteries			209	1.34 %
Government, Schools, Hospitals,	159	1.02 %		
Cemeteries	50	0.32 %		
Recreation ( <i>Developed Acreage</i> )			139	0.90 %
Forest and Brushland ( <i>Undeveloped</i> )			5,513.58	35.41 %
Other Vacant Land ( <i>Vacant and Mixed</i> )			41	0.26 %
Water and Wetlands			2,398	15.40 %
Transportation and Utilities			578	3.71 %
<b>TOTAL ACRES</b>			<b>15,573</b>	<b>100.00 %</b>
<b>TOTAL BUILDABLE ACRES *</b>			<b>12,546</b>	<b>80.57 %</b>

*"Buildable Acres" excludes acreage for cemeteries, water, wetlands, transportation and utilities from TOTAL ACRES –*

*Source: RIGIS existing land use data, 1995; Johnston Affordable Housing Plan, 2005.*



The final portion of the analysis is to determine the time period required to reach the population growth at maximum development total, 1,887 persons, plus the present population of 28,195 people (2000 Census) equals 30,082 persons.

In order to absorb this projected growth, a past trend and future population estimate of adding approximately 500 persons per five-year interval was incorporated. The resulting time period required to reach 30,082 people, that is, the population growth at maximum build-out development, will be almost 20 years.

It should be noted that this estimate does not take into account the possibility of multi-family development in the smaller zones, such as R-10 and R-7, nor does it include any increase of R-20 land. Finally, any potential density bonus for affordable housing in any type of creative land development or other reason is not factored into the projection. Similarly, the analysis does not include possible rezoning to increase lot sizes in the Scituate Reservoir Watershed or other areas. Development opportunities in the more densely zoned areas are limited.

With regard to non-residential development, it is anticipated that the existing large area zoned B-3 will be the focus for significant development changes. Other non-residential development is anticipated to be primarily redevelopment and infill and will not significantly affect the land use patterns. This single B-3 area, however, has already been described as targeting large scale development that takes advantage of the site's proximity to major highway corridors and existing nearby industrial developments.

## **MAJOR LAND USE ISSUES**

The following are the major land use issues.

### **Residential Land Use Issues**

- Provision of a diversity of housing opportunities for all income levels
- Protection of the older neighborhoods.
- Better designs for newer neighborhoods.
- Provision for extensions of water and sewer, where appropriate.
- Provision for affordable housing opportunities.
- Protection of drinking water Scituate Reservoir watershed
- Implementation of Grow Smart development and Best Management Practices
- Provision for expansion of Village districts
- Provision for mixed use development



- Provision for adequate and safe vehicular and pedestrian circulation within developments
- Protection and preservation of sensitive environmental and natural resources, greenspace, and open space
- Reduction of urban sprawl
- Concentration of existing urban densities with access to all public utilities and transportation
- Recovery of development impacts upon municipal and educational services
- Preservation and protection of prime and important farmlands
- Preservation and protection of historic and archeological resources
- Protection of cemeteries
- Streamlining of regulatory procedures
- Development of services and facilities to meet the demands of development

### **Commercial Business Land Use Issues**

- Increase the tax base to generate new revenue.
- Limiting future commercial development to specific areas of Johnston.
- Re-use and improvements to the existing commercial areas of Johnston.
- Provide water and sewer extensions where necessary.
- Recovery of development impacts upon municipal services
- Provide adequate access and circulation for business development
- Provide for a mixture of different but compatible/complementary uses
- Implementation and enforcement of performance criteria
- Implementation of economic growth diversity, initiatives, and strategies
- Development of RIRRC commerce park
- Streamlining of regulatory procedures
- Development of services and facilities to meet the demands of development

### **Industrial Land Use Issues**

- Increase the tax base to generate new revenue.
- Provide suitable new industrial sites.
- Provide water and sewer extensions where necessary.
- Provide adequate access and circulation
- Recovery of development impacts upon municipal services
- Implementation and enforcement of performance criteria
- Provide for a mixture of different but compatible/complementary uses
- Implementation of economic growth diversity, initiatives, and strategies
- Development of RIRRC commerce park
- Streamlining of regulatory procedures
- Development of services and facilities to meet the demands of development



**Other Land Use Issues**

- Provision for extensions of water and sewer, where appropriate.
- Protection of drinking water Scituate Reservoir watershed
- Implementation of Grow Smart development and Best Management Practices
- Provision for adequate and safe vehicular and pedestrian circulation within developments
- Provide adequate access and circulation for development
- Protection and preservation of sensitive environmental and natural resources, greenspace, and open space
- Reduction of urban sprawl
- Concentration of existing urban densities with access to all public utilities and transportation
- Preservation and protection of prime and important farmlands
- Preservation and protection of historic and archeological resources
- Protection of cemeteries
- Streamlining of regulatory procedures
- Development of services and facilities to meet the demands of development
- Provide water and sewer extensions where necessary.
- Recovery of development impacts upon municipal services
- Provide for a mixture of different but compatible/complementary uses
- Implementation and enforcement of performance criteria
- Provide for a mixture of different but compatible/complementary uses





*Town of Johnston, Rhode Island*

# Comprehensive Community Plan

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## CHAPTER 4

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# Housing Element #3



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 4 - Housing

### Element #3

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## **HOUSING**

### **INTRODUCTION**

According to the “Rhode Island Comprehensive Planning and Land Use Regulation Act” (Comprehensive Planning Act), the Housing Element must “consist of identification and analysis of existing and forecasted housing needs and objectives including programs for the preservation, . . . improvement and development of housing for all citizens.” The Housing Element must also “enumerate local policies and implementation techniques to provide a balance of housing choices, recognizing local, regional and statewide needs for all income levels and for all age groups, including but not limited to the affordability of housing and the preservation of federally insured or assisted housing.” Finally, the element must “identify specific programs and policies for inclusion in the implementation program necessary to accomplish this purpose.”

### **POPULATION TRENDS AND PROJECTIONS**

#### **Past Growth and Present Population Characteristics**

During the past 25 years, Johnston’s population has grown at a rate that realized a 13.2% increase from 1980 to 2000. This increase exceeded the 20-year average for both Providence County (8.8%) as well as the State of Rhode Island (10.7%).

From 1990 to 2000, Johnston experienced a 6.23% population increase, while Providence County grew by 4.25% and the State of Rhode Island increased by 4.47%. The immediately adjacent communities of Providence to the east and Smithfield to the north have experienced slightly higher increases from 1990-2000; 8.0% and 7.6%, respectively,. The Town of Scituate’s population increase of 5.4% was a little higher than the State and Providence County’s increase from 1990-2000, while North Providence and Cranston each experienced increases that were both less than the County and State increases; 1.0% and 4.2 %, respectively.

Johnston’s population increase from 1990-2000 represents a steady rise in population which has permitted the community to absorb the added population somewhat more readily as compared to some of the community’s that have grown much more quickly during the last decade – such as, Lincoln (15.8%) in Providence County, West Greenwich (45.6%) in Bristol County, and Richmond (35%), Charlestown (21.3%), and New Shoreham (20.8%) in Washington County.





Johnston's population density of 1,190 persons/square mile is less than the overall density for Providence County, 1,591 persons/square mile, but greater than the State's density, 1,003 persons/square mile. The Town's density has been rising steadily since 1980, increasing by 139 persons per square mile (13% increase), that is from 1,051 persons to 1,190 persons per square mile.

The following tables, Tables 4-1 through 4-5, show various population statistics for the Town of Johnston, Providence County, and the State of Rhode Island. Table 4-1 delineates population increases and densities as of 1990 and 2000. Tables 4-2, 4-3 and 4-5 present population projections through 2030 for the Town. Table 4-3 provides age group related data for the Town, County, and State, while Table 4-4 excerpts data from Table 3 for population projections for residents aged 65 years and older.

Over the next thirty years, the RI Statewide Planning Program's Population Projections anticipate that Johnston's population will continue to grow steadily at a rate of approximately 3 – 4% every 10 years for an overall 30-year increase of 10.63% by 2030. At this rate, approximately 1,213 new housing units would be needed to be constructed to support a projected increase of 2,997 residents by 2030, assuming that the current average household size of 2.47 persons continues.<sup>1</sup>

**Table 4-1**

**Population Density - 1980-2000**

*Town of Johnston, Providence County, and State of Rhode Island*

	<u>1980 Census</u>			<u>1990 Census</u>			<u>2000 Census</u>		
	Johnston	Providence County	RI	Johnston	Providence County	RI	Johnston	Providence County	RI
<b>Population</b>	24,907	571,449	947,154	26,542	596,270	1,003,464	28,195	621,602	1,048,319
# increase over previous Census	x	x	x	1,635	24,821	56,310	1,653	25,332	44,855
% increase over previous Census	x	x	x	6.56 %	4.34 %	5.95 %	6.23 %	4.25 %	4.47 %
<b>Land Area *</b> <i>(Square Miles)</i>	23.7	390.7	1,045	23.7	390.7	1,045	23.7	390.7	1,045
<b>Density</b> <i>Per Square Mile*</i>	1,051	1,462	906	1,120	1,526	960	1,190	1,591	1,003

Source: US Census 1980, 1990, 2000

\* Land Area does not include area of water bodies

<sup>1</sup> Projected 2010 Needs: 340 new units over Census 2000's # of units (10 years)  
 Projected 2020 Needs: 831 new units over Census 2000's # of units (20 years)  
 Projected 2030 Needs: 1,213 new units over Census 2000's # of units (30 years)



Johnston possesses the same average household size of 2.5 persons per household as that of the State of Rhode Island. In the year 2000, average household sizes in the State of Rhode Island ranged from 2.1 to 2.9 persons per household.

Based on historic figures, Johnston can reasonably expect that its proportion of growth in the number of elderly residents will not be consistent with the elderly State total population projections. The percentage of elderly residents in Johnston, therefore, is anticipated to continue to be higher than the proportion statewide. It appears the State's projected decrease in the elderly population may be flawed to some extent given historic trends and projections after 2010; the Town's projected affordable housing needs for the elderly reflect a higher need than would be expected if the Town had incorporated Statewide Planning's projections for this population group.



**Table 4-2**

**Population 2000 and Projections through 2030**  
*Town of Johnston, Providence County, and State of Rhode Island*

Projections	Year						
	2000*	2005	2010	2015	2020	2025	2030
<b>Johnston</b>							
# of Persons	28,195	28,654	29,036	29,609	30,247	30,793	31,192
# Increase **		459	382	573	638	546	399
% Increase **		1.6%	1.3%	2.0%	2.2%	1.8%	1.3%
<u>Providence County</u>							
# of Persons	621,602	628,617	634,457	643,208	652,970	661,312	667,414
# Increase **		7,015	5,840	8,751	9,762	8,342	6,102
% Increase **		1.6 %	1.3 %	2.0 %	2.2 %	1.8 %	1.3 %
<u>State</u>							
# of Persons	1,048,319	1,062,441	1,074,199	1,091,813	1,111,464	1,128,260	1,140,543
# Increase **		14,122	11,758	17,614	19,651	16,796	12,283
% Increase **		1.3 %	1.1 %	1.6 %	1.8 %	1.5	1.1 %

Source: *Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S.Census 2000*

\* Actual Population, U.S. Census 2000.      \*\*Increase over prior 10-year Census time period.



**Table 4-3**

**Age Distribution for Actual Population and Projections, 1960-2030**  
*Town of Johnston*

Year	Under 20 years		Ages 20-64 years		65 years & over	
	# Persons	% of total	# Persons	% of total	# Persons	% of total
1960	6,510	38.1%	9,457	55.3%	1,143	6.7%
1970**	7,155	32.4%	12,711	57.6%	2,203	10.0%
1980	7,111	28.6%	14,745	59.2%	3,051	12.3%
1990*	5,953	22.4%	16,013	60.4%	4,567	17.2%
2000*	6,449	22.9%	16,431	58.3%	5,315	18.9%
2010	7,375	25.4%	17,608	60.6%	4,053	14.0%
2020	7,560	25.0%	17,582	58.1%	5,105	16.9%
2030	8,064	25.9%	16,737	53.7%	6,391	20.5%

Source: Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S.Census U.S.Census 1960, 1980, 1990, 2000

\* Actual Population, U.S. Census 1960, 1980, 1990, and 2000.

\*\* Interpolated numbers for U.S. Census 1970

**Table 4-4**

**Actual Population and Projections Persons Age 65 and Older, 1960-2030**  
*Town of Johnston*

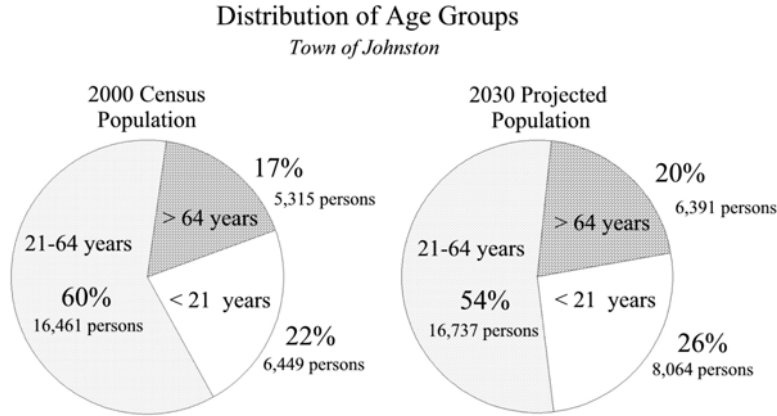
Year	# Elderly	% of Overall Population	# Increase over prior Census	% Increase over prior Census
1960	1,143	6.7%		
1970**	2,203	10.0%	1060	92.7%
1980	3,051	12.3%	848	38.5%
1990*	4,567	17.2%	1516	50.8%
2000*	5,315	18.9%	744	15.5%
2010	4,053	14.0%	-1,262***	-23.7% ***
2020	5,105	16.9%	1,053***	25.9%***
2030	6,391	20.5%	1,286***	25.2%***
2000-2030			1,076****	20.2%****

Source: Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S.Census 1960, 1980, 1990, 2000  
Actual Population, U.S. Census 1960, 1980, 1990 and 2000.

\*\* Interpolated numbers for U.S. Census 1970

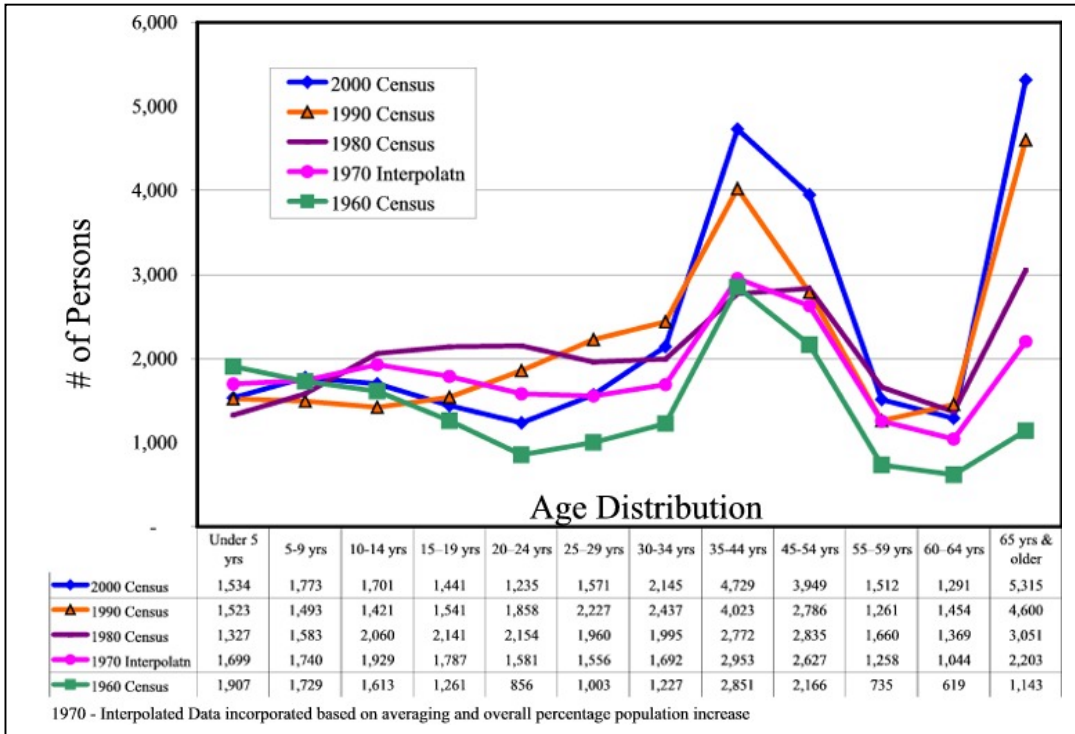
\*\*\* Statewide Planning Projection

\*\*\*\* Increase for 30 year period – 2000-2030



**Figure 4-1**

**Age Group Distribution Pie Chart**  
2000 Census compared to 2030 Population Projections  
*Town of Johnston*



**Figure 4-2**

**Age Group Distribution Line Chart**  
Census 1960 – 2000  
*Town of Johnston*



**Table 4-5**

**Age Distribution for Actual Population and Projections, 1990-2030**  
*Town of Johnston, Providence County, State of Rhode Island*

1990 ages	Johnston			Providence County			State of Rhode Island		
	# Persons	% of total		# Persons	% of total		# Persons	% of total	
under 20	5,953	22.4%	-	166,617	27.9%	-	260,968	26.0%	-
21-64	16,013	60.4%	-	335,851	56.3%	-	591,949	59.0%	-
65+	4,567	17.2%	-	93,802	15.7%	-	150,547	15.0%	-
Totals	26,533	100.0%	-	596,270	99.9%	-	1,003,464	100.0%	-
2000 ages	# Persons	% of total	% Increase 1990-2000	# Persons	% of total	% Increase 1990-2000	# Persons	% of total	% Increase 1990-2000
under 20	6,449	22.9%	1.8%	171,329	27.6%	0.8%	282,616	27.0%	2.1%
21-64	16,431	58.3%	2.5%	359,614	57.9%	6.6%	613,301	58.5%	3.5%
65+	5,315	18.9%	37.2%	90,659	14.6%	-3.4%	152,402	14.5%	1.2%
Totals	28,195	100.1%	6.3%	621,602	100.1%	4.2%	1,048,319	100.0%	4.5%
2010 * ages	# Persons	% of total	% Increase over 2000	# Persons	% of total	% Increase over 2000	# Persons	% of total	% Increase over 2000
under 20	7,375	25.4%	14.4%	161,138	25.4%	-5.9%	272,802	25.4%	-3.5%
21-64	17,608	60.6%	7.2%	384,729	60.6%	7.0%	651,392	60.6%	6.2%
65+	4,055	14.0%	-23.7%	88,590	14.0%	-2.3%	150,005	14.0%	-1.6%
Totals	29,036	100.0%	3.0%	634,457	100.0%	2.1%	1,074,199	100.0%	2.5%
2020 * ages	# Persons	% of total	% Increase 2000-20	# Persons	% of total	% Increase 2000-20	# Persons	% of total	% Increase 2000-20
under 20	7,560	25.0%	17.2%	163,207	25.1%	-4.7%	277,763	25.0%	-1.7%
21-64	17,582	58.1%	7.0%	376,551	57.9%	4.7%	646,064	58.1%	5.3%
65+	5,105	16.9%	-4.0%	110,212	17.0%	21.6%	187,637	16.9%	23.1%
Totals	30,247	100.0%	7.3%	649,970	100.0%	4.6%	1,111,464	100.0%	6.0%
2030 * ages	# Persons	% of total	% Increase 2000-30	# Persons	% of total	% Increase 2000-30	# Persons	% of total	% Increase 2000-30
under 20	8,064	25.9%	25.0%	172,567	25.9%	0.7%	294,831	25.9%	4.3%
21-64	16,737	53.7%	1.9%	358,103	53.7%	-0.4%	611,963	53.7%	-0.2%
65+	6,391	20.5%	20.2%	136,744	20.5%	50.8%	233,749	20.5%	53.4%
Totals	31,192	100.1%	10.6%	667,414	100.1%	7.4%	1,140,543	100.1%	8.8%

Source: Rhode Island Statewide Planning, Technical Paper #154, August 2004; US Census 1990, 2000  
\* Projection



**Income**

Median Family Income increased statewide in the period 1980-2000 as it did in Johnston, Providence County, and the Town’s neighboring communities. As the following table illustrates, the median family income increase in Johnston for this period was slightly lower than the State average and the neighboring communities with the exception of the Town of North Providence. Johnston’s median family income as of 2000 was less than both the Statewide Median Income as well as that of Providence County. On a statewide basis, however, Johnston improved its relative position in Median Family Income as compared to the State's 39 communities, ranking 32<sup>nd</sup> in 1990 and 28<sup>th</sup> in 2000. Median Family Income for the communities was drawn from the 1990 and 2000 Census.

**Table 4-6**

**Median Income Levels: Family Income, 1990-2000**

*Town of Johnston, Selected Communities, Providence County, and State*

Community	<u>Median Family Income</u>		<u>% Change</u>
	1990	2000	1990-2000
Johnston	\$ 38,864	\$ 41,273	6%
Scituate	\$ 41,065	\$ 52,032	27%
Smithfield	\$ 49,060	\$ 52,101	6%
Cranston	\$ 41,896	\$ 44,493	6%
No. Providence	\$ 39,556	\$ 42,008	6%
Providence County	\$ 36,541	\$ 46,694	27%
State	\$ 39,172	\$ 41,600	6%

*Source: Statewide Planning Program, Report #106, “Housing Data Base”, July 2003; U.S. Census 2000*

**Median Income Levels: Household Income, 2000**

*Town of Johnston, Selected Communities, Providence County, and State*

Community	Median Household Income 2000
Johnston	\$ 41,273
Scituate	\$ 52,032
Smithfield	\$ 52,101
Cranston	\$ 44,493
No. Providence	\$ 42,008
Providence County	\$ 36,950
State of Rhode Island	\$ 41,600

*Source: Statewide Planning Program, Report #106, “Housing Data Base”, July 2003; U.S. Census 2000*



Median Household Income for 2000 was derived from the U.S. Census 2000. Johnston’s median household income remained above the median for Providence County and only slightly below the State household median income. The Town is ranked 30<sup>th</sup> out of 39 communities.

**Table 4-7**

Family Income Distribution: 2000  
Median Family Income = \$54,837

Year	Less than \$10,000	\$ 10,000-14,999	\$ 15,000-24,999	\$ 25,000-49,999	\$ 50,000-99,999	\$ 100,000 or more	TOTAL
2000							
# of Families	335	286	861	1,839	3,265	1,176	7,762
% of Total	4.32%	3.68%	11.09%	23.69%	42.06%	15.15%	100.00%

Source: Statewide Planning Program, Report #106, “Housing Data Base”, July 2003; U.S. Census 2000

## **HOUSING CHARACTERISTICS – TRENDS & INVENTORY**

### **Housing Units**

This section provides an inventory of the existing housing stock in the Town of Johnston. It establishes the foundation for an analysis of the Town’s housing needs in a later section of this Plan. During the 1990-2000 decade, Johnston’s housing base increased from 10,384 housing units in 1990 to 11,574 housing units in 2000, an increase of 11.46%. The State’s population increase during that time period evidenced only a 6.1% increase while Providence County realized only a 4.1% population increase.

### **Current Housing Inventory**

A review of Johnston’s current housing inventory, including its current Low-Moderate Income (LMI) stock, was conducted to assess the Town’s affordable housing units. In the last ten years, 77 units of multi-family housing were built in Johnston. Table 4-8, following, provides information relating to the distribution of housing units, the age of the housing stock, and the existing LMI units.

Since 2000, an additional 333 housing units were constructed producing the total number of 11,907 housing units in the Town of Johnston by year end 2003, an increase of 14.7% over 1990. Although the past 6 – 7 years have realized an average of approximately 70 building permits issued each year, the overall average for the past 14 years is 105 single family permits per year. Additionally, 51 multi-units were constructed in 2003 in a development project known as “Allegría Court” located on Nardolillo Street in the southern end of the Town.





**Table 4-8**  
**Housing Units: 1990 vs. 2000**  
**by Town, County, State**

	Johnston			Providence County			State of Rhode Island		
	1990	2000	% Increase from 1990 to 2000	1990	2000	% Increase from 1990 to 2000	1990	2000	% Increase from 1990 to 2000
Total Housing Units	10,384	11,574	11.46%	243,224	253,214	4.11%	414,572	439,837	6.10%
Seasonal Units	24	48	100.00%	844	1,172	38.86%	12,037	12,988	7.90%
NET Housing Units	10,360	11,526	11.25%	242,380	252,042	3.99%	402,535	426,849	6.04%

*Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S. Census 2000*

In 2000, 377 housing units were vacant, a decrease of 3.26 % since the 1990 Census (12 units). Both Providence County and the overall Statewide number of vacant units increased during this time period. The average number of persons was 2.5 persons per Johnston household while the average number of persons in a family was 3.0. Similar numbers were evidenced by the State average with an identical number of persons in a household at 2.5 persons and a slightly higher average for families with an average of 3.1 persons per family.

### **Housing Occupancy and Tenure**

As noted in the preceding Table 4-8, the number of housing units in Johnston increased by 1,190 units in the decade 1990-2000. Owner occupied units represented 71% and renter occupied represented 29% of the total units. Historically, prior to 1970, housing development in Johnston occurred predominately in the older, easterly and southerly sections of the Town. This area is generally defined by the Providence line on the east and Route I-295 on the west. Within this area are the higher density residential and commercial/manufacturing developments. In addition, most of this area has public water and sewer service and includes seven of the Town's eight schools. This section also has the availability of public transportation routes, thereby providing additional access opportunities to the capital city, Providence. This area has continued to grow as evidenced by the Town's elementary schools, which are operating at or above capacity (1998 school needs survey). The westerly section of the Town, also known as the "West End" has more sprawling development. There are also limitations to development that include the Statewide Central Landfill operation, several large conservation areas and a 1,000+ acre state park (Snake Den), and sensitive Scituate Reservoir Watershed properties owned by the Providence Water Supply Board.



The 1990 Census and 2000 Census, provides a variety of housing information. The following Tables are derived from the 1990 Census and the 2000 Census. In some cases, the State of Rhode Island has provided projections for more current figures.

**Table 4-9**  
**Housing Stock x Tenure: 1970-2000**

TYPE	1970	1980	1990	2000
Owner Occupied	4,963	6,235	7,348	7,999
Renter Occupied	1,414	1,983	2,647	3,198
Vacant Seasonal	24	34	24	48
Vacant Year-Round	160	506	265	377
<b>TOTAL Housing Units</b>	<b>6,561</b>	<b>8,758</b>	<b>10,384</b>	<b>11,574</b>

*Sources: Statewide Planning Program, Report #106, "Housing Data Base", July 2003;  
U.S. Census 2000, 1990, 1980*

**Table 4-10**  
**Housing Units by Tenure**  
**Owner Occupied versus Renter Occupied: 1990 vs. 2000**  
*by Town, County, State*

	<u>Johnston</u>				<u>Providence County</u>				<u>State of Rhode Island</u>			
	1990	% <sup>1</sup>	2000	% <sup>1</sup>	1990	% <sup>2</sup>	2000	% <sup>2</sup>	1990	% <sup>3</sup>	2000	% <sup>3</sup>
Total Housing Units*	10,384	100.00%	11,574	100.00%	243,224	100.00%	253,214	100.00%	414,572	100.00%	439,837	100.00%
Occupied Units	9,995	96.25%	11,197	96.74%	226,362	93.07%	239,936	94.76%	377,977	91.17%	408,424	92.86%
Vacant Units*	389	3.75%	377	3.26%	16,862	6.93%	13,278	5.24%	36,595	8.83%	31,413	7.14%
Seasonal Units*	24	0.23%	48	0.41%	889	0.37%	1,210	0.48%	12,037	2.90%	12,988	2.95%
Owner-Occupied Units	7,348	73.52%	7,999	71.44%	121,071	53.49%	127,584	53.17%	7,348	1.94%	245,150	60.02%
Renter Occupied Units	2,647	26.48%	3,198	28.56%	105,291	46.51%	112,352	46.83%	2,647	0.70%	163,274	39.98%

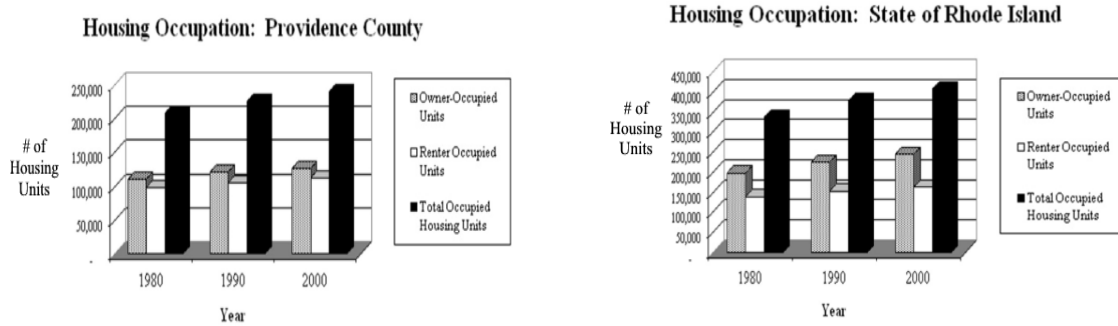
Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S. Census 2000  
Seasonal Vacant Unit Totals are included in totals for "Vacant Units" as well as "Total Housing Units"

<sup>1</sup> Percent of total for Housing Units in Johnston    <sup>2</sup> Percent of total for Housing Units in Providence County

<sup>3</sup> Percent of total for Housing Units in State of Rhode Island



**Figure 4-3: Housing Tenure for Johnston Residents, 1980-2000**



**Figure 4-4: Housing Tenure for Providence County and Rhode Island, 1980-2000**

**Table 4-11**

**Housing Units per Structure - 1990**

1 housing unit, detached	7,123
1 housing unit, attached	320
2 to 4 housing units	1,561
5-9 housing units	324
10 or more housing units	930
<u>Mobile home, trailer, other</u>	<u>126</u>
Total Overall Housing Units	10,384



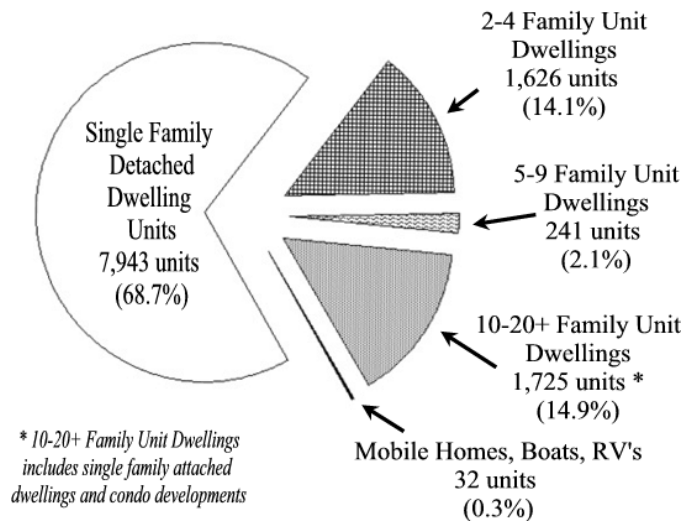
**Table 4-12**

**Number of Housing Units in Structure: 2000  
by Town, County, State**

	<b>Johnston</b>		<u>Providence County</u>		<u>State of Rhode Island</u>	
	2000	% of Total Units	2000	% of Total Units	2000	% of Total Units
Single Family Home (detached)	7,943	68.67%	111,047	43.86%	241,202	54.84%
Single Family Home (attached)	311	2.69%	6,569	2.59%	12,682	2.88%
2 Units	1,106	9.56%	39,540	15.62%	54,226	12.33%
3 – 4 Units	520	4.50%	45,643	18.03%	56,499	12.85%
5 – 9 Units	241	2.08%	16,590	6.55%	22,808	5.19%
10 – 19 Units	398	3.44%	9,130	3.61%	14,769	3.36%
20+ units	1,016	8.78%	23,394	9.24%	32,964	7.49%
Mobile Home	23	0.20%	1,259	0.50%	4,563	1.04%
Boats, RV's, Vans	9	0.08%	42	0.02%	124	0.03%
<b>Total Units in Structure</b>	<b>11,567</b>	<b>100.00%</b>	<b>253,214</b>	<b>100.00%</b>	<b>439,837</b>	<b>100.00%</b>

Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S. Census 2000

**Distribution of Housing Units x  
Number of Units in a Structure: Johnston, RI  
2000**



**Figure 4-5: Number of Housing Units in a Structure, Johnston 2000**



### Housing Stock Condition

Generally, the housing stock in Johnston is in good condition. The 2000 US Census data shows that there were 11,574 housing units in Johnston as of that date. Of this number, 1,656 or 14% were built before 1940 and 3,773 or 33% were built after 1979. Evidence of deteriorating housing, where it occurs, is found in scattered locations. It appears to be associated with small pockets in the higher density areas where the housing is more closely situated and impacted by nearby commercial or industrial uses.

Information from the 1988 America Housing Survey and Rhode Island Housing Biennial Survey indicates that 232 units in Johnston, or about 2.2% of all housing units, had severe or moderate physical problems. In addition, 776 housing units, or about 6.7% of all housing units, were lacking central heating or full bath. Also, a 1995 State report estimated that there were 5,911, or about 52% of occupied housing units, with lead-based paint. The Town's ongoing housing code enforcement, housing rehabilitation assistance programs, and the general upgrading of housing that has occurred during the past fifteen years will continue to work to address and correct these deficiencies. The Town's Community Development Block Grant (CDBG) Home Repair Program alone has rehabilitated over 500 housing units since 1987 and expended over 1.3 million dollars in actual repairs.

Johnston Small Cities CDBG Home Repair Program  
*Rehab Project Costs: 1987-2002*

<b>YEAR</b>	<b>Total Amount of Projects</b>	<b># PROJECTS</b>
1987	\$ 25,568	14
1988	75,458	30
1989	84,399	36
1990	74,400	40
1991	79,191	40
1992	85,075	40
1993	68,738	32
1994	90,024	42
1995	105,272	50
1996	126,400	52
1997	117,700	48
1998	72,088	26
1999	67,682	12
2000	84,378	16
2001	118,949	19
2002	109,709	24
<b>TOTAL:</b>	<b>\$ 1,385,032</b>	<b>521</b>



A critical issue of concern for the Town relative to homes constructed before 1978 is the danger of lead based paint. The following excerpts from materials produced by Rhode Island Housing document this health and safety issue.

*“Making a home lead safe - Lead paint is found in most homes built before 1978, when lead paint was banned. Lead is particularly dangerous for children under the age of six. It can cause damage to the brain and cause learning problems. In adults, lead poisoning has been linked to migranes, chronic fatigue and sexual dysfunction. If you live in an older home, likely there is lead. ... Rhode Island has the nation's third highest rate of childhood lead poisoning. Nearly 80 percent of the state's housing stock was built before 1978, when lead paint was banned. ... Children under six are most at risk because their developing nervous systems are particularly vulnerable. Research has linked lead poisoning to brain damage, learning disabilities and behavioral problems.*

*“Rhode Island has a very old housing stock. Older houses can be dangerous and unhealthy if they are not properly maintained. Most houses built before 1978 contain lead-based paint. Lead is a poison that can harm people when it enters the body.”*

The Rhode Island legislature has passed a law relating to this health and safety issue. *“The Lead Hazard Mitigation Law requires that all owners of rental properties built before 1978, or their designee, meet the following requirements:*

- (1) Attend a Lead Hazard Awareness Class,*
- (2) Conduct a visual assessment of their rental property,*
- (3) Fix hazards on their rental property,*
- (4) Have an Independent Clearance Inspection in order to obtain a Certificate of Conformance for their rental unit(s),*
- (5) Give tenants information about lead hazards and a copy of the Inspection Report,*
- (6) Respond to tenant concerns,*
- (7) Perform regular maintenance on their rental unit(s), and*
- (8) Keep their Certificate of Conformance current.*

*Meeting these requirements will ensure that {rental} units are properly maintained and safe for tenants.” ... “With the new Law, property owners who own housing built before 1978 have clear information on how to maintain their rental properties to preserve their value while providing a safe home for their tenants.” (RI Housing Web Site, 12-2004)*

Much of the existing older houses in the Town are located in the areas of the mills that were constructed along the Woonasquatucket and Pocasset Rivers. The villages of



Thornton, Manton, Graniteville, and George Waterman Road (Centredale vicinity), evidence the largest concentrations of densely populated housing units and the older multi-family dwellings. The 2000 Census provides evidence that many of the Town's lower priced housing is located in these village areas.

**Table 4-13**  
**Number of Housing Units**

	1970	1980	1990	% CHANGE 1970-1990	1999	% CHANGE 1990-1999
<b>Johnston</b>	<b>6,651</b>	<b>8,758</b>	<b>10,384</b>	<b>56.13%</b>	<b>11,133</b>	<b>7.21%</b>
Scituate	2,302	2,897	3,520	52.91%	3,907	10.10%
Cranston	23,051	27,280	30,516	32.38%	31,975	4.78%
Smithfield	3,835	5,117	6,306	64.43%	6,816	8.09%
No. Providence	7,701	11,343	14,134	83.53%	14,537	2.85%
Glocester	1,685	2,829	3,460	105.34%	3,767	8.87%

*Sources: U.S. Census Bureau, Census 2000, 1990, 1980, 1970*

**Table 4-14**  
**Age of Existing Housing as of 2003**  
*by Town, County, State*

Year Built	Johnston		Providence County		State of Rhode Island	
	# Housing Units	% <sup>1</sup>	# Housing Units	% <sup>2</sup>	# Housing Units	% <sup>3</sup>
1939 or Earlier	1,656	13.95 %	87,753	34.15 %	129,217	28.75 %
1940-1959	2,516	21.19 %	62,565	24.34 %	105,709	23.52 %
1960-1969	1,813	15.27 %	30,641	11.92 %	56,989	12.68 %
1970-1979	2,115	17.81 %	30,721	11.95 %	58,999	13.13 %
1980-1989	1,857	15.64 %	24,567	9.56 %	50,618	11.26 %
1990- 1999	1,595	13.43 %	16,690	6.49 %	37,670	8.38 %
2000-2003	321	12.70 %	4,058	1.58 %	10,210	2.27 %

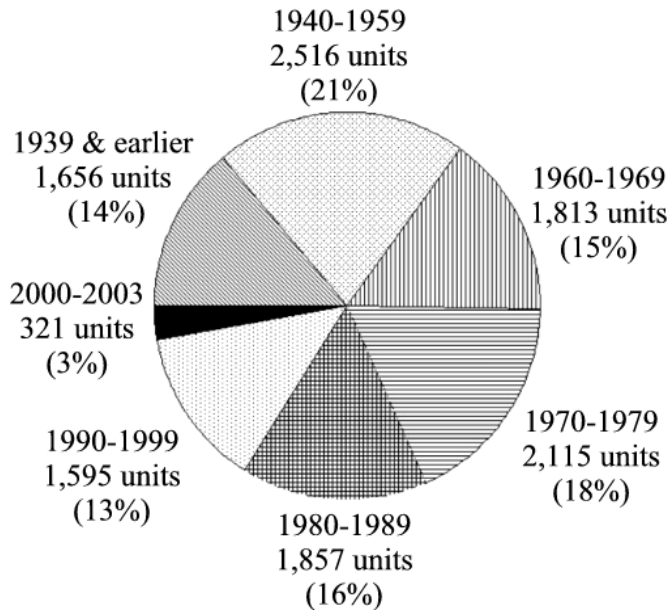
*Sources: U.S. Census Bureau, Census 2000; RI Housing Data Base, 2003; HUD SOCDs Building Permits Issued, 2000-2003*

<sup>1</sup> Percent of total for Housing Units in Johnston; <sup>2</sup> Percent of total for Housing Units in Providence County

<sup>3</sup> Percent of total for Housing Units in State of Rhode Island



### Age of Existing Housing (2000) Johnston, RI



**Figure 4-6**  
*Age of Existing Housing Stock,  
Distribution 2000*  
Town of Johnston

A number of condominium developments have been constructed throughout the Town. Most of the units in these nine complexes were constructed from 1970 to 1990 and contain 699 condo units. An additional number of multi-units are available from several elderly housing complexes located on Plainfield Street (54 units), Simonsville Avenue (402 units), Greenville Avenue vicinity (168 units), and Atwood Avenue (62 units).

#### History of Johnston 's Building Permit Activity

Not unlike many Towns across the State, Johnston experienced a surge of building activity through the 1980's. From 1990-2000, however, the volume of new construction permits decreased. While the later 1990's illustrated an average of approximately 70 building permits issued each year, the activity of the very early 1990's, prior to the impact of the banking crisis, raised the overall annual average number of permits issued to 105 single family permits. Only three multi-family developments were constructed from 1990 to 2003 for a total of 128 additional multi-family units. As of 2005, the Town has no building caps for the construction of new residential dwelling units.





**Table 4-15**  
**Residential Building Permits in Johnston**  
*5-year Intervals from 1981 - 1995*

YEAR	Single Family	Multi Family	Total
1981-85	343	198	541
1986-90	733	345	1078
1991-95	450	15	465
<b>TOTALS</b>	<b>1,456</b>	<b>555</b>	<b>2,011</b>

**Table 4-16**  
**Johnston's Recent Building Permit Activity: 1997-2003**

Year	Single Family Permits	Multi-Family Permits	Total Permits /Year
1997	93	0	93
1998	67	62	129
1999	69	0	69
2000	76	0	76
2001	69	8	77
2002	67	0	67
2003	52	51	103

## **Low and Moderate Income Housing in Johnston**

Johnston currently has 934 Low-Moderate Income (LMI) units that qualify under the definitions of the Low and Moderate Income Housing Act. These units represent 8.10% of the Town's overall 11,526<sup>2</sup> housing units that may be "counted" towards the Town's 10% affordable housing goal. The number of LMI units are updated annually by Rhode Island Housing and Mortgage Finance Corporation (Rhode Island Housing/RIH). The most recent update in July 2004 removed seasonal units from the determination as required by the General Assembly's legislation in the 2004 session. Rhode Island Housing's tabulation of LMI units for Johnston appears as Table 4-17.

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<sup>2</sup> as adjusted by Rhode Island Housing (RIH) for seasonal units, July 2004.  
2 January 2007



Typically, those persons who qualify for a housing subsidy have their rents established so that rental changes do not exceed 30% of their adjusted personal income. Section 8 Vouchers, however, as administered by the Johnston Housing Authority, do not have this limitation. Johnston's overall number of housing units in the year 2000 was 11,526. The Affordable Housing Act requires at least 1,153 units of these units to be affordable to residents earning less than or equal to 80% of the AMI. As of June 2004, a shortfall of 219 LMI units existed in the Town of Johnston. The following sections of this Plan provide analyses as well as strategies and measures to be undertaken by the Town to achieve and surpass the 10% affordable housing goal established by Chapter 53 of Title 45 of General Laws of the State of Rhode Island (RIGL).

Eligibility for Section 8 or Public Housing units is established by meeting certain income limits as established by the United States Department of Housing and Urban Development (HUD) for the Providence Metropolitan Area.

As defined in RIGL §45-53-3(5), "Low or Moderate Income Housing" must:

- (1) be constructed or rehabilitated with a federal, state or municipal subsidy, and
- (2) must remain affordable for at least thirty (30) years.

#### Subsidized Housing and Housing Assistance Programs in Johnston

Within the Town of Johnston, there are several options for local, needy residents to consider relative to seeking housing assistance. Johnston has a number of Federal rental assistance programs in order to help assure the availability of affordable rents. These programs involve a total of 934 rental units. Of these rental units, 179 units are for families, 737 units are for elderly and/or handicapped persons, and 73 units are for special needs participants. Subsidies for 106 families are available for scattered rental housing. The following table provides a summary of subsidized housing in Johnston and the type of program assistance funding these subsidies.

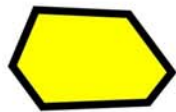
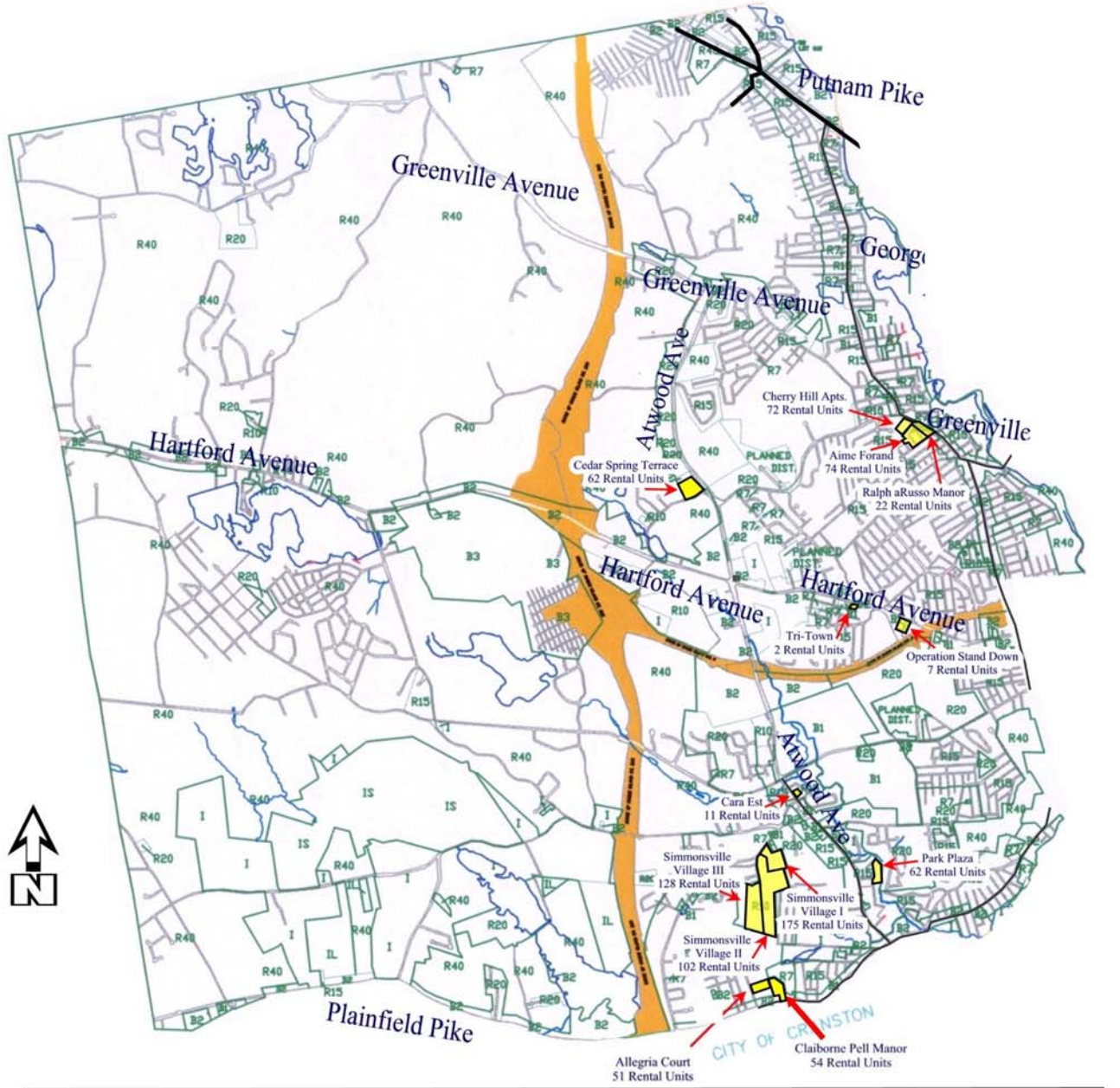


**Table 4-17**

**Low and Moderate Income Units: Location, Quantity, and Funding Source  
Town of Johnston, Rhode Island**

Name	Address	# Units	Tenure	Occupancy	Funding Source
<b><u>Elderly</u></b>					
Allegria Court	Nardollilo Street	51	Rental	Elderly	HUD 202
Cedar Spring Terrace	10 Cheryl Drive	62	Rental	Elderly	HUD 202
Aime J. Forand	8 Forand Circle	74	Rental	Elderly	Public Housing
Claiborne Pell Manor	1609 Plainfield Pike	54	Rental	Elderly	Public Housing
Cherry Hill Apts	204 Greenville Ave	72	Rental	Elderly	RIH Section 8
Simmons Village I	343 Simmonsville Ave	172	Rental	Elderly	RIH Section 8
Simmons Village II	343 Simmonsville Ave	102	Rental	Elderly	RIH Section 8
Simmons Village III	343 Simmonsville Ave	128	Rental	Elderly	RIH Section 8
Ralph aRusso Manor	150 Rosemont Ave	22	Rental	Elderly	Tax Credit/State RAP
<b>Elderly Sub-Total:</b>		737	units		
<b><u>Families</u></b>					
Johnston Housing	Scattered Sites	29	Rental	Families	Public Housing
New Start Homes	Scattered Sites	13	Rental	Families	Public Housing
Tri-Town C.A.C.	1130 Hartford Ave	2	Rental	Families	RIH Home Program
Park Plaza	20 Park Street	62	Rental	Families	RIH Section 8
<b>Families Sub-Total:</b>		106	units		
<b><u>Special Needs</u></b>					
Group Home Beds	Scattered Sites	73	Rental	Special Needs	Various Sources
Cara Estates	1247 Atwood Ave	11	Rental	Special Needs	HUD 811
Operation Stand Down	1010 Hartford Ave	7	Rental	Special Needs	RIH Home/SHP
<b>Special Needs Sub-Total:</b>		91			
Total Low-Moderate Income Units:		934	units		
Total Housing Units		11,526	units		
% Low-Mod Income Units		8.1%			
Shortfall of Low-Mod Income Units as of July 2004		219	units		

*Source: RI Housing, 2005*



Existing Subsidized Affordable Housing Development Areas

- Streams, Rivers, Ponds
- Local Roads & Highways
- Zoning Boundaries (as of 2004)

Figure 4-7. Existing Affordable Housing Sites (2004) , Johnston, RI



**Table 4-18**

**Summary: Low and Moderate Income Units as of July 2004**  
*Town of Johnston, Rhode Island*

Low-Moderate Income Units	# Units	% of Total
Elderly	737	78.91%
Family	106	11.35%
Special Needs	91	9.74%
<b>TOTAL</b>	<b>934</b>	<b>100.00%</b>

Housing Tenure of Low-Moderate Income Units	# Units	% of Total
Rental	934	100.0%
Homeownership	0	0.0%
<b>TOTAL</b>	<b>934</b>	<b>100.00%</b>

**Johnston Housing Authority**

The Johnston Housing Authority has documented a number of goals and implementation actions they hope to accomplish. A waiting list for subsidized housing is maintained by the Authority. The Authority's documented *Mission* is to "To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination."

The Town's Housing Authority has adopted the following goals in conjunction with HUD Strategic Goals. Objectives to quantify accomplishments have been established in conjunction with specific implementation actions that are provided in the immediately following section for each specified need.



## **Johnston Housing Authority Goals and Objectives**

***HUD Strategic Goal      Increase the availability of decent, safe, and affordable housing.***

### **Johnston Goals**

1. Expand the supply of assisted housing.

#### Objectives

- a. Apply for additional rental vouchers
- b. Reduce public housing vacancies
- c. Leverage private or public funds to create additional housing opportunities
- d. Acquire, rebuild developments

2. Improve the quality of assisted housing.

#### Objectives

- a. Improve public housing management
- b. Improve voucher management
- c. Concentrate on efforts to improve specific management functions
- d. List, e.g. public housing finance, voucher unit inspections
- e. Renovate or modernize public housing units
- f. Provide replacement public housing
- g. Provide replacement vouchers.

3. Increase assisted housing choices.

#### Objectives

- a. Provide vouchers
  - b. Conduct outreach efforts to potential voucher landlords
  - c. Increase voucher payment standards
  - d. Implement voucher home ownership programs
  - e. Implement public housing or other home ownership programs
  - f. Implement public housing program
-



Johnston Housing Authority Goals and Objectives, cont.

***HUD Strategic Goal: Improve community quality of life and economic vitality.***

**Johnston Goals**

1. Provide an improved living environment.

Objectives

- a. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments
  - b. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
  - c. Implement public housing security improvements.
  - d. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- 

***HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.***

**Johnston Goals**

1. Promote self-sufficiency and asset development of assisted households.

Objectives

- a. Increase the number and percentage of employed persons in assisted families
  - b. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- 

***HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.***

**Johnston Goals**

1. Ensure equal opportunity and affirmatively further fair housing.

Objectives

- a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
  - b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
-



As of 2004, the Johnston Housing Authority issued housing vouchers for a program involvement of 205 participants – 177 extremely low income, 26 very low income, and 2 low income – comprised of 179 families with children, 11 Elderly families, and 15 Special Needs Families with a projected annual turnover of 8-10 participants/year . A waiting list exists that contains 738 applicants – 587 extremely low income, 121 very low income, and 30 low income with a projected annual turnover of 12-18 participants/year.

In order to accomplish HUD’s goals and the corresponding local goals and objectives, the Housing Authority has documented the following list of needs, strategies for meeting those needs, and specific actions to be undertaken during implementation:

### Housing Authority List of Needs, Strategies, and Implementation Actions

**NEED:            Shortage of Affordable Housing for all eligible populations**

*Strategy 1:    Maximize the number of affordable units available to the Public Housing Authority (PHA) within its current resources by:*

1.    Employ effective maintenance and management policies to minimize the number of public housing units off-line.
2.    Reduce turnover time for vacated public housing units.
3.    Reduce time to renovate public housing units.
4.    Seek replacement of public housing units lost to the inventory through mixed finance development.
5.    Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
6.    Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
7.    Undertake measures to ensure access to affordable housing among families assisted by PHA, regardless of unit size required.
8.    Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
9.    Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
10.   Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.





Housing Authority List of Needs, Strategies, and Implementation Actions,  
cont.

*Strategy 2: Increase the number of affordable housing units by:*

1. Apply for additional Section 8 units should they become available.
  2. Leverage affordable housing resources in the community through the creation of mixed-finance housing.
  3. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- 

**NEED:**      **Specific Family Types: Families at or below 30% of AMI (Average Median Income)**

*Strategy 1: Target available assistance to families at or below 30% of AMI.*

1. Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing.
  2. Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.
  3. Employ admissions preferences aimed at families with economic hardships.
  4. Adopt rent policies to support and encourage work.
- 

**NEED:**      **Specific Family Types: Families at or below 50% of AMI.**

*Strategy 1: Target available assistance to families at or below 50% of AMI.*

1. Employ admissions preferences aimed at families who are working.
  2. Adopt rent policies to support and encourage work.
- 

**NEED:**      **Specific Family Types: The Elderly**

*Strategy 1: Target available assistance to the elderly.*

1. Seek designation of public housing for the elderly.
  2. Apply for special-purpose vouchers targeted to the elderly, should they become available.
-



Housing Authority List of Needs, Strategies, and Implementation Actions,  
cont.

**NEED:**      **Specific Family Types: Families with Disabilities**

*Strategy 1: Target available assistance to families with disabilities.*

1. Seek designation of public housing for families with disabilities.
2. Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing.
3. Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
4. Affirmatively market to local non-profit agencies that assist families with disabilities.

---

**NEED:**      **Specific Family Types: Races or Ethnicities with Disproportionate Housing Needs.**

*Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs.*

1. Affirmatively market to races and ethnicities shown to have disproportionate housing needs.

*Strategy 2: Conduct activities to affirmatively further fair housing.*

1. Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
  2. Market the Section 8 program to owners outside of areas of poverty/minority concentrations.
-



The Public Housing Authority has also provided the following factors and issues that were incorporated during the selection of specific strategies which will be pursued by the Housing Authority:

1. Funding constraints.
2. Staffing constraints.
3. Limited availability of sites for assisted housing.
4. Extent to which particular housing needs are met by other organizations in the community.
5. Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA.
6. Influence of the housing market on PHA programs.
7. Community priorities regarding housing assistance.
8. Results of consultation with local or state government.
9. Results of consultations with residents and the Resident Advisory Board.
10. Results of consultations with advocacy groups.

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## Town of Johnston

### ***General Public Assistance***

The Town of Johnston in conjunction with federal and state funding sources also oversees several assistance programs to aid low and moderate income persons. Some of these programs available include: Aid to Families with Dependent Children, Food Stamps, General Public Assistance, Supplemental Security Income, LIHEAP, and Medical Assistance.

### ***Property Tax Exemptions***

The Town presently offers various property tax exemption which are awarded to an applicant upon determination of specific eligibility criteria. Multiple exemptions can be given to a specific taxpayer.



The current exemptions that reduce the Property Assessment of the real estate property or motor vehicle as follows:

Elderly >64 yrs	\$ 28,000	Veteran	
Widow/Widower > 62 years	28,000	Real Estate or Motor Vehicle	\$ 4,970 3,000
Totally Disabled	8,290	Unmarried Widow/er of Veteran	4,970
Hardship/Inability	10,000	Gold Star Parent	7,450
Certified Blindness	29,840	Military Service Connected Disability	9,980
		Totally Disabled Military Service Connected Disability	16,580

### ***Homestead Act***

In 2000, the General Assembly authorized the passage of a Homestead Exemption for qualified homeowners in the Town of Johnston. Due to the financial limitations of the Town at the time of its passage, the provisions of the Act have not been implemented to date. When this exemption is placed into effect, this exemption will apply to owner occupied properties whose owner is living in that dwelling as his/her principal residence. An exemption of up to 20% can be given by the Town and its Mayor subsequent to Town Council action. This exemption can be applied to up to five dwelling units in the dwelling house of the owner.

### ***CDBG Program***

The Town participates in the Small Cities Community Development (CDBG) Program (HUD funded) and Rhode Island Housing's (RIH) program to assist in the rehabilitation of existing dwellings occupied by low and moderate income persons and families. The Johnston Community Development Office administers a housing rehabilitation program by providing assistance to low and moderate income families. A combination of Community Development Block Grant (CDBG) and RIH funds are utilized. The Town's Home Repair Program alone has rehabilitated over 500 housing units since 1987 and expended 1.3 million dollars in actual repairs. In spite of these efforts, the Town still maintained a waiting list of 89 applicants as of 2004.



Town of Johnston, Rhode Island

**CDBG  
Home Repair Program  
WAITING LIST  
2004**



**Figure 4-8**  
**Waiting List – CDBG Program, 2004**  
*Town of Johnston*



## **Other Housing Assistance Programs**

### Tri-Town Community Action Committee

Housing Assistance Programs are also offered by Tri-Town Community Action Committee, a regional Community Action group with main offices located in Johnston, services six Rhode Island communities, including the towns of Johnston, North Providence, Smithfield, Burrillville, Glocester, and North Smithfield and provides a variety of housing services and programs. Some of Tri-Town's housing related programs are as follows:

- **Low Income Home Energy Assistance Program (LIHEAP)**  
Income eligible families receive financial assistance in meeting fuel and/or utility bills during the winter months.
- **Weatherization Program**  
Income eligible families receive weatherization services including insulation, weather stripping, caulking, window replacement, and efficiency testing of all furnaces.
- **Emergency Housing Assistance Program**  
Provides financial assistance for individuals or families experiencing a temporary housing crisis.
- **Grants**  
Funding as direct grants to qualifying families.
- **Loans**  
Funding to qualifying families as a low interest loan.

### Rhode Island Housing (RIH)

Rhode Island Housing, a self sufficient public corporation established by the General Assembly, provides financial and program support to help low and moderate income persons to own, rent or preserve shelter in safe, decent and affordable housing. First Home, a below-market-rate home mortgage program, is available through participating lenders for households earning up to \$43,250 annually; the program targets first time buyers. Refer to the Appendix for Income Requirements relative to the current



programs offered by RIH. Other programs are offered by Rhode Island Housing are available to low and moderate income families, such as, for the creation of an accessory apartment or the provision of an elderly home equity loan. Some of these other programs are listed below:

- *HOME Program*  
*Grants and low-interest loans to encourage the construction or rehabilitation of affordable housing.*
- *Home Repair Loans*  
*Low-interest loans of up to \$15,000 for owner-occupied, one- to four-unit homes.*
- *Rental Housing Production Program*  
*This is RIH's primary program for financing the construction and rehabilitation of affordable rental units. Proposed projects must be at least 12 units, and the units must be affordable to households earning no more than 60% of HUD's median family income.*
- *Targeted Loans*  
*Deferred-payment loans to encourage construction and rehabilitation of affordable rental housing. This program is intended to serve as gap financing to ensure long-term affordability in the absence of other subsidies. Typically, "Targeted Loans" are available only when used with RIH first mortgage financing.*
- *Next Step*  
*Nonprofit social service agencies may apply for deferred-payment loans for the development of transitional housing for families and individuals in crisis. The maximum loan is \$20,000.*
- *Pre-development Loan*  
*Short-term loans to qualified nonprofit developers to cover pre-closing costs incurred in determining development feasibility and obtaining site control.*
- *Thresholds*  
*RIH provides grants for the development of housing that integrates persons with long-term mental illness into the community. "Thresholds" funds generally are used to supplement development budgets. In exchange, one or more units in a project are reserved for residents who are referred and assisted by mental health sponsors.*



- *First Homes*  
RIH offers income-qualified first-time homebuyers low-interest mortgages, and down-payment and closing cost assistance.
- *Zero Down*  
*No down payment financing that combines low-interest mortgages with federal loan guarantees.*
- *Preservation*  
*RIH finances the purchase of or the re-financing of existing Section 8 housing in exchange for extending the affordability restrictions beyond the term of the original HAP contract. This program can also give Section 8 owners access to a project's residual reserves.*
- *Technical Assistance*  
*RIH provides "how to" help and short-term loans for individuals, municipalities and nonprofit groups to strengthen their capacity and to encourage the production and preservation of affordable housing.*

## **HOUSING AFFORDABILITY**

A major reason for the current affordable housing crisis in Rhode Island is the significant increase in market values of buildable land and existing homes and rentals. Johnston is no different than the rest of the state in that since 2000 it has seen house values steadily and rapidly increase from a median of approximately \$131,700 locally to a median value of \$248,463 (*September 2004- RI Living WEB Site*). Unfortunately, household median incomes have not kept that same pace. While the steep increase in values have allowed a number of homeowners significant equity gains, it now makes for lack of homeownership opportunities for new younger households. Rental housing has faced a similar increase, whereby as of 2000, a two-bedroom apartment in Johnston rented for approximately \$569. Regardless of the reasons cited for such increases - out-of-state buyers, shortage of building sites - an increased supply of affordable rental and homeownership stock must be created in order to accommodate a wider range of incomes.

### **Home Ownership and Housing Sales Information**

As in the case throughout Rhode Island, middle income households are finding it difficult to purchase housing in Johnston. Because many households cannot afford to buy, the persons remain renters, thereby placing more demand on rental units and





precipitating increases in rental rates. These higher rates result in making it exceedingly more difficult to save dollars for down payments. In addition, the number of rental units available is far less than the demand.

The gap between “income required to purchase” and “income available” affects many groups, including Town and School employees, as well as first time home-buyers.

Affordability for first time homebuyers has been facilitated by the RIH “First Homes” program. Qualified applicants for new homes that meet price and income guidelines, are eligible for low interest mortgages and other types of assistance to help with first year costs.

The following two tables, Tables 4-19 and 4-20, provide data from the State’s and HUD’s Comprehensive Housing Affordability Strategy (CHAS) as of 2000. Table 4-19 projects future needs relative to rental housing for those persons and families whose incomes are less than 50% of the Average Median Income (AMI) in the Town of Johnston. Table 4-20 and additional CHAS tables in the Johnston Affordable Housing Plan’s Appendix provide background data with respect to existing housing and housing needs and problems.



**Table 4-19**

Future LMI Rental Housing Needs by CHAS data  
*Town of Johnston*

Household Type	Proportional Need for persons $\leq$ 80% AMI projected by 2000 CHAS*	# of LMI Units Needed by 2020* (1,329 units x CHAS %)	Existing Supply	Future Need	Future Need %**
Elderly	39.01 %	332	737	95	35%
Family	32.47 %	224	106	254	50%
Other	28.52 %	106	91	145	15%
<hr style="border-top: 1px dashed black;"/>					
Total LMI units	100.00%	662	934	494	100%

\* incorporates a 6.8% increase in population projection to the year 2020, that is, an annual average growth of 90 units/year is assumed, beginning in 2004 with 11,849 units (# of units per Census 2000 plus actual builds from 2000-2003) and Low Income Households < 80% AMI with housing problems

\*\* While the current proportion of the Town's population representing number of affordable units for the elderly population appears to be adequate for the Town's future needs, Town population projections through 2030 based on historic trends indicates a significant exponential growth in this age group much greater than other age group (most recently 15% from 1990 to 2000); these exponential projections require the Town to plan ahead at this time for the future affordable housing needs of this population, contrary to what the current Statewide Planning projections appear to indicate. Johnston must provide its fair share of the proportion of elderly housing needed for the overall statewide needs as well as the local community needs.



**Table 4-20**

**SOCDS CHAS Data: Housing Problems**  
*Town of Johnston*

Total Households	11,192
Total Low Income Households	5,252
# with Housing Problems	2,889
% with Housing Problems	55.0%

Household Type	Total Households	Total Low-Income Households	# Low Income Households with Housing Problems	% Low Income Households with Housing Problems	% of Total Housing Problems Low Income Households
Elderly	3,397	2,497	1,228	49.2%	42.5%
Small Family	5,232	1,562	978	62.6%	33.9%
Large Family	863	203	133	65.5%	4.6%
Other	1,700	990	550	55.6%	19.0%
<b>Total</b>	<b>11,192</b>	<b>5,252</b>	<b>2,889</b>	<b>55.0%</b>	<b>100.0%</b>

Household Tenure	Total Households	Total Low-Income Households	# Low Income Households with Housing Problems	% Low Income Households with Housing Problems	% of Total Housing Problems Low Income Households
Renters	3,215	2,500	1,252	51.0%	43.3%
Owners	7,977	2,752	1,637	59.5%	56.7%
<b>Total</b>	<b>11,192</b>	<b>5,252</b>	<b>2,889</b>	<b>55.0%</b>	<b>100.0%</b>

Household Income	total households	# Low Income Households with Housing Problems	% Low Income Households with Housing Problems	% of Total Housing Problems Low Income Households
< 30% AMI	1,863	1,127	60.5%	39.0%
30-50% AMI	1,427	938	65.7%	32.5%
50-80% AMI	1,962	824	42.0%	28.5%
<b>Total</b>				
Low Income	5,252	2,889	55.0%	100.0%



An examination of the Residential Real Estate Sales data for Johnston and its adjacent communities provides a comparison of the median sales price of an existing home relative to the median sales prices in other communities. The following table, Table 4-21 depicts these sale prices for the time period of 1990-1999.

During the time period studied, the average price in Johnston was frequently below the state average, whereas adjacent communities were typically higher than the state average. Johnston rebounded significantly better in the late 1990's, however, than its neighboring communities.

**Table 4-21**  
**Median Selling Price**  
Existing Single Family Homes  
*Town of Johnston and Selected Surrounding Communities*

	1990	1995	1999	2004*
<b>Johnston</b>	<b>\$ 118,000</b>	<b>\$ 110,500</b>	<b>\$ 125,000</b>	<b>\$ 248,463</b>
Cranston	122,750	105,500	112,500	238,250
Glocester	135,750	127,000	129,000	279,450
North Providence	122,000	108,000	111,000	239,950
Scituate	145,000	133,750	150,000	331,200
Smithfield	135,050	124,590	137,500	299,950
<b>State Average</b>	<b>\$ 128,300</b>	<b>\$ 85,000</b>	<b>\$ 96,000</b>	<b>\$ 260,000</b>

*Sources: U.S. Census, Multiple Listing Service  
\* as of September 2004, Multiple Listing Service*

### Home Rental and Residential Rental Market

In 1990, RIH's estimated the median renter income had climbed to \$26,601. This increase may be reflective of the number of middle income households who wish to buy but cannot do so because of the high cost of single family housing units in Town. During the 1990-2000 decade, 1,595 new housing units were constructed in Johnston. Of these, about three-quarters were owner occupied and about one-quarter were renter occupied.



As of 1990, the rental market in Johnston advertised an average rent “asked” of \$571 per month for all types of units, regardless of size or number of bedrooms. The unit types ranged from \$524 for a 1-bedroom unit, \$597 for a 2-bedroom unit and \$642 for a 3-bedroom apartment unit. Also in 1990, the median annual rental income according to RI Housing was \$26,601 and there were a total of 2,111 rental units.

As of 2000, the rental market in Johnston advertised an average rent “asked” of \$779 per month for all types of units, regardless of size or number of bedrooms. The unit types ranged from \$686 for a 1-bedroom unit, \$817 for a 2-bedroom unit and \$828 for a 3-bedroom apartment unit. The monthly gross rent for 2000 in Johnston was \$569. Also in 2000, the median annual income of a renter, according to Census 2000, was 20,619 with a total of 2,647 rental units.

The following chart, Table 4-22, illustrates the rental market trends in Johnston and surrounding communities during the time period of 1986 to 2000.

**Table 4-22**  
**Comparison of Average Rental Rates: 1986-2000**  
*Town of Johnston and select Rhode Island Communities*

Community	1986	1988	1990	1994	2000
<b>Johnston</b>	<b>\$ 488</b>	<b>\$ 601</b>	<b>\$ 597</b>	<b>\$ 599</b>	<b>\$ 569</b>
Scituate	450	545	647	604	579
Smithfield	439	734	670	589	608
Cranston	492	588	610	596	615
No. Providence	485	562	579	560	580
<b>State Average</b>	<b>\$ 487</b>	<b>\$ 591</b>	<b>\$ 589</b>	<b>\$ 581</b>	<b>\$ 560</b>



**Table 23**  
**Fair Market Rents x Number of Bedrooms (2004)**  
*Town of Johnston*

Community	<u>Number of Bedrooms</u>				
	0	1	2	3	4
Johnston	\$ 407	\$ 555	\$ 667	\$ 837	\$ 1,032

Rental rates in Johnston increased overall during the period 1986-2000 at a rate above that of the State average. Rate increases were greatest in 1988 and moderated from 1994 - 2000. Neighboring communities also evidenced similar increases in rental rates. Overall, Cranston's rental rate change was similar to Johnston, while the Town of Smithfield's rental rate change increased markedly over this period. North Providence's rental rates also increased but less significantly than the other communities and the State average.

Estimates of Demand

In 1990, 10,384 housing units<sup>3</sup> accommodated a population of 26,542 persons. This was equivalent to a housing unit density of approximately 2.7 persons per occupied dwelling unit. In 2000, 11,574 housing units<sup>4</sup> accommodated a population of 28,195 persons. This was equivalent to a housing unit density of approximately 2.5 persons per occupied dwelling unit. Over the next twenty years it is anticipated that the number of people per housing unit will continue its more recent reduction trend. This anticipated decrease is due primarily to a generally smaller household size, an aging population, and an increase of single parent families.

If the assumption is made that a factor of 2.47 persons per household will occur over the next ten years, then an estimated total of 11,282 housing units will provide for a projected population of 28,206<sup>5</sup> in the year 2010.

Over the next thirty years, the RI Statewide Planning Program's Population Projections anticipate that Johnston's population will continue to grow steadily at a rate of approximately 3 – 4% every 10 years for an overall 30-year increase of 10.63% by 2030. At this rate, approximately 1,213 new housing units would be needed to be

<sup>3</sup> Total number of units includes 389 vacant units

<sup>4</sup> Total number of units includes 377 vacant units

<sup>5</sup> Rhode Island Statewide Planning Program population projection



constructed to support a projected increase of 2,997 residents, assuming that the current average household size of 2.47 persons continues.<sup>6</sup>

### **Other Community Housing Needs**

Within Rhode Island communities there are diverse populations with special housing needs. This includes the elderly (particularly frail elderly with mobility and/or self-care limitations), persons with physical, mental or developmental disabilities, substance abusers, HIV/AIDS persons, the homeless, and persons returning to the community. While these populations have their own particular needs, they do share needs with the remaining local residential populations that include housing, stable living environments, case management, and ongoing support services. Other residents that require community awareness and assistance are minority and single-headed households. As noted above some of these populations may have needs, depending on their particular circumstances, with respect to employment, income, housing, and supporting services. There will be a need to identify these special populations and strengthen community-based assistance components to enable them to live and function effectively within the Town. Overall, within Rhode Island, there are agencies, facilities, programs, and services that address these requirements. The Town of Johnston has in the past and will continue to work with outside agencies in addressing the necessities of its special needs citizens.

The Johnston Housing Authority and private entities provide substantial support to meet elderly housing needs utilizing State and Federal programs. Although the number of elderly assisted housing units in Johnston has increased, the Housing Authority has a waiting list of 205 eligible persons. There will be a continuing need for this type of housing as the 65 years and over population is expected to increase locally and throughout Rhode Island. Population projections indicate those persons age 65 and over will increase; the age 85 and over population group is expected to evidence the greatest percentage increase. The US Census Bureau has observed that more Americans are surviving to their elder years. As a result it is reasonable to expect that the four-generation family will become common. Because more people are living to the oldest ages, people in their fifties and sixties are likely to have surviving relatives who need assistance. This will mean that needs and resources will change as the proportion of elderly increases.

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<sup>6</sup> Projected 2010 Needs: 340 new units over Census 2000's # of units (10 years)  
Projected 2020 Needs: 831 new units over Census 2000's # of units (20 years)  
Projected 2030 Needs: 1,213 new units over Census 2000's # of units (30 years)



Despite the availability of LMI units in most communities, the two populations of special needs and the homeless remain underserved throughout the state. These are the two hardest populations to house given the level of their needs and very low incomes.

There are currently 91 units serving the special needs population in Johnston, comprised of 73 group home beds, 7 transitional units, and 11 “HUD 811” units, which serve disabled households. According to the most recent Rhode Island Emergency Shelter Annual Report for 2002-2003, 30 shelter residents had identified Johnston as their last address.

Johnston recognizes the need to provide housing to both the special needs and homeless populations, not only within its borders but also as a resource for its region and more widely throughout the state. Working with local housing organizations, women's crisis centers and faith-based organizations, the Town of Johnston is seeking the reasonable accommodation of these populations through shelters, safe houses and, when feasible, transition to permanent housing units

### **Affordable Housing Plan and Strategies to Attain the Low and Moderate Income Housing Goal**

The Affordable Housing Plan builds upon and supplements the Housing Element of the Town’s Comprehensive Community Plan. The purpose of this Plan is to establish precise guidelines as to the amount, type, and location of affordable housing development needed to meet the 10% low-moderate income housing goal stipulated by the State’s Low and Moderate Income Housing Act.

The Plan identifies strategies and recommendations to insure that the Town’s diverse housing needs are met. The discussion contained in the Town’s adopted Plan are provided as a sub-element of this Housing Element and is presented in the following paragraphs. The complete version of the Town’s Approved Affordable Housing Plan is provided in the Appendix of this Comprehensive Plan.

Given the need to ensure that all types of households be accommodated proportionate to their needs, Johnston has devised a variety of strategies to address its LMI housing needs. The goal is to create enough housing so that existing and future residents will always find suitable accommodations available to them at all stages of their lives.





### Housing Needs Analysis by CHAS Data

The U.S. Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database provides a means for a community to examine the housing needs and problems of its residents at all income levels. The most consistent finding in an analysis of CHAS data is that a significant number of households, especially those below 80% AMI, pay too large a percentage of their gross monthly income for housing.

An examination of Johnston's CHAS data reveals that there is slightly higher proportional need for rental units and home ownership for elderly housing (42.5%) as compared to family housing (38.4%) and other (19%). This is slightly inconsistent with Providence County's CHAS -elderly at 30.2%; family at 45.5 %, and other at 24.3% - and statewide - elderly at 31.5 %; family at 43.5%, and other at 25.0%. It appears that Johnston's need for affordable elderly housing is higher than in the surrounding communities and statewide where affordable family housing needs are more predominant. In fact, Johnston's rental housing needs for the elderly population is even greater than these averages at 50% for elderly rental units as compared to family rental units at 33.9% and other special needs rental units at 16.1%. All three CHAS data charts are attached as appendices at the end of this Plan.

Table 4-24, following, describes the household and tenure types to be served by the development strategies proposed. The goals depicted for each type correspond to the proportional CHAS needs discussed in this section.

When plotted against the current LMI units and those projected to be needed by 2020 the following breakdown by household type occurs:



**Table 4-24**  
**Number of LMI Units to be Produced, by Household and Tenure Type**  
*Town of Johnston*

Goal #	Strategy	TOTAL LMI Units Created	Elderly LMI Units		Family LMI Units		Special Needs LMI Units		Undocumented LMI Units
			Rental	Owner- ship	Rental	Owner- ship	Rental	Owner -ship	
1	1-A								x
	1-B								x
	1-C								x
	1-D	240	103		91		46		-
	1-E	275	118		105		52		-
	1-F	180			77	69	34		-
	1-G								x
	1-H	80	34			31	15		-
	1-I								x
	1-J	154	106				48		-
	1-K	160	80				80		-
2	2-A	210	45	45	80		40		-
	2-B								x
	2-C	100				100			-
3	3-A								x
	3-B								x
	3-C								x
	3-D								x
4	4-A								x
5	5-A								x
	5-B								x
	5-C								x
	5-D								x
Totals by HH Type and Tenure		1,399	486	45	353	200	315	0	
TOTALS by HH Type:		1,399 units	531 units **		553 units		315 units		
Future Need Goals by CHAS Data*		494 units	Goal - 95 units **		Goal - 254 units		Goal - 145 units		

\* incorporates a 6.8% increase in population projection to the year 2020, that is, an annual average growth of 90 units/year is assumed, beginning in 2004 with 11,849 units (# of units per Census 2000 plus actual builds from 2000-2003) and Low Income Households < 80% AMI with housing problems

\*\* While the current proportion of the Town's population representing number of affordable units for the elderly population appears to be adequate for the Town's future needs, Town population projections through 2030 based on historic trends indicates a significant exponential growth in this age group much greater than other age group (most recently 15% from 1990 to 2000 – see also Table 4 in Section II); these exponential projections require the Town to plan ahead at this time for the future affordable housing needs of this population, contrary to what the current Statewide Planning projections appear to indicate. Johnston must provide its fair share of the proportion of elderly housing needed for the overall statewide needs as well as the local community needs.



The strategies for implementation fall into two categories-development activities and non-development activities. The time frame for the development activities stretches out over 15 years, that is, through 2020. The timeframe for the non-development activities, such as zoning changes, is projected in the Table following the discussion of strategies in the Implementation Chapter of this Plan.

### Achieving the Low- and Moderate-Income Housing Goal

The existing quantity of year-round housing units in the Town of Johnston is 11,526 units. The required number of housing units needed to meet the 10% Goal for Affordable Housing Units is 1,153 units. At the present time, the Town possesses an affordable housing unit gap of 219 units. However, the most recent population projections released by the State of Rhode Island indicate that the Town's population will be increasing at a rate of approximately 3-4% each year. As a result, by 2020, an estimate of the Town's population is projected to be 30,247. This projected population increase of 2,052 people will require the addition of an estimated 831 additional housing units with an average household size of 2.47 persons each. In accordance with the Low and Moderate Income Housing Act of 2004, 83 of these additional units should be affordable housing. The Town must be proactive and plan for the creation of these units in this Plan. As a result, the Affordable Housing Plan addresses a shortfall of current 219 housing units plus a projected additional 83 units for a total affordable housing unit goal of 302 units.

Based on current market conditions, it is projected that if the Town increases the number of its average number of annually issued building permits to 90 per year and assuming that at least 27.4% of those permits will be for LMI units, then the 10% LMI goal for affordable housing units can be achieved within 15 years. At that time the total housing units is expected to have increased to 13,289 units and the total number LMI units developed as the result of the strategies outlined in the Affordable Housing Plan will number 395 units. Combined with the existing 934 affordable housing units, the total of LMI housing units would equal 1,329 units or 10.0 % of its total housing stock.

The Town Council and Planning Board met during 2004 to devise strategies that both create opportunities for LMI units and upgrade the standard of living for all of Johnston's residents. Their goal and that of the Affordable Housing Plan is to provide for affordable housing while maintaining the character of the community and moderating the impacts upon the Town's natural features and demands on Town infrastructure, services, and resources.



The strategies outlined in the Implementation Chapter of this Comprehensive Plan have been identified as reasonable opportunities to reach the Town's LMI housing shortfall. These strategies have been designed to be consistent with the other elements of the Town's Comprehensive Community Plan as well as the Affordable Housing Goals detailed. They present a practical and realistic approach to achieving the Town's achievement of the 10% Affordable Housing Goal.

In the Implementation Chapter, more details are provided regarding how the particular policies and actions accommodate the Town's housing needs and specify the strategies that are consistent with Johnston's Comprehensive Plan. The Town must generate a sufficient quantity of LMI units to satisfy the current deficit in its Affordable Housing Goal as well as provide an adequate number of future units to meet the 10% goal during new construction. In addition, the Town has targeted large-scale multi-family development projects for eligibility under the new comprehensive permit application process with a state-mandated 25% LMI requirement. It has also been determined that during new construction, an actual minimum of 27.4% of the units will need to be LMI in order to keep pace with the "10% Goal" in conjunction with new building permits for residential construction. Consequently, the Town's existing deficit combined with State law permitting a lower percentage rate for LMI units under the comprehensive permit application than is needed to maintain and/or achieve the "10% Goal", most of the remaining strategies proposed in this Plan utilize a 33% LMI requirement for these strategies so that the overall average of 27.4% needed to realize this goal can be met and thereby permitting the Town to maintain its goal attainment.

## **MAJOR HOUSING ISSUES**

Based on a review of existing data and key informant interviews with those persons familiar with the housing market in Johnston, the following are the major issues to be considered in the Comprehensive Plan

- **Affordable Housing**  
Establish a Goal that 10% of all housing units shall be State or Federally subsidized housing. The current level is approximately 8% in Town.
- **Incentives for Affordable Housing**  
Zoning and Subdivision Regulations could provide for the inclusion of a specified number of designated affordable housing units<sup>7</sup> as part of typical, market rate housing developments.

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<sup>7</sup> "affordable housing units" is defined as those units assured to remain below market rate.



- **Inclusionary Zoning**  
Target a percentage of new housing units as below market rate to meet local needs for housing. This could apply to both single family and multi-family developments.
- **Accessory Units**  
Accessory Family Dwelling Units are allowed with a Special Use Permit by the Zoning Ordinance. This provision would be especially useful to the senior citizens in Town, who are often “over housed”.
- **Sewer/Water Services**  
Selectively extend these services to allow new housing construction with a special emphasis on affordable housing, particularly in the western section of Johnston, in order to provide housing opportunities to a wider range of income groups in Town.
- **Rehabilitation**  
Continue to support the existing rehabilitation programs and enforcement of minimum housing standards under the Rhode Island Housing Maintenance and Occupancy Code.
- **Adaptive Reuse**  
Providing zoning options that would encourage the use of non-residential structures for adaptive housing units in older buildings.
- **Elderly Housing**  
Explore options that will serve the needs of an aging population.
- **Older neighborhoods**  
Prepare land use plans that protect neighborhoods from non-residential use intrusions.
- **Newer Neighborhoods**  
Prepare land use plans that will provide the necessary infrastructure for a quality living environment, particularly in the more rural western sections of Town.



Town of Johnston, Rhode Island  
**Comprehensive  
Community Plan**

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# CHAPTER 5

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## **Economic Development Element #4**





Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 5

### Element #4

## ECONOMIC DEVELOPMENT

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## **ECONOMIC DEVELOPMENT**

### **INTRODUCTION**

According to the “Rhode Island Comprehensive Planning and Land Use Regulation Act” (Comprehensive Planning Act), the Economic Development Element shall “include the identification of economic development policies and strategies, either existing or proposed by the municipality, in coordination with the Land Use Plan Element. These policies should reflect local, regional, and statewide concerns for the expansion and stabilization of the economic base and the promotion of quality employment opportunities. The policies and implementation techniques must be identified for inclusion in the implementation program element.”

The Town of Johnston will be shaped in the future by a series of external and internal forces. This chapter describes these forces that translate into development and ultimately affect the Town’s tax base, its labor force, and the quality of life within its borders. It is incumbent upon the decision-makers to prepare a blueprint for economic development that considers the natural and cultural resources and attempts to balance those environmental concerns with a plan for orderly, progressive, and financially sound development.

In an ideal situation, each city and town would possess all the necessary ingredients for a complete and successful economic development strategy. However, in the real world, that rarely exists and Johnston is no exception. The prime ingredients for development must be inventoried and assessed with an analysis of the opportunities and constraints to development. From this analysis, an implementation program will employ planning principles to guide the future growth of the Town of Johnston in order to achieve the stated goals for Economic Development.

Finally, the Comprehensive Planning Act requires that this element be consistent with the State Guide Plan and related elements as well as the other elements of the Johnston Comprehensive Community Plan and those of contiguous communities.

### **REGIONAL ECONOMIC TRENDS**

Nationally and regionally, unemployment has steadily declined during the past 20 years, from a Rhode Island high of approximately 10% in 1982, to consistent levels of approximately 4% throughout the 1990’s.

The Health Services Sector and the Tourism Sector are now the largest employment sectors in the State, replacing the manufacturing sector that historically offered the largest employment category. This reflects overall changes in the economy;





manufacturing jobs once held by Rhode Islanders, most notably in textile and jewelry companies, have been relocated (by closure, outsourcing, and the like) to developing and other countries known for cheaper labor costs.

In recent years there has been growing attention to tax and employment law changes, resulting in a more institutionalized approach to small business development. In addition, there has been growing attention to affordability in health insurance, particularly with regard to sole proprietorships and other small businesses. Small businesses make up the majority of the non-manufacturing firms in the State and business costs are higher than the national average.

### **LOCAL ECONOMY**

While the Rhode Island's unemployment figures have generally paralleled national trends, Johnston has maintained consistently higher unemployment rates. This trend parallels some of the Town's other demographics relative to the proportion of elderly to the overall population, the size of the low and moderate income population, and the number of persons receiving assistance from various housing programs.

In 1990, the Town of Johnston had 32 firms that employed over 50 people, with the single largest employer being Allendale Mutual Insurance Company at 525 employees. The total employment for these 32 firms totaled 4,084 persons. At that time, the overall total number of persons employed by local businesses was 13,672 employees. These numbers indicate that 9,588 persons or 70% of the total people employed by Johnston companies were employed by small businesses of less than 50 employees; additional figures further indicate that half of those companies employed less than five workers.

In 1999, Allendale Mutual Insurance merged with other Factory Mutual System companies, Arkwright and Protection Mutual Insurance and their jointly-owned engineering and research affiliate Factory Mutual, to form FM Global. FM Global employs 4,000+ persons worldwide, of which 1,200 are engineers, and retains its Johnston site as its corporate executive offices. The site also serves as an office park for several additional tenants including a technology division of Bank of America.

During that same time period, the Rhode Island Resource Recovery Corporation's Central Landfill became more institutionalized. In the 1980's, there was every indication that the State had decided to close the facility. In the mid-1990's, however, the closure plan was abandoned, and the Corporation shifted its concentration to creating a comprehensive approach to solid waste management for the State.

The following Table 5-1 indicates the distribution of "Private Industry Employment" in Johnston for the years 1989 through 1999, according to statistics compiled by the Rhode Island Economic Development Corporation.



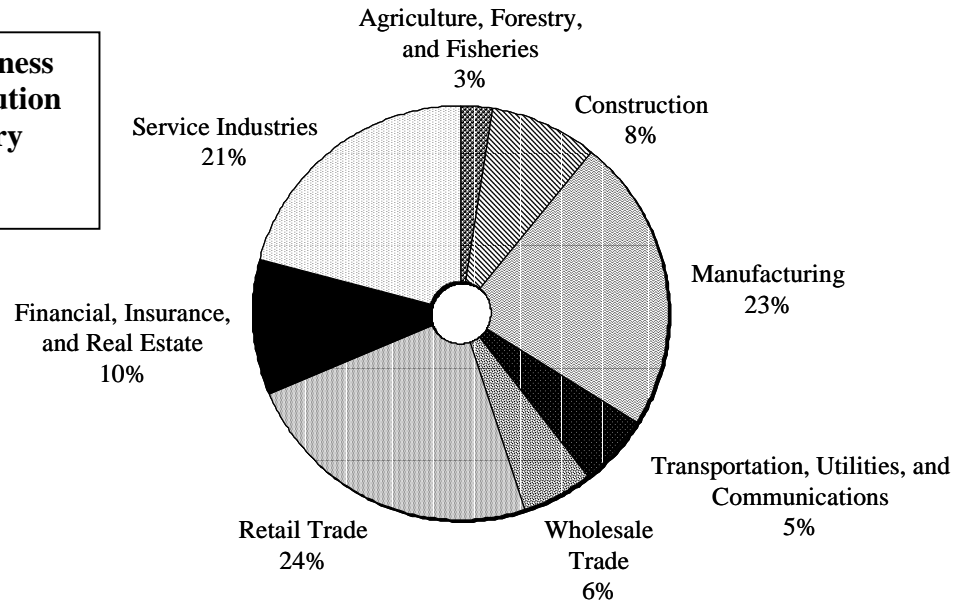
**Table 5-1**  
**Average Annual Employment in Private Industry**  
*relating to Businesses located in the Town of Johnston*  
*1990-1999*

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	# Chge 1990-1999	% Chge 1990-1999
Agriculture, Forestry, & Fisheries	152	141	159	158	161	174	200	207	215	238	86	56.6
Construction	567	428	530	612	668	640	658	725	789	798	231	40.7
Manufacturing	2,676	2,241	2,588	2,654	2,669	2,714	2,618	2,471	2,308	2,188	-488	-18.2
Transportation, Utilities, & Communications	309	252	314	385	440	445	504	510	531	520	211	68.3
Wholesale Trade	572	498	477	483	413	468	428	465	430	524	-48	-8.4
Retail Trade	1,381	2,042	2,012	2,243	2,226	2,097	2,024	2,345	2,209	2,250	869	62.9
Financial, Insurance, & Real Estate	832	681	967	978	959	1,049	1,060	1,075	1,058	986	154	18.5
Service Industries	1,443	1,652	1,706	1,728	1,768	1,845	2,048	1,942	1,980	1,991	548	38.0
<b>Total Covered PRIVATE</b>	<b>7,932</b>	<b>7,935</b>	<b>8,753</b>	<b>9,241</b>	<b>9,304</b>	<b>9,432</b>	<b>9,540</b>	<b>9,740</b>	<b>9,520</b>	<b>9,495</b>	<b>1530</b>	<b>19.7</b>
% of State	2.06	2.20	2.40	2.54	2.53	2.52	2.55	2.56	2.46	2.40		

Source: RIEDC Community Monograph, Johnston, RI



**Johnston Local Business  
Employment Distribution  
by Type of Industry**  
1999



**Figure 5-1. Johnston Local Business Employment Distribution by Industry Type, 1999.**

*Source: RIEDC, Community Monograph, Johnston, RI.*

## **LOCAL ECONOMIC DEVELOPMENT ISSUES**

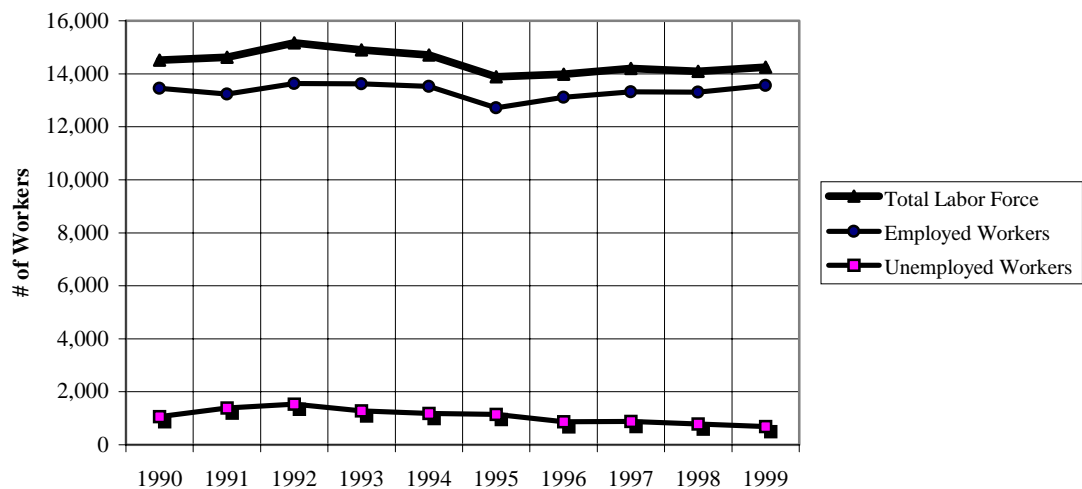
There are five basic economic development issues that are pertinent to the Town of Johnston, including; commercial development, industry, services, highway extensions, and tax base. The following discussion addresses each of the topics separately.

Table 5-2 shows figures relating to the Resident Labor Force over a ten-year time period. Figure 5-2 provides a pictorial line graph of this information.



**Table 5-2**  
**Resident Labor Force: Town of Johnston**  
 1990-1999

Year	Total Employed	Unemployed	Total Labor Force	Unemployment Rate (%)
1990	13,450	1,059	14,509	7.3
1991	13,239	1,390	14,629	9.5
1992	13,634	1,530	15,164	10.1
1993	13,618	1,285	14,903	8.6
1994	13,520	1,187	14,707	8.1
1995	12,716	1,150	13,886	8.3
1996	13,114	874	13,988	6.2
1997	13,319	884	14,203	6.2
1998	13,306	782	14,088	5.6
1999	13,559	690	14,249	4.8



**Figure 5-2**  
**Resident Labor Force: Town of Johnston**  
 1990-1999

Source of Table 5-2 and Figure 5-2: RIEDC Community Monograph, Johnston, RI



**Commercial Development**

The commercial industry sector is a growing sector of the economy. National, regional, and local trends (low unemployment, overall economy) have resulted in a proliferation of businesses in the commercial sector. Retail stores have multiplied in both number and area. While in good times this is considered to represent a strong overall economy, it is important to have a diverse economy. When trends turn downward people spend less money on retail purchases which in turn has a negative impact on those businesses. When businesses are severely impacted, vacancy rates increase. Vacant storefronts indicate there is less taxable inventory, less of a “destination” for residents and other shoppers, and the increased potential for fire, vandalism, or other threats to property.

Rhode Island Economic Development Corporation figures for Johnston indicate that retail sales declined more than 20% from the years 1990 to 1999. However, as shown in the following Table 5-3, this was not a consistent trend:

**Table 5-3**  
**Gross Retail Sales: Town of Johnston**  
*1990-1999*

<b>Year</b>	<b>Gross Sales *</b>	<b>% Change</b>
1990	301,914	- 4.80
1991	270,026	- 10.56
1992	303,424	+12.36
1993	338,657	+11.61
1994	337,576	- 0.03
1995	347,759	+ 3.02
1996	385,940	+10.98
1997	333,561	- 13.55
1998	238,746	- 28.42
1999	248,232	+ 3.97
<b>Change 1990-1999</b>	<b>- \$68,897</b>	<b>-21.73 %</b>

Source: RIEDC Community Monograph, Johnston, RI \* Gross Sales in \$1,000



Existing commercial development patterns would be characterized as strip development along main arteries. Commercial zones should be expanded more uniformly, but must be “graduated” to reflect the character of their surrounding areas. For example, in some locations, the commercial zones should be more “neighborhood-oriented” where others may permit larger, more intense development. Commercial development should be permitted along Atwood Avenue (RI-5), but no farther north than Cherry Hill Road.

### **Industry**

As a State, Rhode Island has limited land suitably zoned and available for industrial development. As a result, the task of finding an “ideal” industrial property – that being one with no constraints to development and possessing a complete set of site amenities such as sewer, water, gas, rail, access and power – can be quite daunting. Therefore, in order to attract or retain a company to a Rhode Island community, the concept of an “ideal” parcel must be redefined by tailoring expectations to each community’s strengths by highlighting the attributes of the parcels in the individual town and targeting industries fitting those requirements.

Also affecting industrial development is the changing face of this type of development. Historically, the industrial environment in Rhode Island generally and Johnston specifically was comprised of manufacturing enterprises and located primarily along rivers. The Woonasquatucket and Pocasset Rivers in Johnston are urban river environments whose water resources provided the mechanical power that permitted the development of local industry. Modern economies, however, now include highly skilled jobs based heavily in technology. Biomedical and other emerging technologies have somewhat supplanted more traditional manufacturing processes; their needs are not the river-powered mill facilities but, rather, “clean rooms.”

### **Services**

While the Town of Johnston provides many of the major services necessary to attract new economic development, some expansions or additional changes may be needed. There is no rail access for economic development. Most of the main arteries in Town have public water, sewer and gas. Hartford Avenue, west of I-295 (US 6) does not have public sewer. The lack of sewer services in this area is seen as a significant constraint to economic development.

The Implementation Plan for Economic Development presented in Chapter 10 of this Plan will be coordinated with those actions proposed in both the Land Use as well as the Services and Facilities Elements.

### **Highway Extensions**



Any significant highway improvement project, expansion proposal highway, or major road extension can present significant consequences for the Town. Some projects may increase capacity thereby improving traffic flow. These same proposals can also have unintended consequences, however, which need to be anticipated and addressed.

Only one significant highway has occurred in recent years. The Rhode Island Resource Recovery Corporation (RIRRC) in conjunction with RIDOT constructed a new highway access onto I-295 at the Scituate Avenue overpass. In addition to relieving local streets of the truck traffic traveling to and from the Central Landfill, this additional highway access increased the marketability of additional nearby industrial property owned by RIRRC.

In conjunction with this extension, Scituate Avenue was terminated on the east side of I-295 at the end of the residential development so there would be no through traffic from the new ramp into the nearby residential neighborhoods. In addition, cul-de-sacs were constructed at the end of the residential development on both Old Pocasset Lane and Scituate Avenue; no through traffic is now permitted to the industrial area from the residential neighborhoods off Central Avenue. The consequence of these actions has been the segregation of the residential neighborhoods from the landfill, the truck traffic, and heavy industrial area to the south and west of these properties.

Few communities enjoy the extent of access to major highways that Johnston does. Regardless of location, Johnston residents and businesses have access to I-295, US 6 and several urban arterials. Major highway access is a significantly advantageous marketing tool for virtually any economic initiative which might be considered in the Town.

### **Tax Base**

Economic development, both industrial and commercial, is very important to a municipality, as they provide revenue while demanding relatively little in municipal services. While they may require additional police and fire services and affect traffic in the community, for example, businesses do not send children to school. School expenditures are the largest single element of municipal budget funding and service provision.

Historically, there were four different types of property tax rates in the Town of Johnston: real estate, motor vehicle, tangible, and inventory. In accordance with state law, the Motor Vehicle tax has been phased out.

In FY 2000 (year ending June 30, 2000), approximately 48% of tax dollars was allocated to the schools. Taxation of real estate constitutes approximately 75% of local



tax revenue. An expansion in the diversity of the types of economic development could result in a broadened tax base and a more stable tax base that is less impacted by periodic shifts in the economy and better able to accommodate sector downturns.

Zoning regulations, fiscal policy, and municipal services shape economic policy in a community. Diversity is essential. The Town must adopt regulations and policy, therefore, that promote a variety of economic initiatives.

**Table 5-4**  
**Tax Rate: Town of Johnston and Adjacent Communities**  
*2000-2006*

Community	Reval Year	Tax Rate				
		Residential Real Estate	Commercial Real Estate	Personal Property	Motor Vehicles	Retail/ Wholesale Inventory
<b>2006</b>						
Cranston	1	14.58	21.87	21.87	42.44	6.35
Johnston		17.84	17.84	49.1	41.46	6.93
North Providence		16.55	22.5	60.65	41.95	8.77
Providence		30.23	30.89	36.79	30.2	15.34
Scituate		24.57	30.89	36.79	30.2	No Tax
Smithfield		15.4	15.4	45.37	39	7.8
<b>2005</b>						
Cranston		23.23	30.8	34.84	42.44	9.55
Johnston		16.99	16.99	46.54	41.46	10.4
North Providence	1	16.55	22.5	60.65	41.95	13.16
Providence		30.23	37.72	50.46	46.78	23.02
Scituate		23.29	29.28	34.87	30.7	No Tax
Smithfield		14.68	14.68	43.25	29	11.7

1 REVALUATION YEAR

2 Statistical Revaluation

*continued*





**Table 5-4, cont.**  
**Tax Rate: Town of Johnston and Adjacent Communities**  
 2000-2006

Community	Reval Year	Tax Rate				
		Residential Real Estate	Commercial Real Estate	Personal Property	Motor Vehicles	Retail/ Wholesale Inventory
<b>2004</b>						
Cranston		23.23	30.8	34.84	42.44	12.7
Johnston	1	16.4	16.4	44.11	41.46	13.86
North Providence		28.71	31.02	57.5	41.95	17.54
Providence	2	29.65	37	49.5	76.78	30.7
Scituate	2	22.08	27.75	33.05	30.2	No Tax
Smithfield	1	13.95	13.95	41	39	15.6
<b>2003</b>						
Cranston	2	22.4	29.7	33.6	42.44	15.86
Johnston		26.3	26.3	41.81	41.46	17.32
North Providence		26.32	28.43	52.7	41.95	21.93
Providence		38.82	38.82	49.68	76.78	38.38
Scituate		31.33	31.33	31.33	30.2	No Tax
Smithfield		21.4	21.4	39	39	19.5
<b>2002</b>						
Cranston		34.38	34.38	34.38	42.44	19.04
Johnston		25.1	25.1	39.9	41.46	20.78
North Providence	2	24.95	26.95	49.95	41.95	26.31
Providence		35.94	35.94	49.36	76.78	46.06
Scituate		28.45	28.45	28.45	30.2	No Tax
Smithfield		19.68	19.68	39	39	23.4

1 REVALUATION YEAR

2 Statistical Revaluation

*continued*



**Table 5-4, cont.**  
**Tax Rate: Town of Johnston and Adjacent Communities**  
 2000-2006

Community	Reval Year	Tax Rate				
		Residential Real Estate	Commercial Real Estate	Personal Property	Motor Vehicles	Retail/ Wholesale Inventory
<b>2001</b>						
Cranston		32.59	32.59	32.59	42.44	22.22
Johnston	2	23.79	23.79	37.82	41.46	24.25
North Providence		29.78	31.85	45.34	41.95	30.7
Providence	1	34.07	34.07	49.96	76.78	53.74
Scituate	1	27.75	27.75	27.75	30.2	No Tax
Smithfield	2	18.66	18.66	39	39	27.3
<b>2000</b>						
Cranston		31.74	31.74	31.74	42.44	25.39
Johnston		27.06	27.06	36.21	41.46	27.71
North Providence		28.8	30.8	43.85	41.95	35.08
Providence		34.94	34.94	83.86	76.78	61.42
Scituate		31.53	31.53	31.53	30.2	No Tax
Smithfield		22.4	22.4	39	39	31.2

1 REVALUATION YEAR

2 Statistical Revaluation

## **OPPORTUNITIES AND CONSTRAINTS**

Chapter 1 of this Comprehensive Plan provided a detailed description of the historic land use in the Town within each of the Plan’s Planning Districts and the issues relative to each district. The following discussion provides a generalized analysis of the opportunities and constraints for economic development within the Town of Johnston.

### **Opportunities**

Johnston has many opportunities available to promote the economic development of the community. They can all be summed up with 3 words: “Location, Location, Location.”



There is no Rhode Island municipality better positioned geographically to broaden and diversify their economic base. There is no Rhode Island municipality that can offer better highway access. There is no Rhode Island municipality that can offer the variety in character that Johnston offers.

Johnston is at the intersection of the major east-west corridor of Rhode Island (US 6) with a major north-south corridor (I-295). The Interstate is a rural interstate; it does not suffer urban congestion.

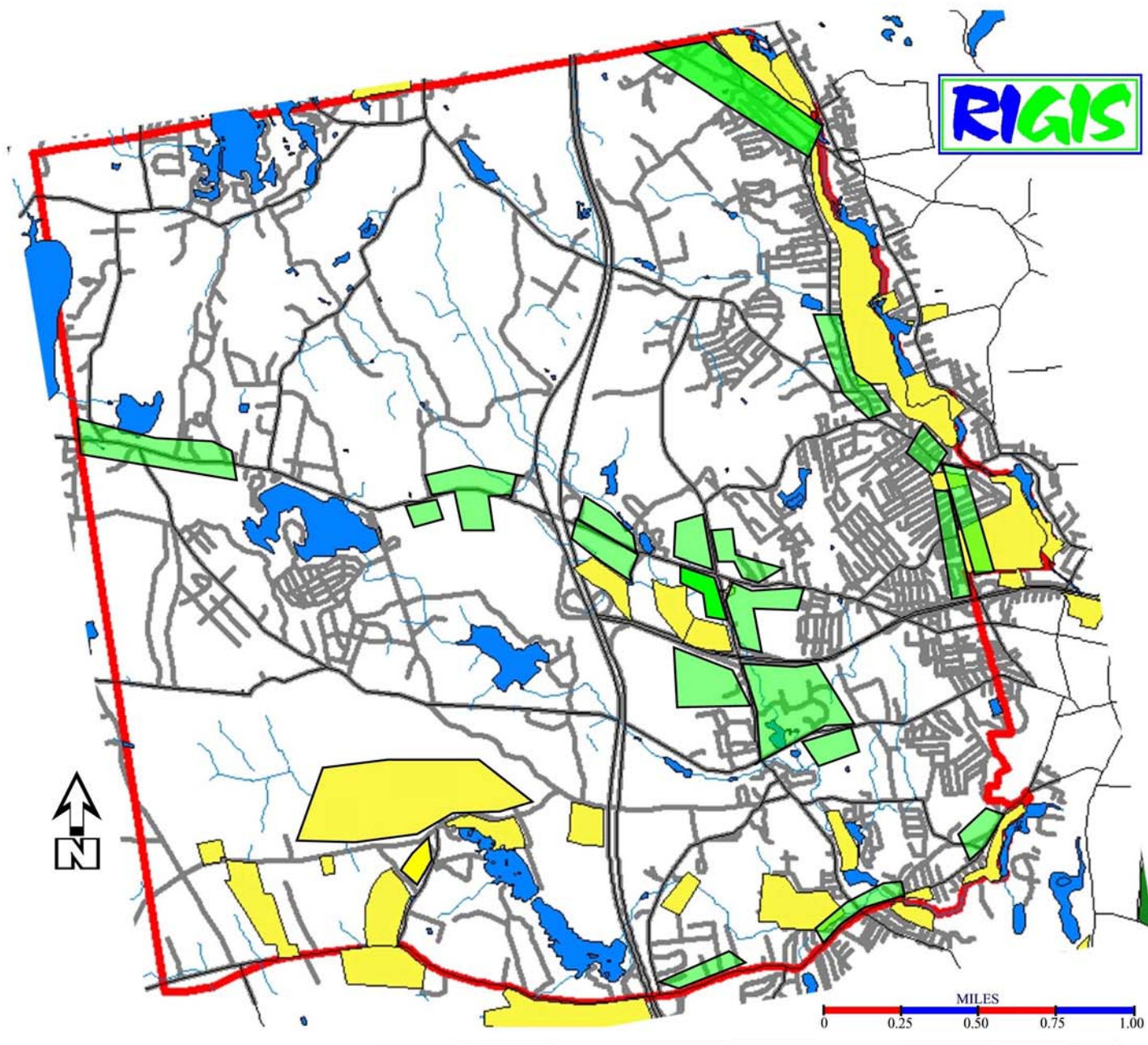
Johnston offers both an urbanized environment and an exurban, even rural, environment, and everything in between. The Town has urban rivers and a variety of building stock along those rivers. The Town has dense multi-family housing and large rural homes. There is large scale, “big-box” commercial development and older commercial areas that evolved to serve the immediate needs of the residents around them. There is the state’s primary central landfill operation, which includes a premiere recycling facility, as well as, power generation plants and planned office parks conceptually designed to promote a “campus” environment.

Johnston has one of the most widely recognized office park in the state, FM Global (formerly the Allendale Mutual Insurance site), a variety of other industrial businesses, and a mixture of residential development. The Town also has large areas of undeveloped land zoned for various types of development, offering opportunities for the continued variety of development.

### **Constraints**

Johnston does not have many of the physical constraints to economic development that exist in other communities. There exist some factors, however, that significantly affect the potential for economic development and could constitute constraints.

In recent years, Johnston residents became more aware of the true financial picture of the community as the result of learning of significant budget deficit in the multi-million dollar range. There also has not been any formally adopted Capital Improvement Program for major capital expenditures to acquire additional Town-owned property or to make major purchases. Some government functions are performed in rental space. The Town is fiscally constrained. Sound fiscal management of the Town is essential to attracting stable business. The Town’s security and financial condition has significantly affected the bond ratings available to various industries.



Industrial Sites



Business - Commercial Sites/Areas



Ponds and Reservoirs



Streams



Local Roads



Major Highways

Figure 5-3. Existing Economic Development Areas



While generally the Town's infrastructure and town services are adequate, there still remain some constraints to the implementation of an economic development plan. For example, a large portion of undeveloped land is located on US 6 west of I-295 on Hartford Avenue and adjacent to the I-295 on-ramps. While there is some ledge in the area that might require blasting and there are some freshwater wetlands, highway access is available and the development potential is very good. However, there are no public sewer utilities available there. The availability of water and sewer infrastructure, and the capacity of the facilities in those areas becomes critical to economic development; the lack thereof of these utilities can significantly constrain the economic development potential of the area in which they are lacking.

### **SPECIFIC AREAS TARGETED FOR DEVELOPMENT**

The following proposed industrial and commercial sites have been targeted as areas for development in order to promote continued industrial and commercial development.

#### **Industrial Development Sites**

##### **Plainfield Pike – West of I-295 (RI-14)**

The first proposed target area for economic development is located on Plainfield Pike (RI-14) west of Route I-295. Changing the zoning of this land to industrial would match with the existing land use on the south side of RI-14 in Cranston and with the nearby Central Landfill. This area is presently primarily vacant land and is zoned R-40 for residential development. There are, however, many non-conforming industrial uses situated on the residentially zoned land. Any change for this proposed area should include consultation with the City of Cranston, inasmuch as Plainfield Pike serves as a boundary between the two communities. Much of the land west of Green Hill Road is residential and/or agricultural while a limited amount of farm uses exist east of this area. Any rezoning should be strictly limited so it does not extend west of Green Hill Road. Between I-295 and Green Hill Road, any development should incorporate and respect the existing agricultural uses as much as possible. In addition, the area south of and adjacent to the Lower Simmonsville Reservoir should be utilized for passive recreation in accordance with the recommendations in the Natural and Cultural Resources Element of this Plan. It has been used in this manner in the past and should continue to be used in this manner so as to provide a buffer between the heavy industrial area and the reservoir itself.

##### **Shun Pike/Scituate Avenue**

Rhode Island Resource Recovery Corporation owns extensive land area in the vicinity of the Central Landfill, near the new co-generation power plant currently under construction. It is anticipated that this area will be targeted for additional



industrial development, which may include new access provisions from I-295. This particular area would lend itself well to an eco-park development.

### **Business and Commercial Development Sites**

#### **Atwood Avenue – RI-5**

Atwood Avenue – Vicinity of Hartford Avenue to Cherry Hill Road. As proposed, this site would change from the present mixed residential or undeveloped land use to commercial, matching the land use across the street from and adjacent to this area. The land use/zone change would extend from just north of RI 6A (Hartford Avenue) past the Town Hall and commercial plaza to Cherry Hill Road. This land is currently zoned R-20 for residential housing.

#### **Atwood Avenue – Vicinity of US 6 intersection**

This area is presently vacant, wooded land and has reasonable highway access from Atwood Avenue to US-6. The land was recently rezoned from R-40 residential development to B-2 general business. This site has been the focus of significant retail development in recent years. Before this large site is developed, coordination should be made with RIDOT to widen RI-5 to accommodate an increase in the traffic.

#### **Hartford Avenue – West of I-295 (US 6)**

This area located on US-6 adjacent to the I-295 intersection and on-ramps in the central-west quadrant of the Town to Reservoir Road. The road frontage is currently zoned highway commercial in some portions and planned business in other areas. Several sites on the CERCLIS list would require approval of remediation plans from RIDEM before any construction could occur. This area lacks public sewers and water. Both utilities, however, are within the reachable vicinity. Progressive Insurance recently constructed a major facility in this vicinity and another large retail development has been approved for a business zone change at the I-295 intersection.

### **Mixed Use Development Sites**

#### **Atwood Avenue – RI-5**

Atwood Avenue – Vicinity of Hartford Avenue to Cherry Hill Road. An alternative to a solely commercial or business site, would be a mixed use development that combines both the commercial and medical uses in the area with the existing residential uses. As proposed, this area would add to the present mixed residential or undeveloped land use a commercial component matching the land use across the street from and adjacent to this area. This type of use would be similar to the existing Planned Development Overlay Zone but with more of an emphasis on the



commercial-business use of the properties with the residential uses. The land use/zone change would extend from just north of RI 6A (Hartford Avenue) past the Town Hall and commercial plaza to Cherry Hill Road. This land is currently zoned R-20 for residential housing.

### **Hartford Avenue – US-6A**

Hartford Avenue – Vicinity of Borden Avenue to Old Pocasset Road. An alternative to a solely commercial or business site, would be a mixed use development that combines both the commercial and retail uses in the area with business and office uses as well as residential uses. This type of use would be similar to the existing Planned Development Overlay Zone but with more of an emphasis on the commercial-business use of the properties with the residential uses. The land use/zone change would extend from Borden Avenue to Old Pocasset Road. The land is currently zoned for business uses for some properties and residential uses for others. This area is an excellent transition zone to combine retail, office, and multi-family uses in one area. A mixture of all of these uses already exists within this area.

### **Other Potential Sites**

In addition to the specific areas identified, there are several areas that may be the object of development attention in the coming years. In particular, areas left land-locked by the construction of the major highways (I 295 and US 6) in the 1960's and 1970's may surface as areas attractive to development. The level of interest regarding these areas will reflect the ever-increasing impact of technology in making land developable and creativity in developers and property owners when confronting such constraints as limited access.

All of these opportunities serve to increase employment in Johnston. Hopefully, the effort to accomplish the above stated opportunities will provide more long term, higher paying, and stable jobs for Johnston residents.

### **Economic Development Issues**

Economic development issues in the Town of Johnston reflect local, regional, and statewide concerns for the expansion and stabilization of the economic base and the promotion of quality employment opportunities. Some of the issues needing to be addressed are as follows:

1. Broadening of the Town's tax base by delineating areas for economic development initiatives and actively promoting the growth and expansion of new and existing business-oriented land uses.



2. Development of the local infrastructure through coordination with RIDOT in order to meet the needs of economic development initiatives.
3. Target select economic development growth initiatives and promote those economic activities that will encourage employment and business growth opportunities that are compatible with surrounding land uses.
4. Revitalization and reuse of existing commercial and industrial facilities, including large vacant storefronts and plazas as well as underutilized historic mill structures.
5. Promotion of the development efforts of the Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation in the vicinity of the Lakeview Commerce Park.
6. Support of local agricultural operations in order to retain them as viable businesses within the community.
7. Support of local tourism efforts.





**Town of Johnston, Rhode Island**  
**Comprehensive  
Community Plan**

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**CHAPTER 6**

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**Natural and Cultural Resources**  
**Element #5**



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 6 - Natural and Cultural Resources Element #5

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## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 6 - Natural and Cultural Resources

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## NATURAL AND CULTURAL RESOURCES

### NATURAL RESOURCES

#### INTRODUCTION

Land use development patterns in the Town of Johnston range from highly urbanized in the eastern portion of the Town where it borders Providence and North Providence to predominantly rural west of Interstate-295. Of the Town's 15,576 acres, approximately 62 % or 9,610 acres of the Town are developed and 5,966 acres are undeveloped. Due to the intensity and extent of development in the eastern portion of the Town, the environmental issues and development constraints are much different than the western, less densely populated area. Consequently, this element of the Johnston Comprehensive Community Plan (Comprehensive Plan) considers the needs of both areas and the transitional areas within the Town and balance the resulting goals and implementation/action plan accordingly.

The Town of Johnston is rich in natural resources ranging from the scenic, wooded land in western Johnston to the unique recreational and open space areas located throughout the Town. Johnston contains several large bodies of water including the Oak Swamp Reservoir, Almy Reservoir, Upper and Lower Simmons Reservoirs, Kimball Reservoir, and Moswansicut Pond. Slack Reservoir and Hawkins Pond are located on the Johnston/Smithfield border and their recreational benefits are enjoyed by both Towns.

During the last decade, the pressures of development have increased significantly and are continuing to change the landscape of the Town. This intensification of development has consequential influences upon the quality and quantity of the Town's natural resources with the unique areas and habitats under constant pressure for development and change. These freshwater bodies and their associated streams and wetlands must be protected for current and future residents as they are the Town's most sensitive and significant natural features and assets and represent existing or potential recreational resources.

The "Rhode Island Comprehensive Planning and Land Use Regulation Act" (Comprehensive Planning Act) includes the following statement regarding the contents of the Natural and Cultural Resources Element of the Comprehensive Plan:

*This element "shall provide an inventory of the significant natural resource areas such as water, soils, prime agricultural lands, natural vegetation systems, wildlife, wetlands, aquifers, coastal features, flood plains and other natural resources and the policies for the protection of and management of such areas. The element shall include policies for the protection of historic and cultural*



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 6 - Natural and Cultural Resources

*resources of the municipality and the State. The policies and implementation must be identified for inclusion in the implementation program element.”*

The Comprehensive Planning Act also requires consistency with the State Guide Plan, Element 121 – State Land Use Policies and Plan, Element 152 – State Conservation and Outdoor Recreation Plan, Element 161 – Forest Resources Management Plan, Element 715 – Comprehensive Conservation and Management Plan for Narragansett Bay, and Element 721 – Water Supply Policies for Rhode Island; the regulations and programs of the Rhode Island Department of Environmental Management (RIDEM), the “*Protection Goals*” of the Rhode Island Natural Heritage Program, the Rhode Island Coastal Resources Management Council (RICRMC); and the regulations of the Rhode Island Historic Preservation Commission (RIHPC). Finally, the goals, policies, and implementation/action plan formulated for this element must be consistent with other related elements with the Town’s Comprehensive Plan itself.

With the above considerations in mind, this element of the Comprehensive Plan addresses areas of concern that affect the impact of development on natural and cultural resources, as well as resource protection considerations which contribute to the character, livability, and quality of life of the Town and its residents.

## **GEOLOGY and SOILS**

### **Bedrock Geology**

According to the United States Geological Survey (USGS), Johnston is underlain predominately by metamorphosed rocks of Devonian and earlier age. Scituate Granite Gneiss underlies the western two-thirds, whereas Esmond Granite underlies the northeastern quadrant. These rock materials were once quarried in the Town; in fact, the Arcade in the City of Providence with its unusually large granite pillars was fashioned from Esmond Granite. Rocks of the Blackstone Series/Woonasquatucket formation underlie the eastern portion of the Town, along the Woonasquatucket River Basin. These formations are from the pre-Cambrian era, metamorphosed series of schist, marble, and quartzes. The marble was also quarried at one time in the past.

Most of the bedrock in the Town is strong and sound for foundations and other excavations, with the exception of exposed bedrock, which has been weathered over the years. The schistose or shaley layers within the Woonasquatucket River Basin show the greatest exposure and weakness. Figure 6-2, “Soil Constraints” map shows approximately 3,678 acres within the Town have constraints to development due to slopes of over 15% of bedrock.



### **Surficial Geology**

The bedrock within the Town is overlain with glacial deposits of the most recent ice advance of the Pleistocene Age; these glaciers were primarily responsible for the current surficial deposits. The topography before the last glaciation was probably that of a maturely dissected upland with broad, rounded hills and steep-walled valleys with closely spaced tributaries. The glaciers of the Wisconsin ice sheet moved across the country from the northeast to the southwest, steepening and widening the valley walls that were parallel to the direction of the advance and filling in those which lay perpendicular. The advancing ice also gouged out bedrock from the hills and plastered till on the downstream side of the hills and in the valleys.

The most important glacial deposits, from a water sources and construction materials standpoint, are the outwash deposits composed of sand and gravel. Deep deposits of these materials are somewhat limited; most deposits can be categorized as shallow, that is, 50 feet or less. Two areas with shallow deposits include the area extending from the Black Reservoir under Hartford Avenue south to the Pocasset River Basin and continuing south following Atwood Avenue and the area following the Woonasquatucket River Basin and covering almost the entire eastern edge of the Town.

### **Soils**

The United States Soil Conservation Service (US-SCS) has mapped and classified all the soils in the state. The soils have been classified according to physical and chemical properties and use suitability, including agriculture, and development activities. In addition, the Soil Survey of Rhode Island (1985) provides detailed coverage and descriptions of each soil type (Table 6-1). Figure 6-2 maps the locations of the various soils throughout the Town. This information has been provided to the Rhode Island Geographical Information System (RIGIS) and mapped. In addition, as part of the Comprehensive Plan process, the soil information has been condensed into a Soil Constraints Category Table (Table 6-2) which groups the soils into five categories: Category 1 - no constraints to development; Category 2 - constraints due to seasonal high water table (19" to 42" depth); Category 3 - bedrock and/or slope (greater than 15% slope); Category 4 - hydric soils (0" to 18" Water Table); or, Category 5 - others (rock, sand, quarries, et cetera). Figure 6-2 depicts those areas throughout the Town where existing soils on specific sites would present a constraint to develop of that property. The Soils Mapping provided on Figures 6-1 and 6-2 provide a useful planning tool, however, the information should not be used as a substitute for a detailed field investigation.

Approximately 55% of the Town's soils contain no constraints to development. The majority of these unconstrained soil types are located within the east central and southwestern portions of the Town. Soils with moderate constraints due to high water



table (533 acres) and shallow depth to bedrock (3,698 acres) predominate in the central portions of the Town and form an irregular band trending from northwest to southeast. Severely constrained soils occupy approximately 15% of the Town; these constraints are primarily located within the central and north-central portions of Johnston, although several large isolated pockets of severely constrained soils are contained in the Town's southwestern corner.

**Table 6-1**  
**Soil Types and Acreage –Soil Survey of Rhode Island**  
*Town of Johnston, Rhode Island*

<u>Symbol</u>	<u>Soil Name</u>	<u>Soil Description</u>	<u>Landscape</u>	<u>Acres</u>
Aa	Adrian Muck			400
AfA	Agawam	Fine Sandy Loams	0-3% Slopes	15
AfB	Agawam	Fine Sandy Loams	3-8% Slopes	10
BrB	Broadbrook	Silt Loam	3-8% Slopes	20
BsB	Broadbrook	Very Stony Silty Loam	0-8% Slopes	5
CaC	Canton-Charleton	Rock Outcrop	3-15% Slopes	305
CaD	Canton-Charleton	Rock Outcrop	15-35% Slopes	610
CB	Canton-Urban Land	Complex		320
CC	Canton-Urban Land	Complex - Very Rocky		115
CdA	Canton & Charleton	Fine Sandy Loams	0-3% Slopes	50
CdB	Canton & Charleton	Fine Sandy Loams	3-8% Slopes	330
CdC	Canton & Charleton	Fine Sandy Loams	8-15% Slopes	70
CeC	Canton & Charleton	Very Rocky	3-15% Slopes	2,200
ChB	Canton & Charleton	Very Stony Fine Sandy Loams	3-8% Slopes	1,025
ChC	Canton & Charleton	Very Stony Fine Sandy Loams	8-15% Slopes	500



**Table 6-1, Cont.**  
**Soil Types and Acreage, Johnston, Rhode Island**

<u>Symbol</u>	<u>Soil Name</u>	<u>Soil Description</u>	<u>Landscape</u>	<u>Acres</u>
ChD	Canton & Charleton	Very Stony Fine Sandy Loams	15-25% Slopes	220
CkC	Canton & Charleton	Extremely Stony Fine Sandy Loams	3-15% Slopes	1,065
Co	Carlisle Muck			130
Du	Dumps			80
EfA	Enfield	Silt Loam	0-3% Slopes	165
EfB	Enfield	Silt Loam	3-8% Slopes	170
GhC	Gloucester-Hinckley	Very Stony Sandy Loams	Rolling	20
HkA	Hinckley	Gravelly Sandy Loams	0-3% Slopes	25
HkC	Hinckley	Gravelly Sandy Loams	Rolling	370
HkD	Hinckley	Gravelly Sandy Loams	Hilly	20
HnC	Hinckley-Enfield	Complex	Rolling	65
LgC	Lippitt	Gravelly Sandy Loams, Very Rocky	3-15% Slopes	50
MmA	Merrimac	Sandy Loams	0-3% Slopes	25
MmB	Merrimac	Sandy Loams	3-8% Slopes	120
MU	Merrimac-Urban Land Complex			595
NaA	Narragansett	Silt Loams	0-3% Slopes	5
NaB	Narragansett	Silt Loams	3-8% Slopes	55
NbB	Narragansett	Very Stony Silt Loams	0-8% Slopes	60
NbC	Narragansett	Very Stony Silt Loams	8-15% Slopes	10
NcC	Narragansett	Extremely Stony Silt Loams	3-15% Slopes	25
Nt	Ninigret	Fine Sandy Loams		5
PaA	Paxton	Fine Sandy Loams	0-3% Slopes	30
PaB	Paxton	Fine Sandy Loams	3-8% Slopes	325
PbB	Paxton	Very Stony Fine Sandy Loams	0-8% Slopes	875
PbC	Paxton	Very Stony Fine Sandy Loams	8-15% Slopes	100
PD	Paxton-Urban	Land Complex		455
Pg	Pits, Gravel	Pits, Gravel		190





Johnston, Rhode Island Comprehensive Community Plan  
Chapter 6 - Natural and Cultural Resources

**Table 6-1, Cont.**  
**Soil Types and Acreage, Johnston, Rhode Island**

<u>Symbol</u>	<u>Soil Name</u>	<u>Soil Description</u>	<u>Landscape</u>	<u>Acres</u>
Pp	Podunk	Fine Sandy Loams		10
RaA	Rainbow	Silt Loams	0-3% Slopes	10
RaB	Rainbow	Very Stony Silt Loams	3-8% Slopes	45
RbB	Rainbow	Silt Loams	0-8% Slopes	15
Rc	Raypol	Silt Loams		10
Re	Ridgebury	Fine Sandy Loams		80
Rf	Ridgebury, Whitman, and Leicester	Extremely Stony Fine Sandy Loams		1,120
Rp	Rock Outcrop-	Canton Complex		5
Ru	Rumney	Fine Sandy Loams		10
Sb	Scarboro	Mucky Sandy Loams		110
Ss	Sudbury	Sandy Loams		35
StA	Sutton	Fine Sandy Loams	0-3% Slopes	25
StB	Sutton	Fine Sandy Loams	3-8% Slopes	45
SuB	Sutton	Very Stony Fine Sandy Loams	0-8% Slopes	145
SvB	Sutton	Extremely Stony Fine Sandy Loams	0-8% Slopes	260
Tb	Tisbury	Silt Loams		15
Tb	Tisbury	Silt Loams		15
Ur	Urban Land			95
Wa	Walpole	Sandy Loams		90
WbA	Wapping	Silt Loams	0-3% Slopes	5
WbB	Wapping	Silt Loams	3-8% Slopes	5
WcB	Wapping	Very Stony Silt Loams	0-8% Slopes	30
WhA	Woodbridge	Fine Sandy Loams	0-3% Slopes	55
WhB	Woodbridge	Fine Sandy Loams	3-8% Slopes	145
WoB	Woodbridge	Very Stony Fine Sandy Loams	0-8% Slopes	710
Water	Water			80



Development within areas served by individual sewage disposal systems (ISDS) are more constrained by soil characteristics than areas connected to public sewers. Non-sewered areas are frequently constrained by conditions which preclude the installation of properly functioning ISDS units, such as, high water tables, shallow depths to bedrock, and steep slopes. Site-specific information is required for installation of ISDS units in these areas, and in many cases, special system designs are required to ensure proper functioning.

Since sanitary sewer service is widely available only in the more urban portions of the Town east of Interstate-295, soil constraints play an important role in the future development of the rural portions areas west of the highway. Additional constraints to development in areas requiring ISDS are found in the Scituate Reservoir Watershed area. Although much of this area contains soils with low constraints to development, consideration must be given to the effects ISDS units have upon water quality, particularly in areas containing soils possessing moderate constraints to system operation (such as, steeper slopes, shallow bedrock, and high water tables). In areas with low constraints to ISDS function, development densities must also be given careful consideration in order to ensure that a soil's capability to remove ISDS-generated pollutants is not overloaded.

**Table 6-2**  
**SOIL CONSTRAINTS CATEGORIES in JOHNSTON, RI**

Category	Soils	Constraint*	Area (acres)
1	No Constraints to Development	None	7,706.6
2	Seasonal High Water Table (19"-42" depth)	Moderate	533.6
3	Bedrock and Slope Constraints (>15% slope)	Moderate	3,678.3
4	Hydric Soils (0"-18" depth)	Severe	1,817.7
5	All others (rock, sand, etc.)	Severe	300.2

*Constraints to Development*

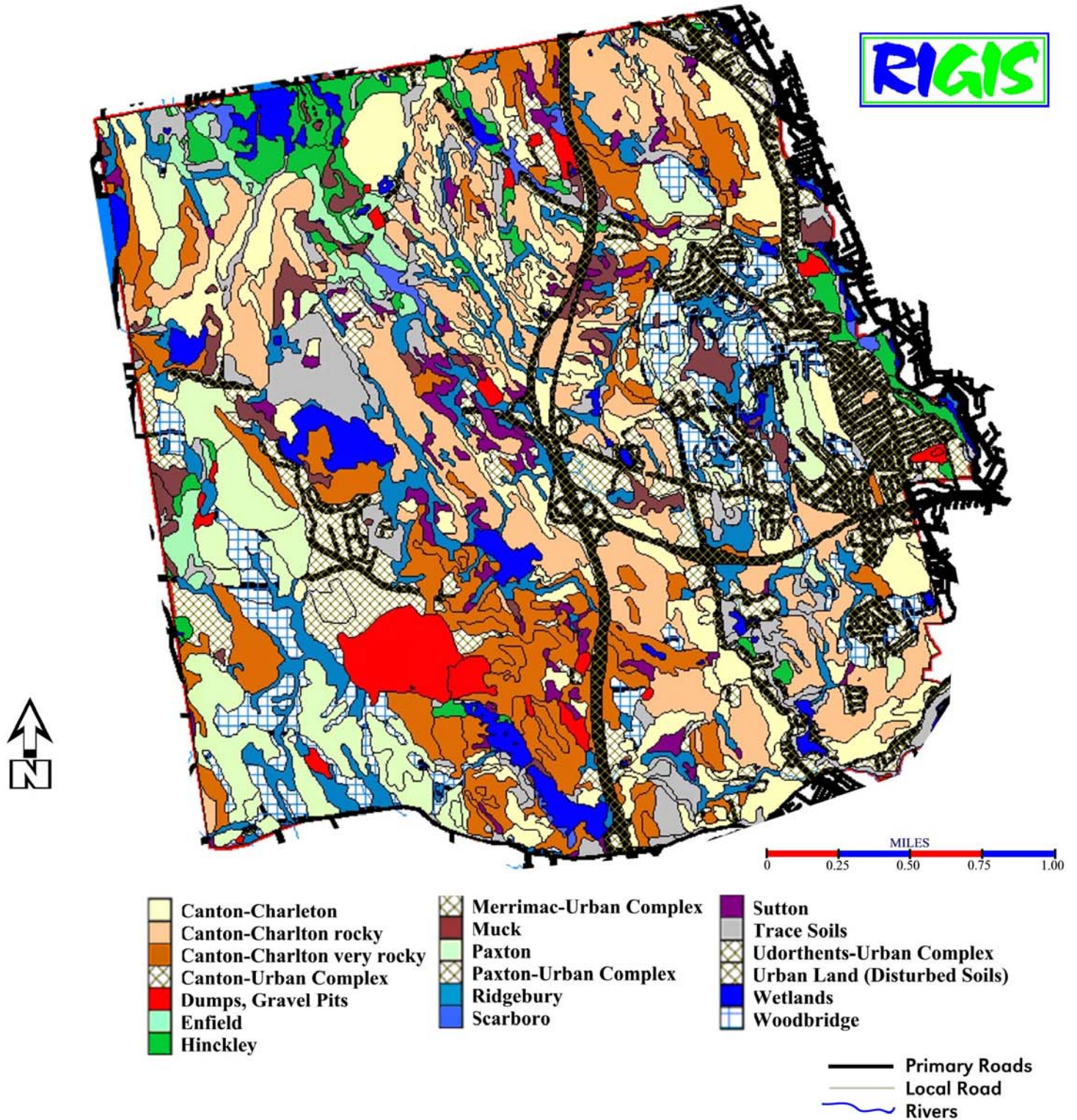
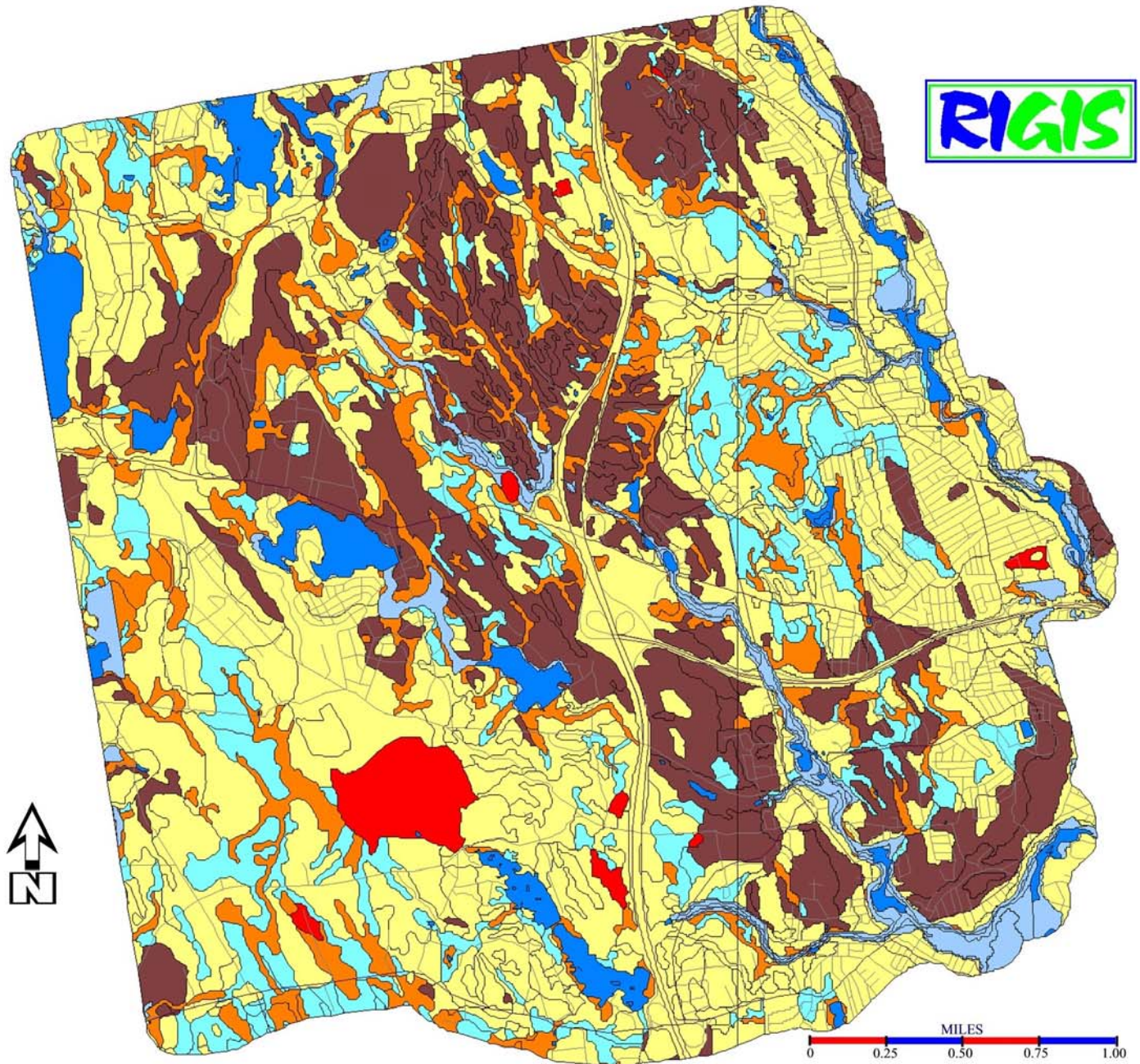


Figure 6-1. Soil Type Categories, Johnston, RI















- |                                                                                                                                                                          |                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  1 Moderate to No Constraints to Development                                          |  4 Hydric Soils (0" - 18" depth)<br>Severe Constraints to Development              |
|  2 Seasonal High Water Table (19" - 42" depth)<br>Moderate Constraints to Development |  5 All Other Severe Constraints to Developments<br>(i.e. rock, sand, and the like) |
|  3 Bedrock and Slope Constraints (>15% slope)<br>Moderate Constraints to Development  |                                                                                                                                                                       |
|  Ponds and Reservoirs                                                                 |  Floodplains                                                                     |
|                                                                                                                                                                          |  Streams                                                                         |
|                                                                                                                                                                          |  Local Roads                                                                     |
|                                                                                                                                                                          |  Major Highways                                                                  |

Figure 6-2. Categories of Soil Constraints to Development, Johnston, RI



## **FRESHWATER WETLAND RESOURCES**

Freshwater wetlands are protected by the Federal Water Pollution Control Act of 1972 and Clean Water Act of 1977 which set the basic structure for regulating discharges of pollutants to waters of the United States as well as the Rhode Island Freshwater Wetlands Act (Wetlands Act - 1971, as amended). The Wetlands Act, combined with the Rules and Regulations governing its enforcement (Rules and Regulations), grants the RIDEM the authority to enforce the protection of freshwater wetlands. As defined by the RIFWWA, freshwater wetlands include *“marshes; swamps; bogs; ponds and lakes; rivers; river and stream floodplains and banks; areas subject to flooding or storm flowage; emergent and submergent plant communities in any body of freshwater including rivers and streams; and, that area of land within fifty feet (50’) of the edge of any bog, marsh, swamp, or pond.”*

Freshwater wetlands are most typically recognized for their importance as fish and wildlife habitat and as open space. Freshwater wetlands, however, can also serve to recharge groundwater, absorb or reduce the severity of flood flows, and improve the quality of surface and groundwater by stabilizing sediments and retaining contaminants. Wetlands that are easily accessible and contain depressions or low lying areas containing open water are often particularly valuable for recreational use.

A detailed inventory of freshwater wetlands was completed for use in the preparation of this element. The inventory provides the identification, classification, description, and delineation of wetland types based on the United States Department of Agriculture (USDA), Fish and Wildlife Service’s National Wetlands Inventory (NWI) and as provided by RIGIS mapping. Figure 6-3 delineates the locations of each wetland identified in the Town.

As illustrated by Table 6-3, wetlands occupy nearly 16% of the total land area of Johnston. This percentage comprises approximately 1,953 acres of “vegetated” wetlands and 510 acres of open water. Forested wetlands were the most prevalent wetland type, occupying approximately 1,686 acres, or approximately 86% of the vegetated wetlands and 69% of all wetlands. Deciduous forested wetlands were more abundant than coniferous-forested wetlands, comprising 1,619 acres or 96% of the forested wetlands. Forested wetlands are the most common wetland type in Rhode Island, occupying approximately 83% of all freshwater wetlands in the State (Tiner 1989).



**Table 6-3**  
**Summary of Wetland/Upland Areas**  
**Johnston, Rhode Island**

<i>Type of Wetland</i>	<i>Area (acres)</i>
Riverine Non-Tidal Open Water	43.5
Lacustrine Open Water	387.8
Palustrine Open Water	78.7
Emergent Wetland: Marsh/Wet Meadow	107.1
Emergent Wetland: Emergent Fen or Bog	1.6
Scrub-shrub Wetland: Shrub Swamp	150.8
Scrub-shrub Wetland: Shrub Fen or Bog	6.9
Forested Wetland: Coniferous	67.2
Forested Wetland: Deciduous	1,619.0
Upland	13,114.3
<b>Summary:</b>	<b>84.2% Upland</b> <b>15.8% Wetland</b>

In accordance with the criteria established by RIDEM's Freshwater-Wildlife Evaluation Method (RIDEM 1985), emergent wetlands in the form of marshes are the most valuable freshwater wetland type for wildlife productivity and diversity. Marshes typically support a balanced interspersion of open water and vegetation preferred by numerous species of waterfowl, semi-aquatic furbearers, and other wetland wildlife. Excluded from high-value emergent wetlands, however, are wet meadows, which characteristically support limited potential as diverse wildlife habitats. Emergent wetlands in Johnston, including wet meadows, occupied



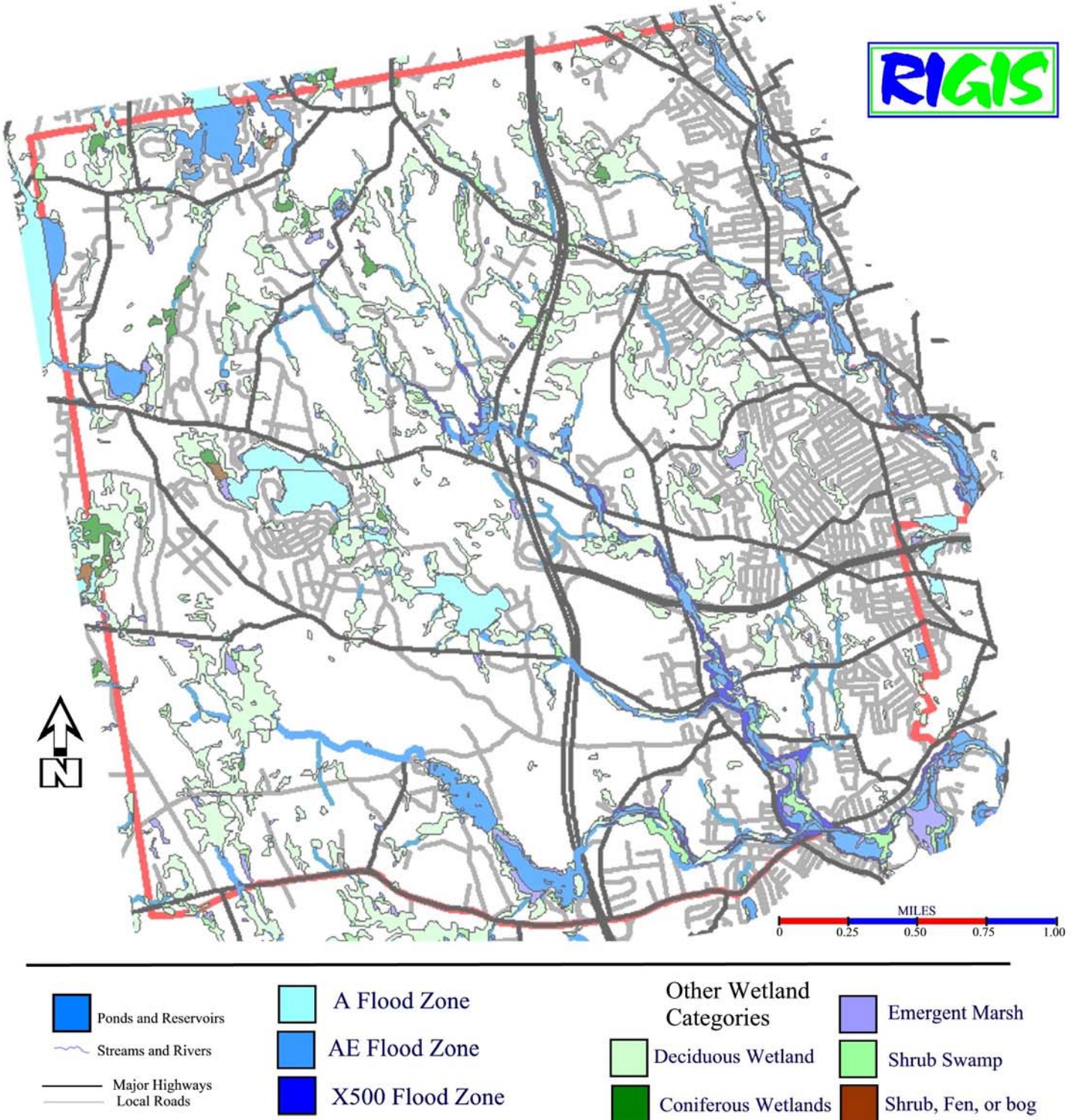


Figure 6-3. Freshwater Wetland Areas and Flooding Flood Zones  
Johnston, RI



nearly 109 acres or nearly 6% of the vegetated wetlands and approximately 4% of all wetlands.

Of high aesthetic value but somewhat lower wildlife-habitat potential (RIDEM 1985) are shrub swamps that occupy nearly 158 acres or 8% of the vegetated wetlands and approximately 6% of all wetlands. Frequently of high value for fisheries potential and recreation are open-water areas, which comprise approximately 21% of all wetland types present in Johnston.

## **SURFACE WATER RESOURCES**

### **Freshwater Ponds, Reservoirs, and Watersheds**

Johnston has a number of freshwater ponds and reservoirs available for recreational usage or drinking water purposes. As denoted by their names, a number of the water bodies presently used primarily for recreational purposes only are “man-made” retention or detention structures and were formerly created for water power. While not directly used for drinking water purposes, the ground water surrounding these reservoirs furnishes the private wells in those areas where public water is not available. When the reservoir water volume is low, the wells frequently “run dry” and a reduced water capacity and pressure is apparent. These surface water resources contribute to the Pocasset River Watershed Sub-Basin, the Moswansicut Reservoir Sub-Basin, and the Scituate Reservoir Watershed Sub-Basin of the Pawtuxet River Basin, the Pawtuxet River Basin and Sub-Basin, and the Woonasquatucket River Watershed Sub-Basin of the Woonasquatucket River Water Basin. The following provides more detailed information relative to the contributing surface water resources located in the Town of Johnston to these watersheds. Figure 6-4 provides a depiction of the watershed basins and sub-basins.

- **Slack Reservoir and Hawkins Pond**

These freshwater ponds are located in the northwest corner of the Town; approximately one-half of the Reservoir is located in Smithfield. Slack Reservoir and Hawkins Pond have a total area of about 164 acres; approximately 120 acres of this area are within the Town of Johnston. Both ponds are rated “B” for water quality and use class by RIDEM and are valued for fishing, swimming, and boating. The shoreline is heavily developed with many year-round homes; access to the Reservoir is by landowner permission or via the Town beach in Smithfield off Greenlake Drive.

- **Almy Reservoir (also known as Jillson Reservoir)**

The Almy Reservoir is an impounded water body located west of I-295/US-6/6A junction. The water body has a total area of 74.5 acres and is rated by RIDEM as “B” for use class and water quality rating. The Town of Johnston purchased 93 acres





adjacent to the Almy Reservoir under the Green Acres program (Woodlake Park). While only a relatively few acres of this parcel have been developed for ball fields to date, the Town plans to develop the remaining land for recreational use.

- **Oak Swamp Reservoir**

The Oak Swamp Reservoir is a “man-made” water body of 105 acres with an average depth of 5 feet. Due to the relatively shallow depth, this reservoir is primarily used for fishing. The known fish population includes yellow and white perch, pumpkinseed sunfish, golden shiner, chain pickerel, brown bullhead, and largemouth bass. RIDEM has rated the water body as “B” for both water quality and use class. Oak Swamp is accessible to the public from both Hartford Avenue (US-6) and Reservoir Avenue.

- **Upper and Lower Simmons Reservoir**

The Upper and Lower Simmons Reservoirs are “man-made” shallow water bodies totaling 103 acres located south of Shun Pike and are hydraulically connected to the detention basin for the Central Landfill. Due to the Reservoirs’ proximity to the landfill, these water bodies have become increasingly silted and the overall water quality has become questionable due to the runoff and leachate from the landfill. Access to the pond is primarily by landowner permission; however, the Town owns a 7.9-acre conservation area adjacent to the ponds.

- **Moswansicut Pond and Kimball Reservoir**

These Reservoirs are tributaries to the Scituate Reservoir within the watershed and are rated “A” for water quality and use class by RIDEM. Due to their use for drinking water supply, state law permits no active recreation. Kimball Reservoir has a total area of 21.4 acres. Moswansicut Pond has a total area of 281 acres, 22.5 of which are within the Town of Johnston.

## **Rivers and Streams**

- **Woonasquatucket River System**

The Woonasquatucket River flows along the eastern boundary of the Town and defines the municipal boundary line between Johnston and the Town of North Providence and the City of Providence. The watershed of the river covers approximately 4,990 acres from its tributaries in Smithfield and North Smithfield to its confluence with the Providence River. The Slack Reservoir, located on the Johnston/Smithfield border, is a tributary to the Woonasquatucket River.

The river boundary along Johnston is approximately 4.2 miles long. The water quality for this section of river is rated as “C”, that is, suitable for fish and wildlife habitat and recreational purposes. The overall use class for this segment of the river is also rated “C”; thus, the Woonasquatucket River is in compliance with its use for this area.

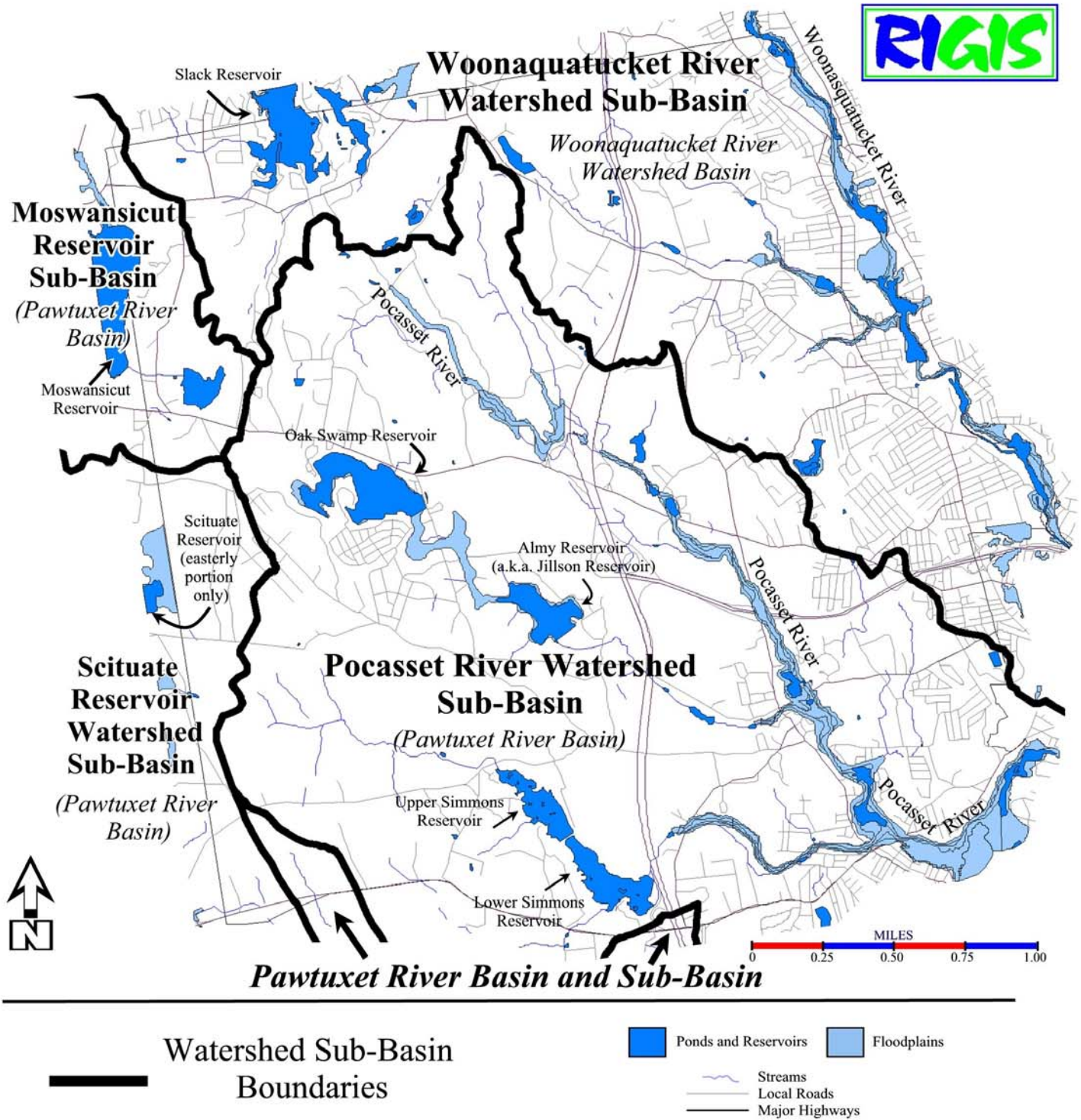


Figure 6-4. Watershed Basins and Sub-Basins  
Johnston, RI



- **Pocasset River System**

The Pocasset River and its numerous tributaries are located within the Pawtuxet River Basin drainage area and Pocasset River Sub-Basin and covers approximately 9,200 acres. The headwaters for the Pocasset River are located in the northwest quadrant of the Town. From its headwaters, the Pocasset River flows generally southward from north of the I-295/US-6/6A junction to the Johnston/Cranston border; at this point, the river veers eastward for a while, then southward again until its confluence with the Pawtuxet River. RIDEM has rated the section of the Pocasset River within the Town as “B” for both water quality and use class. Tributaries to the Pocasset within Johnston include Oak Swamp Reservoir, Almy Reservoir, Simmons Brook, Dry Brook, and Upper/Lower Simmons Reservoirs.

## **PRIME AND IMPORTANT FARMLANDS**

The agricultural resources within the Town of Johnston are comprised of a total of 2,982 acres. Prime farmland comprises 1,889 acres, important farmlands equate to 1,080 acres, and prime farmland when flood conditions are met equal 13 acres.

The majority of these resources are located within the western portion of the Town in various locations such in the vicinity of Plainfield Pike, Bishop Hill Road/Pine Hill Road, and Winsor Avenue/Brown Avenue/Hopkins Avenue. Several smaller areas are located in the vicinity of Greenville Avenue and along the Pocasset River. Figure 6-5 depicts the locations of these resources.

## **FOREST RESOURCES**

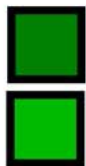
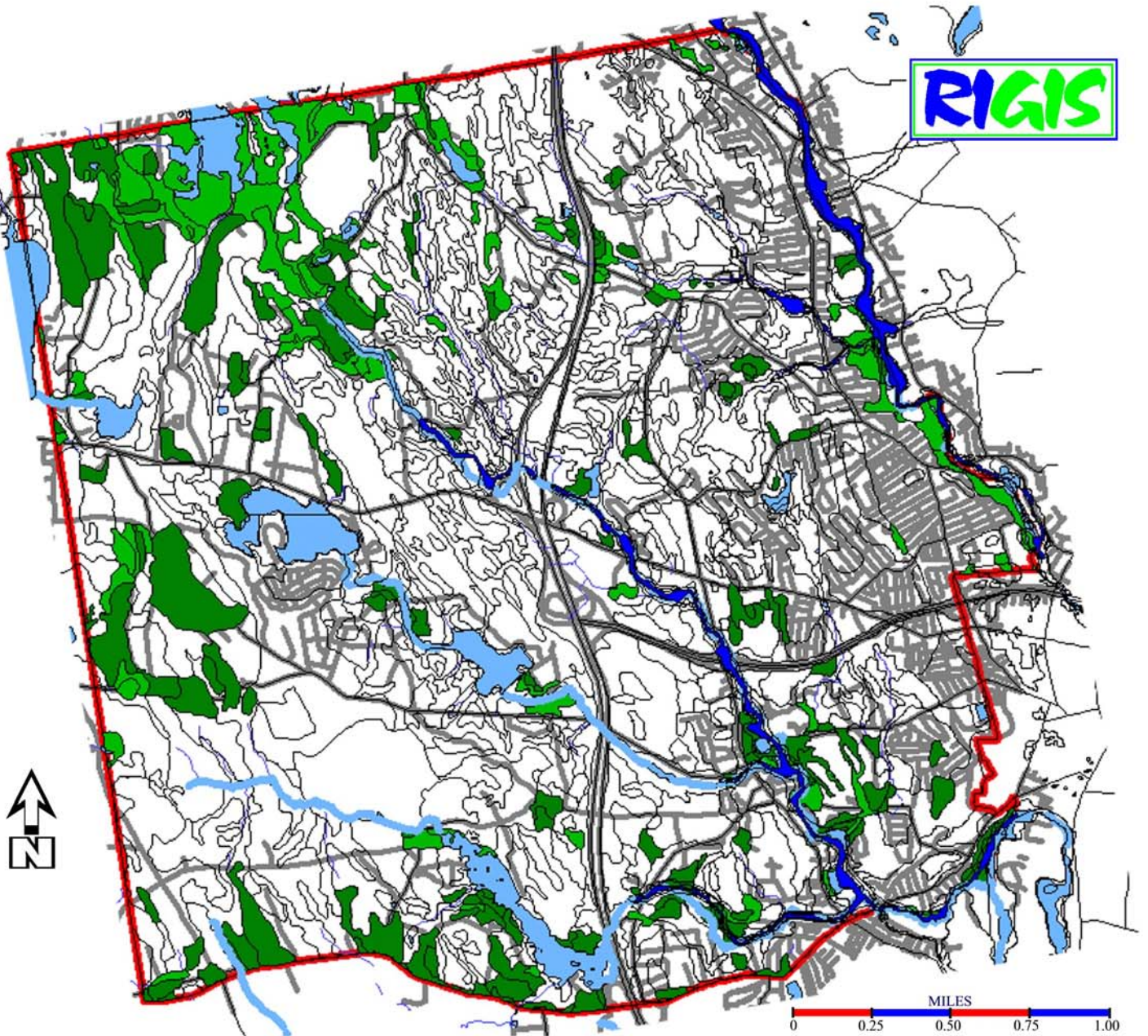
The forest resources within the Town of Johnston are comprised of 3,135 acres of hardwood, 13 acres of softwood, 2,610 acres of mixed hardwood/softwood, and 32 acres of other forest habitat. The majority of these resources are located within the western portion of the Town. Figure 6-6 depicts the locations of these resources.

In response to a request for forest susceptibility to insects and disease, RIDEM, Division of Agriculture, cited that there are generally no plant diseases, which could cause significant mortality of the trees in Johnston. The gypsy moth is the only insect of wide concern. Significant damage from the gypsy moth is anticipated in future years since the areas susceptible to damage from this pest include hardwood forest, the majority of Johnston’s forest resources.





**RIGIS**



**Prime Farmland**

**Farmland of Importance**



Ponds and Reservoirs



Streams



Local Roads



Major Highways

Figure 6-5. Prime and Important Farmlands, Johnston, RI



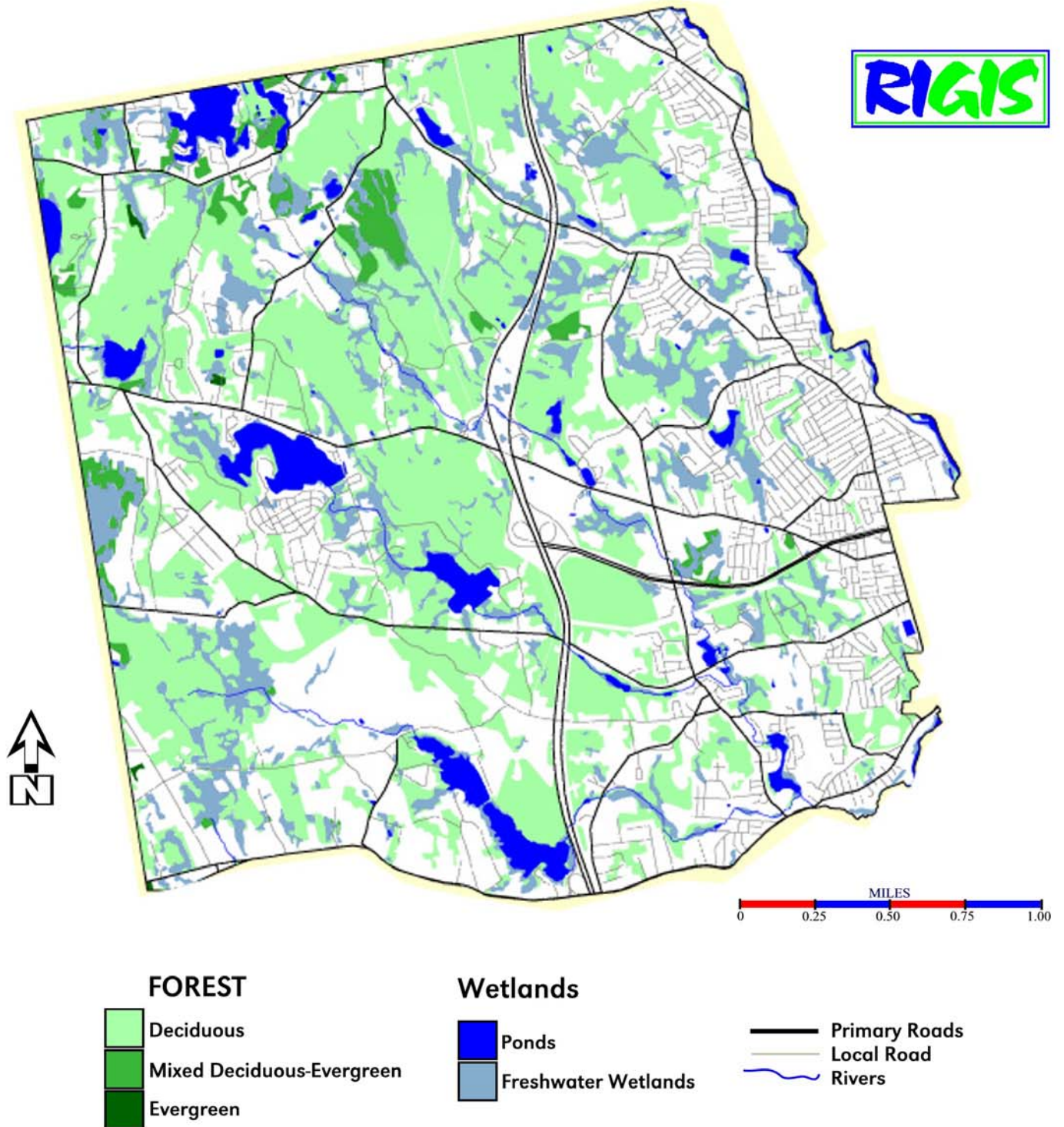


Figure 6-6. Forest and Wetland Resources, Johnston, RI



## **FISH AND WILDLIFE**

### **Fisheries**

The Town's lakes and streams contain a warm water fishery composed primarily of largemouth bass, sunfish, eastern chain pickerel, and brown bullhead. Many of the ponds contain golden shiners, which act as forage for game fish. Moswansicut Pond is the only local water body identified by RIDEM as suitable for stocking of salmonids. This pond, however, is owned by the Providence Water Supply Board and closed to the public.

RIDEM also indicated that Oak Swamp Reservoir contained high densities of golden shiners and was a good site for intensive management of largemouth bass. The fishery resources in this Reservoir has declined appreciably, though, due to the degradation of water quality in the Upper and Lower Simmons Reservoirs from sediment and leachate inputs emanating from the Central Landfill.

### **Wildlife**

Wildlife communities within Johnston are typical of those found in other central Rhode Island communities. The mixture of urban/rural character indicates that wildlife species with a greater tolerance or preference for urban or suburban areas would be found in greater numbers east of I-295, while those species preferring woodland/farmland habitat would predominate in the "West End" of Johnston. The large tracts of woodland still remaining in the West End, particularly those adjacent to farms and reservoirs, are important to maintaining diverse populations of wildlife.

The RIDEM Division of Fish and Wildlife recommends preservation of the following areas in Johnston for the purpose of maintaining wildlife habitats:

- Snake Den State Park and adjacent areas, which contain habitat resources for game and non-game species.
- Dame Farm area, as it contains good habitat for woodcock and waterfowl.

### **Rare and Endangered Species**

The preservation of rare species and unique natural communities should be a concern for all citizens of Rhode Island. The Rhode Island Natural Heritage Program provides a list of rare species occurring either presently or historically in Johnston. Figure 6-7 depicts the vicinities where rare and endangered species have been located. The approximate boundaries of rare species habitat areas are in the vicinity of the following sites:

- **Snake Den**  
Snake Den is best known for the occurrence of the slender gerardia, *Agalinis tenuifolia*, known from only two sites statewide. Preferring open or lightly wooded



areas, this plant occurs on the thin soils atop rock outcroppings along the Narragansett Electric Power Line right-of-way on the eastern edge of the State Park. One large area of this habitat is threatened by Power Line mismanagement (herbicides, inappropriate mowing, maintenance construction, and off-road vehicle use) and by further construction of utility lines.

- **Area West of Winsor Hill School**

A deciduous woodland containing an old lime quarry provides habitat for *Actea rubra*, the red baneberry as well as other natural soil plants. The Town has tried to obtain grant funding for the acquisition of the 40+ acre site where this woodland is located but has been unsuccessful to date.

- **Area East of Winsor Farm on Winsor Avenue and West of Brown Avenue**

### **SCENIC AREAS AND GREENWAYS**

Several locations within the Town of Johnston have been identified as scenic areas and greenways by RIDEM. Figure 6-8 illustrates the locations of these properties. Four areas have been designated as scenic areas: Mosquansicut Pond in the northwest corner of the Town, Central Pike-Pine Swamp in the vicinity of Central Pike and north to Pine Hill Road, Peck Hill Road from Plainfield Pike to Central Pike, and a small area within the Town that is connected to the Cranston scenic area of Pippin Orchard Road-Seven Mile Road. RIGIS also identifies the northwest corner, the southwest triangular area, and the Woonasquatucket River as Greenways in the Town which are worthy of protection.

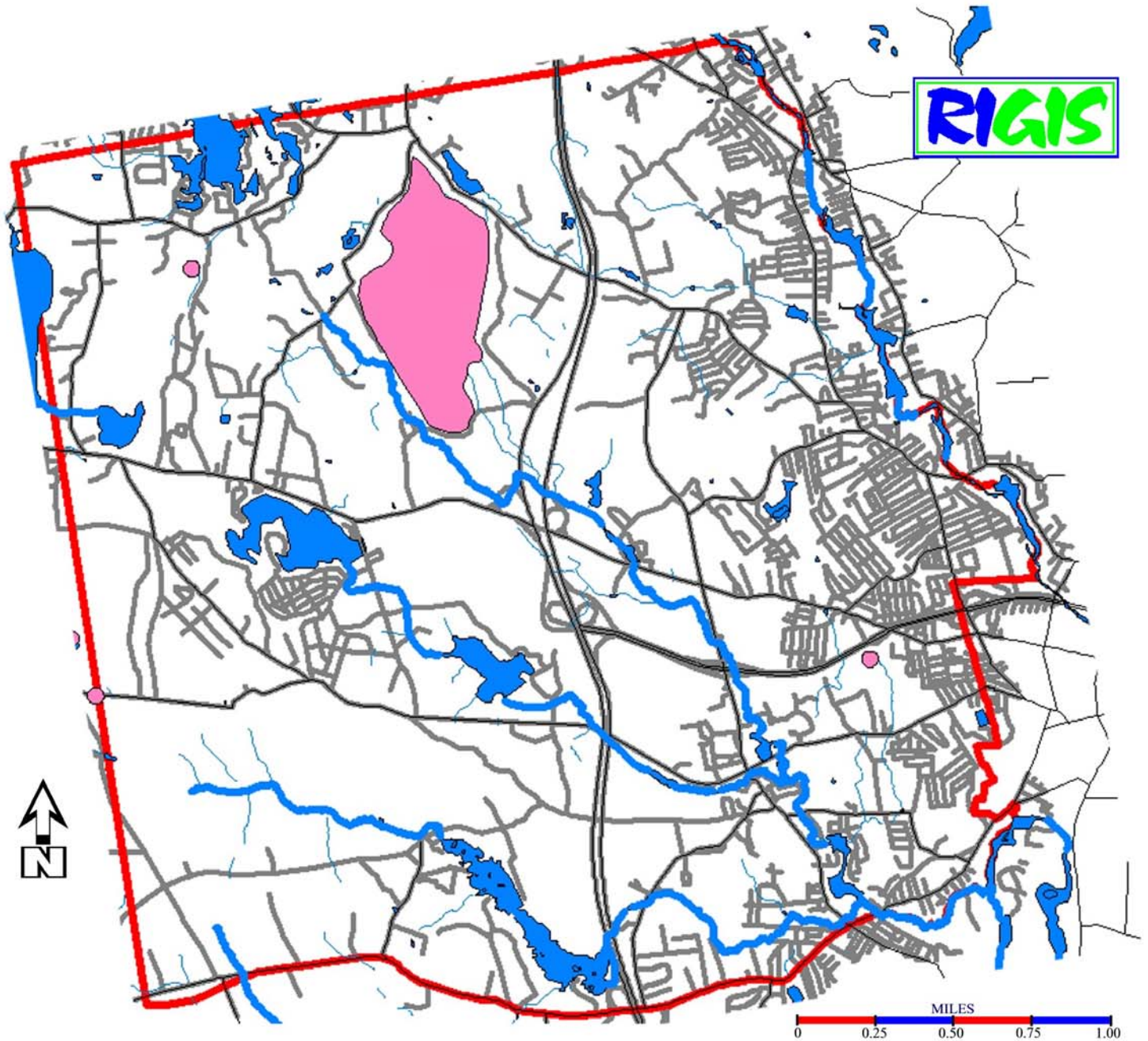
### **AIR QUALITY**

Ambient air quality in Rhode Island has been monitored since 1968 by a network of stations established by the RIDEM Division of Air and Hazardous Materials and Occupational Health and Radiation Control. The air pollution laboratory maintains the monitoring stations and collects the air quality data for the national data bank.





Ambient organic samples have been taken in the vicinity of the Central Landfill in recent years and have been analyzed by state-of-the-art Rhode Island Department of Health Air Pollution Laboratory. The substances that were detected by this analysis are ubiquitous in the ambient air and no conclusive evidence of air pollution could be detected by random analysis. The fact that methane gas is generated from the landfill itself is well-known. It is difficult to detect methane away from the landfill source.

The ambient sampling results are inherently limited, as they represent only what is in the air at a particular location and time. Moving a sampler several feet in one direction or another may alter the result, particularly when sampling a large heterogeneous area source such as the landfill. While air pollution has not yet been detected around the landfill, it is not appropriate to conclude that significant impacts never occur.





 **Location of Habitats of Rare and Endangered Species**

-  Ponds and Reservoirs
-  Streams
-  Local Roads
-  Major Highways

**Figure 6-7. Rare and Endangered Species, Johnston, RI**



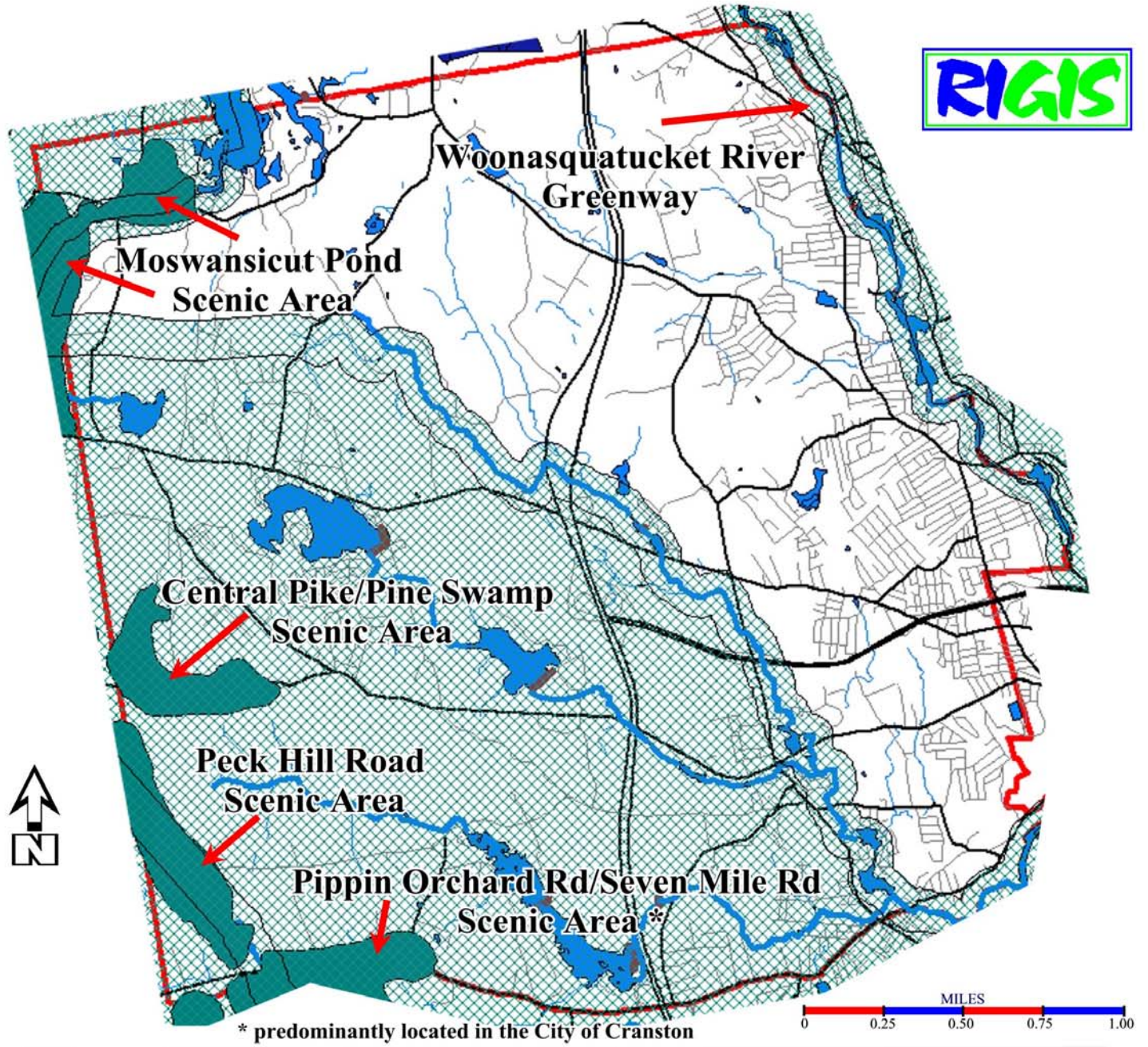


Figure 6-8. Scenic Areas and Greenways, Johnston, RI



## **NOISE**

In Johnston, the major sources of noise are traffic related, including I-295, US-6, US-6/6A (Hartford Avenue), and RI-14 (Plainfield Street/Pike), RI-128 (Killingly Street), RI-5 (Atwood Avenue). In addition, there are isolated sources of noise generated by industrial activity and activities associated with the Central Landfill, also known as the Rhode Island Resource Recovery Corporation (RIRRC) facility, and its surroundings. As noise is closely associated with the density of population and traffic volumes, the greatest ambient noise levels are anticipated in the portion of the Town located east of I-295. Noise generators in the western portions of the Town would be limited to major roadways and isolated areas of industrial or commercial activity. Areas adversely affected by the generation of noise levels between 65-75 decibels can be screened from the noise emitters by dense vegetation plantings or structural noise barriers.

## **MAN-MADE HAZARDS**

The United States Environmental Protection Agency's (USEPA) Comprehensive Environmental Response, Cleanup, and Liability Act List (CERCLIS), contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation.

The CERCLIS Database includes sites that are on the National Priorities List (NPL) or being considered for the NPL. Twenty (20) Johnston sites are included on the CERCLIS (2006). The following tables, Tables 6-4 and 6-6, provide information relative to the status of CERCLIS locations in the Town of Johnston.

Fifteen of the sites found on the CERCLIS are located within two specific areas of the Town; ten in the vicinity of the Central Landfill and five adjacent to US-6 in the vicinity of the "Bible Speaks" property at 2750 Hartford Avenue near the Johnston-Scituate townline, three of which are located within the public drinking water watershed of the Scituate Reservoir. The sites located adjacent to the Bible Speaks property may be associated with a single source of contamination; these sites have been "archived" by USEPA. The sites in the vicinity of the Central Landfill, however, are associated with individual hazardous waste disposal activities on a number of separate parcels.

Two sites, the Hartford Avenue gravel pits and the Hi-Lo Cipriano site, are in close proximity to public water supply wells registered with RIDEM (Table 6-5).

All of the active sites on the CERCLIS are under investigation by the State of Rhode Island and US Environmental Protection Agency. Six of the sites are under site



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reassessment, four are under site investigation, and one (the Central Landfill) has completed Remedial Actions and will be reassessed in 2008. The Hi-Lo Cipriano Dump Site was approved for recent remediation; as of the end of 2006, the remediation measures undertaken were certified as approved and complete by RIDEM.

Table 6-4 provides a summary listing of the Johnston sites as they correspond to Figure 6-9 in this chapter.

**Table 6-4**  
**Summary Listing of Johnston Sites on**  
**USEPA's CERCLIS List\***

ID #	Site Name	Status	Location
1	M. Earl Adams Company	Active	Peck Hill Road
2	Lloyd's Diner/Bible Speaks	Archived	2760 Hartford Avenue
3	Tucker Industrial Dump	Active	Greenville Avenue
4	J. Vinagro Landfill	Active	Shun Pike
5	Johnston Auto/Bible Speaks	Archived	2740 Hartford Avenue
6	Red Oak Drive/Bible Speaks	Archived	2737 Hartford Avenue
7	Food-N-Fuel/Bible Speaks	Archived	2737 Hartford Avenue
8	Cece-Macera Landfill	Active	Plainfield Pike
9	Bible Speaks	Archived	2750 Hartford Avenue
10	Central Landfill	Active	Shun Pike
11	Shun Pike Disposal Pits	Archived	Shun Pike
12	A. Macera Disposal Site	Active	Shun Pike
13	Hartford Avenue Gravel Pits	Active	Hartford Avenue
14	Hi-Lo Cipriano's Dump	Active	2113 Hartford Avenue
15	20 Green Hill Road	Active	20 Green Hill Road
16	Kittay and Blitz, Inc.	Active	12 Industrial Lane
17	L. Vinagro Landfill	Active	Green Hill Road
18	Abate & Ursillo Plating (former)	Archived	115 Railroad Avenue
19	MacDonald & Watson Waste Oil	Archived	Green Hill Road, Pole 12
20	Peck Hill Road	Archived	Peck Hill Rd, Byron Randall, and Shun Pike

\* Note: The above site names are listed as they appear on the CERCLIS. The existing facility at each of these locations may be different. Owners of each of the sites have been notified.



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Table 6-5 below provides a listing of the non-community public well heads located in the Town of Johnston. As stated previously, a number of CERCLIS sites are located within very close proximity to a number of these well-heads. Continuous monitoring of the groundwater and contaminants is critical to insure that these drinking water sources remain potable.

**Table 6-5**  
**WELL HEAD PROTECTION**  
**PUBLIC WATER SYSTEMS INVENTORY LIST**  
**Non-Community Public Well Locations**

1	Congregation of Jehovah's Witnesses	1740 Atwood Avenue
2	West End	Golden View Drive
3	Expresso's Pizza Plaza	2949 Hartford Ave.
4	Johnston Child Care Center	2117 Hartford Ave.
5	Skyview Hotel, Inc.	2880 Hartford Ave.
6	Bel-Air Motor Inn	2154 Hartford Ave.
7	Pied Piper Nursery School	13 Hebdeen Street
8	Woodpecker Hill Nursing Home	2052 Plainfield Pike
9	Jacob's Corner Store	2338 Plainfield Pike

Figure 6-8 depicts the locations of all current and archived sites on the CERCLIS as well as protected wellheads.

TABLE 6-6 following Figure 6-8 provides details relative to these CERCLIS sites and their cleanup status. Terms and abbreviations used in Table 6-6 follow the last page of the table data.



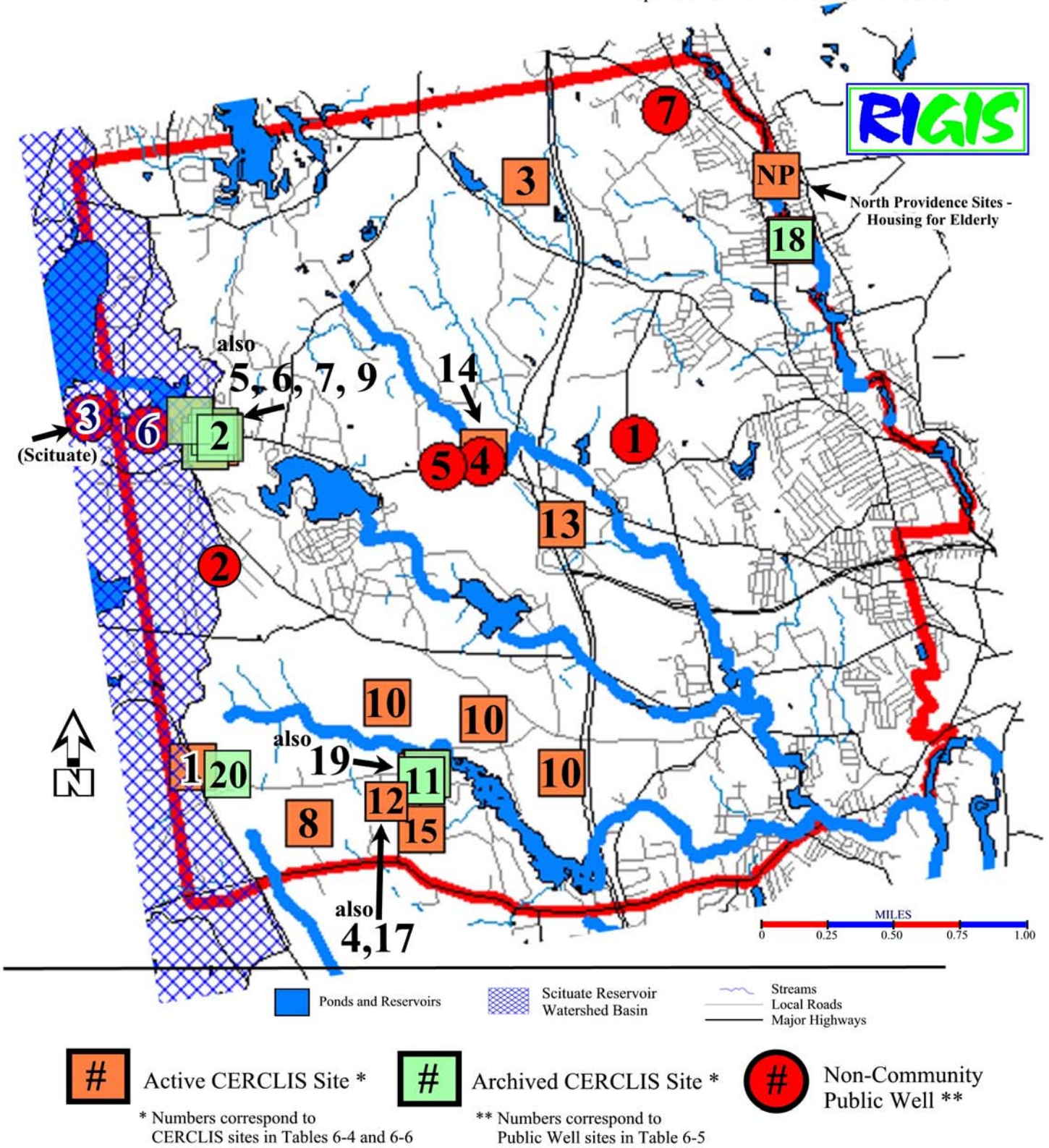


Figure 6-9. CERCLIS Sites & Wells, Johnston, RI



**Table 6-6  
USEPA's CERCLIS List – Site Status**

Site Name, Address, EPA ID #	Active/ Archive 1	NPL Status 2	Non-NPL Status 3	ERS Exclusion 4	OU 5	Action	Qual- ifier 6	Lead 7	Actual Start	Actual Comple- tion
1 M. EARL ADAMS CO.  Peck Hill Road RID001204627	ACTIVE	Not on NPL	Assessmt Complete - Decision Needed	An Eligible Response Site (ERS)  Exclusion decision has been made at this site.	00	DISCOVERY		S		05/04/ 1983
					00	PRELIMINARY ASSESSMENT	H	F	07/02/ 1986	
					00	SITE INSPECTION	L	S	12/28/ 1989	
					00	EXPANDED SITE INSPECTION	G	F	10/01 1999	07/24/ 2001
					00	SITE REASSESSMENT	L	F	08/02/ 2001	
					00	SITE REASSESSMENT	L	S	11/24/ 2004	
2 LLOYD'S DINER  Hartford Avenue RID018548826	Archived	Not on NPL	NFRAP		00	DISCOVERY		F		03/19/ 1987
					00	PRELIMINARY ASSESSMENT	H	S	04/22/ 1988	
					00	SITE INSPECTION	N	F	08/23/ 1990	
					00	ARCHIVE SITE		EP	08/23/ 1990	
3 TUCKER'S Industrial Dump  Greenville Avenue RID981063290	ACTIVE	Not on NPL	Other Cleanup Activity: State- Lead Cleanup	An Eligible Response Site (ERS)  Exclusion decision has been made at this site.	00	DISCOVERY		F		10/01/ 1984
					00	PRELIMINARY ASSESSMENT	H	S	06/25/ 1985	
					00	SITE INSPECTION	L	S	06/15/ 1989	
					00	SITE REASSESSMENT	L	F	08/02/ 2001	

Terms and abbreviations used in this table are provided and defined at the end of the Table.

SOURCE: USEPA Superfund Information Systems, 2006.



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Table 6-6: USEPA's CERCLIS List – Site Status, cont.

Site Name, Address, EPA ID #	Active/ Archive	NPL Status <sup>1</sup>	Non-NPL Status <sup>2</sup>	ERS Exclusion <sup>3</sup>	OU <sup>4</sup>	Action	Qual- ifier <sup>5</sup>	Lead <sup>6</sup>	Actual Start	Actual Comple- tion
4 Vinagro J. LANDFILL  Shun Pike RID981064322	ACTIVE	Not on NPL	Site Reassess- ment Start Needed	An Eligible Response Site (ERS) Exclusion decision has been made at this site.	00	DISCOVERY		F		02/01/ 1985
					00	PRELIMINARY ASSESSMENT	H	F	06/02/ 1987	
					00	SITE INSPECTION	H	F	10/20/ 1989	
					00	SITE REASSESSMENT	L	F	08/02/ 2001	
5 JOHNSTON Automotive Service, Inc.  2740 Hartford Ave RID981895501	Archived	Not on NPL	NFRAP		00	DISCOVERY		S		04/01/ 1987
					00	PRELIMINARY ASSESSMENT	L	S	04/22/ 1988	
					00	SITE INSPECTION	N	F	08/16/ 1990	
					00	ARCHIVE SITE		EP	08/16/ 1990	
6 RED OAK DRIVE DISPOSAL AREA  2 Red Oak Drive RID981888597	Archived	Not on NPL	NFRAP		00	DISCOVERY		S		01/29 1987
					00	PRELIMINARY ASSESSMENT	L	S	04/22/ 1988	
					00	SITE INSPECTION	L	F	02/04/ 1991	
					00	EXPANDED SITE INSPECTION	N	S	01/01/ 1993	09/24/ 1996
					00	ARCHIVE SITE		EP	10/07/ 1996	

Terms and abbreviations used in this table are provided and defined at the end of the Table.



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Table 6-6: USEPA's CERCLIS List – Site Status, cont.

Site Name, Address, EPA ID #	Active/ Archive 1	NPL Statu s 2	Non-NPL Status 3	ERS Exclusion 4	OU 5	Action	Qual- ifier 6	Lead 7	Actual Start	Actual Comple- tion
7 FOOD N FUEL, INC. 2737 Hartford Ave RID981888605	Archived	Not on NPL	NFRAP		00	DISCOVERY		S		01/29/ 1987
						PRELIMINARY ASSESSMENT	L	S	04/22/ 1988	
						SITE INSPECTION	N	F	08/21/ 1990	
						ARCHIVE SITE		EP	08/21/ 1990	
8 CECE- MACERA LANDFILL Plainfield Pike RID981063647	ACTIVE	Not on NPL	Other Cleanup Activity: State- Lead Cleanup	An Eligible Response Site (ERS)  Exclusion decision has been made at this site.	00	DISCOVERY		F		02/01/ 1985
						PRELIMINARY ASSESSMENT	L	F	06/02/ 1987	
						SITE INSPECTION	L	F	01/03/ 1991	
						SITE REASSESSMENT	L	F	08/02/ 2001	
9 BIBLE SPEAKS 2750 Hartford Ave RID981889637	Archived	Not on NPL	NFRAP		00	DISCOVERY		F		04/01/ 1984
						PRELIMINARY ASSESSMENT	H	S	12/01/ 1984	
						SITE INSPECTION	H	F	08/16/ 1990	
						SITE REASSESSMENT	L	F	08/02/ 2001	
						EXPANDED SITE INSPECTION	N	F	06/02/ 2000	06/03/ 2003
ARCHIVE SITE		EP	07/02/ 2003							

Terms and abbreviations used in this table are provided and defined at the end of the Table.





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Table 6-6: USEPA's CERCLIS List – Site Status, cont.

Site Name, Address, EPA ID #	Active/ Archive 1	NPL Statu s 2	Non-NPL Status 3	ERS Exclusion 4	OU 5	Action	Qual- ifier 6	Lead 7	Actual Start	Actual Comple- tion
10 CENTRAL LANDFILL	ACTIVE	Final	Potential Responsb Parties were	Under current conditions at this site,	01	STUDY AND REMEDY DESIGN				06/14/ 1994
65 Shun Pike RID980520183		NPL Site	involved in Cleanup	potential or actual human exposures are under control	01	REMEDY DESIGN				09/18/ 2006
					02	STUDY AND REMEDY DESIGN				09/26/ 2002
					02	CONSTRUCTION COMPLETE				09/28/ 2006
					02	LAST 5-YEAR REVIEW AT SITE				09/26/ 2003
					02	NEXT 5-YEAR REVIEW AT SITE				09/26/ 2008
11 SHUN PIKE DISPOSAL PITS	Archived	Not on NPL	NFRAP		00	DISCOVERY		S		03/08/ 1988
Off Shun Pike RID982544413					00	PRELIMINARY ASSESSMENT	L	S		05/04/ 1989
					00	ARCHIVE SITE		EP		02/16/ 2005
					00	SITE INSPECTION	N	F	05/23/ 2003	02/16/ 2005
12 Macera A. DISPOSAL AREA	ACTIVE	Not on NPL	Assessmt Complete - Decision Needed	An Eligible Response Site (ERS)	00	DISCOVERY		S		09/07/ 1989
Scituate Avenue RID987467958				Exclusion decision has been made at this site.	00	PRELIMINARY ASSESSMENT	L	S		04/05/ 1990
					00	SITE INSPECTION	L	S		09/30/ 1993
					00	SITE REASSESSMENT	L	F		08/02/ 2001

Terms and abbreviations used in this table are provided and defined at the end of the Table.



Johnston, Rhode Island Comprehensive Community Plan  
Chapter 6 - Natural and Cultural Resources

Table 6-6: USEPA's CERCLIS List – Site Status, cont.

Site Name, Address, EPA ID #	Active/ Archive 1	NPL Statu s 2	Non-NPL Status 3	ERS Exclusion 4	OU 5	Action	Qual- ifier 6	Lead 7	Actual Start	Actual Comple- tion
13 Hartford Ave GRAVEL PITS	ACTIVE	Not on NPL	NFRAP		00	DISCOVERY		S		04/11/ 1989
Hartford Avenue RID987468105					00	PRELIMINARY ASSESSMENT	H	S		06/30/ 1989
					00	SITE INSPECTION	H	F		08/16/ 1990
					00	SITE REASSESSMENT	L	F		08/02/ 2001
					00	STATE ORDER		SE		02/21/ 2005
					00	REMOVAL ASSESSMENT		F	06/14/ 2004	08/16/ 2005
					00	EXPANDED SITE INSPECTION	N	F	05/23/ 2003	10/16/ 2006
					00	POTENTIALLY RESPONSIBLE PARTY EMERGENCY REMOVAL	C	RP	07/10/ 2006	10/24/ 2006
14 HI-LO/ CIPRIANO's DUMP	ACTIVE	Not on NPL	Other Cleanup Activity: State- Lead Cleanup	An Eligible Response Site (ERS)  Exclusion decision has been made at this site.	00	DISCOVERY		S		03/15/ 1988
2113 Hartford Avenue RID982543936					00	PRELIMINARY ASSESSMENT	L	S		03/30/ 1989
					00	SITE INSPECTION	H	S		03/30/ 1993
					00	SITE REASSESSMENT	L	F		08/02/ 2001
					00	EXPANDED SITE INSPECTION	L	F		10/06/ 2003

Terms and abbreviations used in this table are provided and defined at the end of the Table.



Johnston, Rhode Island Comprehensive Community Plan  
Chapter 6 - Natural and Cultural Resources

Table 6-6: USEPA's CERCLIS List – Site Status, cont.

Site Name, Address, EPA ID #	Active/ Archive 1	NPL Status 2	Non-NPL Status 3	ERS Exclusion 4	OU 5	Action	Qual- ifier 6	Lead 7	Actual Start	Actual Comple- tion
15 GREEN HILL ROAD 20 Green Hill Road RIN000103195	ACTIVE	Not on NPL	Removal Only Site (No Site Assess- ment Work Needed)		00	JUDICIAL/CIVIL JUDGMENT		FE		11/22/ 2002
					00	REMOVAL ASSESSMENT		F	11/12/ 2002	02/20/ 2003
					00	Notice Letters Issued		FE		04/04/ 2003
					00	Notice Letters Issued		FE		04/04/ 2003
					00	INFORMATION REPOSITORY ESTABLISHED		F		05/16/ 2003
					00	Public Notice Published		F		06/02/ 2003
					00	REMOVAL	C	F	02/25/ 2003	07/19/ 2004
					00	ISSUE REQUEST LETTERS (104E)		FE		03/29/ 2006
16 KITTAY AND BLITZ INC. 12 Industrial Lane RID987493343	ACTIVE	Not on NPL	Other Cleanup Activity: State- Lead Cleanup	An Eligible Response Site (ERS) Exclusion decision has been made at this site.	00	DISCOVERY		S		06/01/ 1993
					00	PRELIMINARY ASSESSMENT	H	S		05/31/ 1994
					00	SITE INSPECTION	L	S		06/05/ 2001
					00	EXPANDED SITE INSPECTION	L	S	07/11/ 2001	02/03/ 2004
17 Vinagro L. Landfill Green Hill Road RID981064264	ACTIVE	Not on NPL	Site Reassess ment Start Needed	An Eligible Response Site (ERS) Exclusion decision has been made at this site.	00	DISCOVERY		F		02/01/ 1985
					00	PRELIMINARY ASSESSMENT	H	F		06/02/ 1987
					00	SITE INSPECTION	H	F		03/06/ 1990
					00	SITE REASSESSMENT	L	F		08/02/ 2001



Johnston, Rhode Island Comprehensive Community Plan

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Site Name, Address, EPA ID #	Active/ Archive Status <sup>1</sup>	NPL Status <sup>2</sup>	Non- NPL Status <sup>3</sup>	ERS Exclusion <sup>4</sup>	OU <sup>5</sup>	Action	Qual- ifier <sup>6</sup>	Lead <sup>7</sup>	Actual Start	Actual Comple- tion
18 ABATE & URSILLO PLATING (former)  115 Railroad Avenue RID987466026	Archived	Not on NPL	NFRAP		00	DISCOVERY		S		11/07/ 1991
						PRELIMINARY ASSESSMENT	L	S		02/18/ 1993
						SITE INSPECTION	N	S	05/10/ 1994	10/18/ 1995
						ARCHIVE SITE		EP		01/25/ 1996
19 MacDonal & Watson WASTE OIL  Green Hill Rd, Pole 12 RID144927274	Archived	Not on NPL	NFRAP		00	DISCOVERY		S		11/07/ 1991
						PRELIMINARY ASSESSMENT	L	S		04/28/ 1993
						SITE INSPECTION	L	S		10/13/ 1995
						SITE REASSESSMENT	L	F		08/02/ 2001
						EXPANDED SITE INSPECTION	N	F	05/23/ 2003	09/13/ 2006
ARCHIVE SITE		EP		10/19/ 2006						
20 PECK HILL ROAD  Peck Hill Rd, Byron Randall, Shun Pike RISFN0103020	Archived	Not on NPL	Removal Only Site (No Site Assessme nt Work Needed)		00	PRE-CERCLIS SCREENING		F	10/01/ 1999	10/15/ 1999
						REMOVAL ASSESSMENT		F	10/01/ 1999	10/15/ 1999
						REMOVAL	C	F	01/06/ 2000	09/26/ 2001
						Notice Letters Issued		FE		12/12/ 2001
						ISSUE REQUEST LETTERS (104E)		FE		05/09/ 2002
						ISSUE REQUEST LETTERS (104E)		FE		01/29/ 2003
						ISSUE REQUEST LETTERS (104E)		FE		10/07/ 2003
						NON-NATIONAL PRIORITIES LIST POTENTIALLY RESPONSIBLE PARTY SEARCH	NV	FE		08/17/ 2004
						ARCHIVE SITE		EP		09/13/ 2004

Terms and abbreviations used in this table are provided and defined at the end of the Table.



Table 6-6: USEPA's CERCLIS List – Site Status, cont.

The following Terms and Abbreviations are used in the preceding Table 6-6.

**Active/Archived Status**

**Active Site:** CERCLIS sites are sites at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted under the Superfund program.

**Archive Site:** 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 substantive assessment and/or any cleanup work is necessary under the Federal Superfund program.

**Footnotes**

- 1 **NPL Status** - A code identifying a site's status on the Superfund's NPL (National Priorities List).
- 2 **Non-NPL Status** - A code identifying the pipeline status of a non-NPL site.
- 3 **ERS Exclusion - Eligible Response Site (ERS) Exclusion-** These sites are not "eligible response sites," so the provisions of CERCLA 105(h) and 128(b) do not apply. This means that EPA does not have to defer final listing of the site on the NPL at the request of the state. It also means that certain limitations on EPA's enforcement and cost recovery authorities do not apply at the site.
- 4 **OU - Operable Unit ID** - A number identifying an operable unit, a portion of a site with which actions are associated.  
*OU - Operable Unit ID* A number identifying an operable unit, a portion of a site with which actions are associated. Used for site/project and incident planning and tracking.  
Operable unit '00' (entire Site) is reserved for all pre-remedial and enforcement actions.  
Operable unit '01' is reserved for remedial actions that apply to the entire site.
- 5 **Qualifier** - A code identifying the priority level or recommendation of further action at a site or an action that is assigned as a result of the action.

C.....Cleaned up	L...Low
G.....Recommended for HRS Scoring	N...NFRAP (No Further Remedial Action Planned)
H.....High	V ..Search Complete, No Viable PRPs
- 6 **Lead** - A code identifying the organization with primary responsibility for an official action.

EP...EPA In-House	RP..Responsible Party
FEPA Fund-Financed	S ....State, Fund Financed
FE....Federal Enforcement	SE..State Enforcement



## **CULTURAL RESOURCES**

### **INTRODUCTION**

The historic resources of Johnston embody a rich cultural heritage spanning over 350 years of European settlement and centuries of Native American habitation. English colonists originally settled the area in 1636 as part of Providence. The Town of Johnston was later set off from Town of Providence and incorporated as a separate entity in 1759.

The Town as it is known today has grown considerably since that time with the more densely populated areas concentrating in and around the mills in the villages of Thornton, Simmonsville, Simmons Lower Village, Morgan Mills, Hughesdale, Manton, Caesarville, and Graniteville. When Johnston was first established, the present section of Providence known as Olneyville was included within its boundaries. Olneyville was annexed back to Providence in 1898. Farming dominated the rural “West End” of the Town which continued to remain very sparsely populated until recent years.

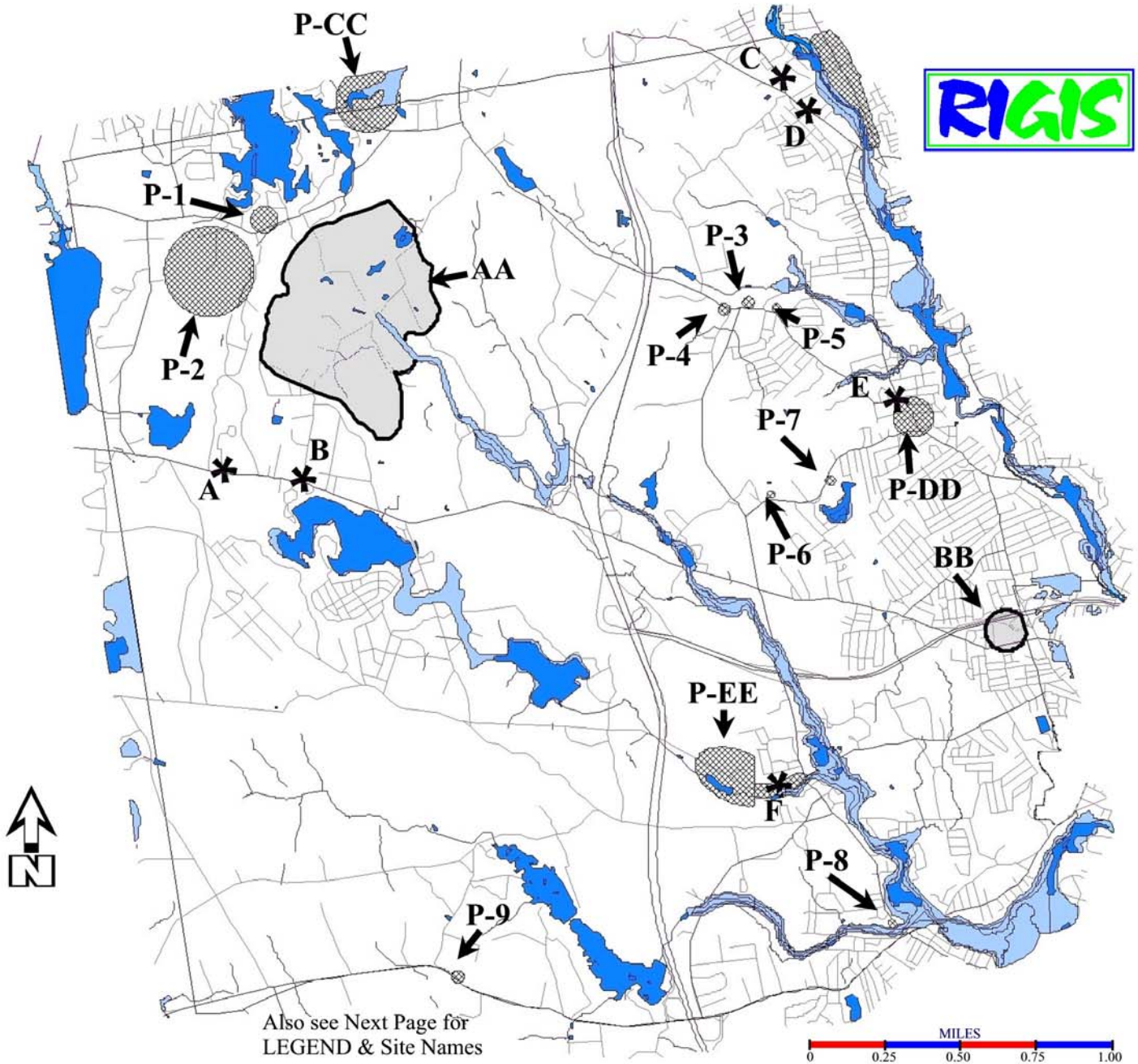
The Town contains both historic and prehistoric sites and resources stemming from this growth. The historically significant properties identified in this element reflect Johnston’s rich and varied history, from Indian habitation to a rural community economically dependent on family farms and small manufacturing enterprises, to a manufacturing Town and suburb for the growing capital city. Therefore, as mandated by the Rhode Island Comprehensive Planning and Land Use Regulation Act, the Cultural Resources portion of this element includes an inventory of the important historic and prehistoric sites and development of strategies for the continued preservation, protection, and enhancement of these resources. Note, much of this initial information was obtained from publications and documents prepared by the Rhode Island Historical Preservation Commission (RIHPC) including the National Register List, the Preliminary Survey Report, and interviews with RIHPC and the Johnston Historical Society staff.


### **HISTORIC SITES AND LANDMARKS**


#### **National Register of Historic Places**

The Town of Johnston has eight sites/districts currently listed on the National Register of Historic Places, twelve sites that have been recommended for nomination to the National Register but require further study, and approximately 60 other sites of Town-wide historic interest that may at sometime be eligible for listing on the National Register (Figure 6-10).





-  Historic District - Historic District listed on the National Historic Register as listed by the Rhode Island Historic Preservation Commission.
-  Historic Sites - Historic Site location including buildings and monuments listed on the National Historic Register as listed by the Rhode Island Historic Preservation Commission.








-  Historic Site Candidate - Historic Site or District which is a candidate for listing on the National Historic Register by the Rhode Island Historic Preservation Commission.

-  Ponds and Reservoirs
-  Floodplains
-  Streams
-  Local Roads
-  Major Highways

Figure 6-10. Historic Sites, Johnston, RI



## LEGEND for Figure 6-10 (2). Historic Sites, Johnston, RI

- |                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Historic District - Historic District listed on the National Historic Register as listed by the Rhode Island Historic Preservation Commission.                                     |  Historic Site Candidate - Historic Site or District which is a candidate for listing on the National Historic Register by the Rhode Island Historic Preservation Commission. |
|  Historic Sites - Historic Site location including buildings and monuments listed on the National Historic Register as listed by the Rhode Island Historic Preservation Commission. |  Ponds and Reservoirs                                                                                                                                                         |
|                                                                                                                                                                                                                                                                      |  Streams                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                      |  Local Roads                                                                                                                                                                |
|                                                                                                                                                                                                                                                                      |  Major Highways                                                                                                                                                             |

### Historic Sites listed on the National Register

*Historic Site Locations including buildings and monuments.*

- A Cornell-Randall-Bailey Roadhouse  
also known as Shang Bailey Hotel  
2737 Hartford Avenue  
*Note: presently occupied by the Log Gift Shoppe*
- B Eddy Homestead  
2543 Hartford Avenue
- C Daniel Angell Homestead  
15 Dean Avenue
- D Farnum Homestead  
101 Putnam Avenue
- E Clemence-Irons Homestead  
38 George Waterman Road
- F Thomas H. Hughes Homestead  
423 Central Avenue

### Historic Districts listed on the National Register

- AA Brown Avenue Historic District  
Brown Avenue  
includes the historic Dame Farm,  
Waterman Farm, and Thomas Brown  
Farm
- BB Ochee Spring Soapstone Quarry  
767 Hartford Avenue

### Proposed Historic Site Candidates for listing on the National Register

- P-1 S. Winsor House  
Winsor Avenue
- P-2 Winsor Farm  
Winsor Avenue
- P-3 Mathewson House  
Greenville Avenue
- P-4 Mathewson House-Hotel  
Greenville Avenue
- P-5 Clemence House  
474 Greenville Avenue
- P-6 Evans House  
325 Cherry Hill Road
- P-7 Sessions-White House  
38 Cherry Hill Road
- P-8 James F. Simmons House  
Atwood Avenue
- P-9 Antioch Chapel  
Plainfield Pike

### Proposed Historic District Candidates for listing on the National Register

- P-CC Reaper Brook Industrial  
Archeological District  
Greenville Avenue
- P-DD Greenville Avenue Historic District  
vicinity of 193 Greenville Avenue  
includes the Killey House  
at 266 Cherry Hill Road
- P-EE Hughesdale Village Historic District  
Central Avenue





The United States Department of the Interior is the agency responsible for designating those properties recognized for historic importance to the National Register of Historic Places (National Register). The process to nominate a property for placement on the National Register includes a preliminary review by the Rhode Island Review Board, research into the significance of the site, and completion of detailed nomination forms. If the Rhode Island Review Board approves the site, the nomination forms and data are forwarded to the National Register office for final review. Nearly all places receiving approval from the Rhode Island Review Board are selected for listing on the National Register. In addition, all historic districts, properties, and sites placed on the National Register are also found on the State Register of Historic Places.

The following is a list and brief description of sites currently found on the National Register of Historic Places. The “Map Key” delineation refers to the Historical Sites map following the listings below.

**1. Brown Avenue Historic District. Map Key “AA”**

This district, located in the northwestern part of the Town, contains 500 acres of farmland – including woodlots, orchards, pastures, and fields. Brown Avenue runs through the center of the district, which also includes the family burial grounds and the Snake Den Quarry, within the state-owned Snake Den Park. Dame Farm, also within Snake Den State Park, is the focal point of the district with its dwelling house, barn, shed, and other outbuildings dating from the late 18th to the early 20th century which have been restored to the period in which they were built (1760’s to 1926); the farm itself has also been placed on the National Register. The Dame Farm is open to the public and operates as a working farm in the colonial tradition, serving as a living museum. Other farms include those owned by the Waterman and Thomas Brown families.

**2. Ochee Spring Soapstone Quarry. Map Key “BB”**

Located behind 767 Hartford Avenue. The Ochee Spring Soapstone Quarry was “worked” by the Narragansett Indians. Utensils for family use and trade were carved from the soapstone quarried at this site. Soapstone is soft when initially extracted and was carved into bowls for cooking, eating and storage, smoking pipes, fish net weights, and ornaments by sharp pieces of harder stones. When heated in a fire, the soapstone becomes harder and does not crack when heated or cooled rapidly. An industrial building and parking lot destroyed much of the original quarry.

**3. Cornell-Randall Hotel and Tavern; Shang Bailey Tavern. Map Key “A”**

Located at 2737 Hartford Avenue (US-6), is a 2½ story, early 19th century building, owned and operated as a stagecoach inn and tavern throughout the 19<sup>th</sup>, first by the Cornell family and then by the Randall family. Shang Bailey, “Shang the Chinese Giant” of Barnum and Bailey Circus, ran a well-known roadhouse during the early



20th century. The Log Gift Shoppe presently operates a retail gift shop and curtain business at this location.

**4. Eddy Homestead. Map Key “B”**

Located at 2543 Hartford Avenue is a 1½-story, 18<sup>th</sup>, and early 19th century house, the former residence of Daniel Eddy, one of the first Town Councilors.

**5. Daniel Angell House/Olney W. Angell House. Map Key “C”**

Located at 15 Dean Avenue, is a 1½ -story gambrel-roof house. The original portion of the house (west end) was built in 1725 and contains a large, stone center-chimney; the eastern ell section of the house was added prior to the Revolution. The building was used as a tavern for a short period of time.

**6. Farnum Homestead/Angell House. Map Key “D”**

Located at 101 Putnam Avenue, this house was built in 1765 by Stephen Angell, a descendent of Thomas Angell, an apprentice to Roger Williams. The 2 ½ story, center-chimney dwelling was modernized in the 1800’s and passed to the Farnum family in the late 19<sup>th</sup> century. The property is presently owned by the Johnston Historical Society who maintain their administrative office on the premises.

**7. Clemence-Irons House. Map Key “E”**

Located at 38 George Waterman Road, the house was built in 1680. It replaced the original house built in 1654 that was destroyed during the King Philip’s War. This “stone-ender” house, a distinctly Rhode Island architectural feature, is the most carefully documented restoration of an early Rhode Island house in Providence County and is maintained as a museum by the Society for the Preservation of New England Antiquities. The house was built by Thomas Clemence, a Providence politician, serving as Town Treasurer and Constable. Other occupants of the house besides the Clemence family included Angells, the Goddards, the Sweets, and the Irons. Henry D. Sharpe bought the house in 1937 from the Estate of Ellen Irons and commissioned the house’s restoration by noted architect Norman Morrison Isham. The restoration retained the original 4-room floor plan.

**8. Thomas H. Hughes House. Map Key “F”**

Located at 423 Central Avenue, is a 1½ -story, Greek Revival house with an interesting doorway. The house is located in the village of Hughesdale, west of Atwood Avenue. A textile mill operated in the village by 1837, in the vicinity of Dry Brook and continued for the next 40 years. Beginning in 1850, Thomas H. Hughes began to manufacture chemicals for textile use and the village became very profitable. Hughes operated the Hughesdale Dye and Chemical Works and the Glendale Chemical Works until his death in 1884. By the 1870’s, the village included a church, store, post office, and school. Textile soap was manufactured in the mill in the 1890’s under the ownership of Theodore Hughes, Thomas’ son, which



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 6 - Natural and Cultural Resources

continued until the mill was destroyed by fire in 1914. The school, store, Hughes' house, some workers' housing, and the upper and lower dams are still standing; the mill was never rebuilt after the 1914 fire and the church was destroyed during the Hurricane of 1938.

The following sites are recommended for nomination to the National Register of Historic Places pending further study; the "Map Key" delineation refers to the location on the Historical Sites Map.

- P-1 S. Winsor House, Map Key "P-1" - Winsor Avenue
- P-2 Winsor Farm, Map Key "P-2" - Winsor Avenue
- P-3 Mathewson House, Map Key "P-3" - Greenville Avenue
- P-4 Mathewson Hotel/House, Map Key "P-4" - Greenville Avenue
- P-5 Clemence House, Map Key "P-5" - 474 Greenville Avenue
- P-6 Evans House, Map Key "P-6" - 325 Cherry Hill Road
- P-7 Sessions-White House, Map Key "P-7" - 38 Cherry Hill Road
- P-8 James F. Simmons House, Map Key "P-4" - Atwood Avenue
- P-9 Antioch Chapel, Map Key "P-9" - Plainfield Pike
- P-CC Reaper Brook Industrial Archeological District, Map Key "P-CC" - Greenville Avenue
- P-DD Greenville Avenue Historic District, including the Killey House at 266 Cherry Hill Road - Map Key "P-DD" - vicinity 193 Greenville Avenue
- P-EE Hughesdale Village Historic District, Map Key "P-EE"

#### **Town Important Historic Sites**

There are many other significant historical sites and properties in Johnston. Figure 6-9 provides a copy of the mapping of the Town of Johnston as provided in the Beers 1870 Atlas of Rhode Island. The following is a list of sites that are recognized by the Town as having historic or architectural significance; further study would be necessary to determine if these sites are eligible for listing on the National Register.

- Graniteville Historic District
- Hughesdale Village Historic District
- Morgan Mills Historic District
- Simmonsville Historic District



Town Important Historic Sites, continued

- Waterman House, Atwood Avenue
- Waterman House, 1804 Atwood Avenue
- FM Global (formerly Allendale Insurance Company), Atwood Avenue
- St. Rocco's Church, Atwood Avenue
- Coffin House, 167 Borden Avenue
- House, 166 Central Pike
- House, 240 Central Pike
- House, 262 Central Pike
- Waterman House, Cherry Hill Road
- Angell House, Cherry Hill Road
- Killey House, 266 Cherry Hill Road
- House, 785 Greenville Avenue
- Smith House, Greenville Avenue
- House, Greenville Avenue
- Structure, early 20th century school, Greenville Avenue
- Belknap Community Church, 500 Greenville Avenue
- House, Hartford Avenue
- King Cemetery, Hartford Avenue
- James Coffin House, 1965 Hartford Avenue
- House, Hartford Avenue
- House, Hartford Avenue
- Brown House, Hartford Avenue
- Brown House, Hartford Avenue
- Thornton House, Hopkins Avenue
- House, Hopkins Avenue
- Dean Kimball House, Hopkins Avenue
- Nichols House, Killingly Street
- John Brown House, 17 Linwood Avenue
- American Foam Company (Victoria Mills), Mill Street
- British Hosiery Company (Priscilla Mills), Mill Street
- John White Place, Morgan Avenue
- House, 153 Morgan Avenue
- House, 167 Morgan Avenue
- Benjamin Harris House, Morgan Avenue
- Abraham Latham Atwood House, Morgan Avenue
- Welcome Alverson Place, Morgan Avenue
- Briarcliffe Nursing Home, Old Pocasset Road



Town Important Historic Sites, continued

- House, Pine Hill Avenue
- Bear Ledge Quarry, Pine Hill Avenue
- House, Pine Hill Avenue
- Smith House, Pine Hill Road
- House, Pine Hill Avenue
- Mill Housing, Plainfield Street
- Mill, Plainfield Street
- House, 1931 Plainfield Pike
- House, Plainfield Pike
- Farmscape, Plainfield Pike
- Knight's Hotel, Plainfield Pike
- Remington House, Scituate Avenue
- Sheldon Place, 60 Scituate Avenue
- Entwistle Place, Simmonsville Avenue
- House, Simmonsville Avenue
- Winsor House, Winsor Avenue
- M. Winsor House, Winsor Avenue

**ARCHAEOLOGICAL SITES**

There are few recorded archaeological sites within the Town of Johnston. According to the Rhode Island Historic Preservation Commission (RIHPC), this small number of known sites is due to the lack of systematic archaeological survey of the area rather than an actual absence of sites. In fact, RIHPC personnel believe that if a comprehensive survey of the Town's archaeological resources were to be conducted, many Indian sites dating to the time prior to English colonization would be identified. The highest probability of finding these sites is either in areas with characteristics of well-drained soils on the edge of ponds and wetlands or rock/ledge and outcrops with a southern exposure, particularly those near a source of fresh water. One such site is Hipses Rock off Neutaconkanut Hill near Morgan Avenue.

The Town also has a number of archaeological sites dating to the period of colonization and industrialization that have not yet been inventoried. Most structures from these periods have potential archaeological findings associated with the above-ground sites (i.e., cellar holes). Additionally, the Town's mill ponds and streams may have important archaeological findings associated with these areas, such as mills and the remnants of small mill villages. Some examples of this type of below-ground association are places

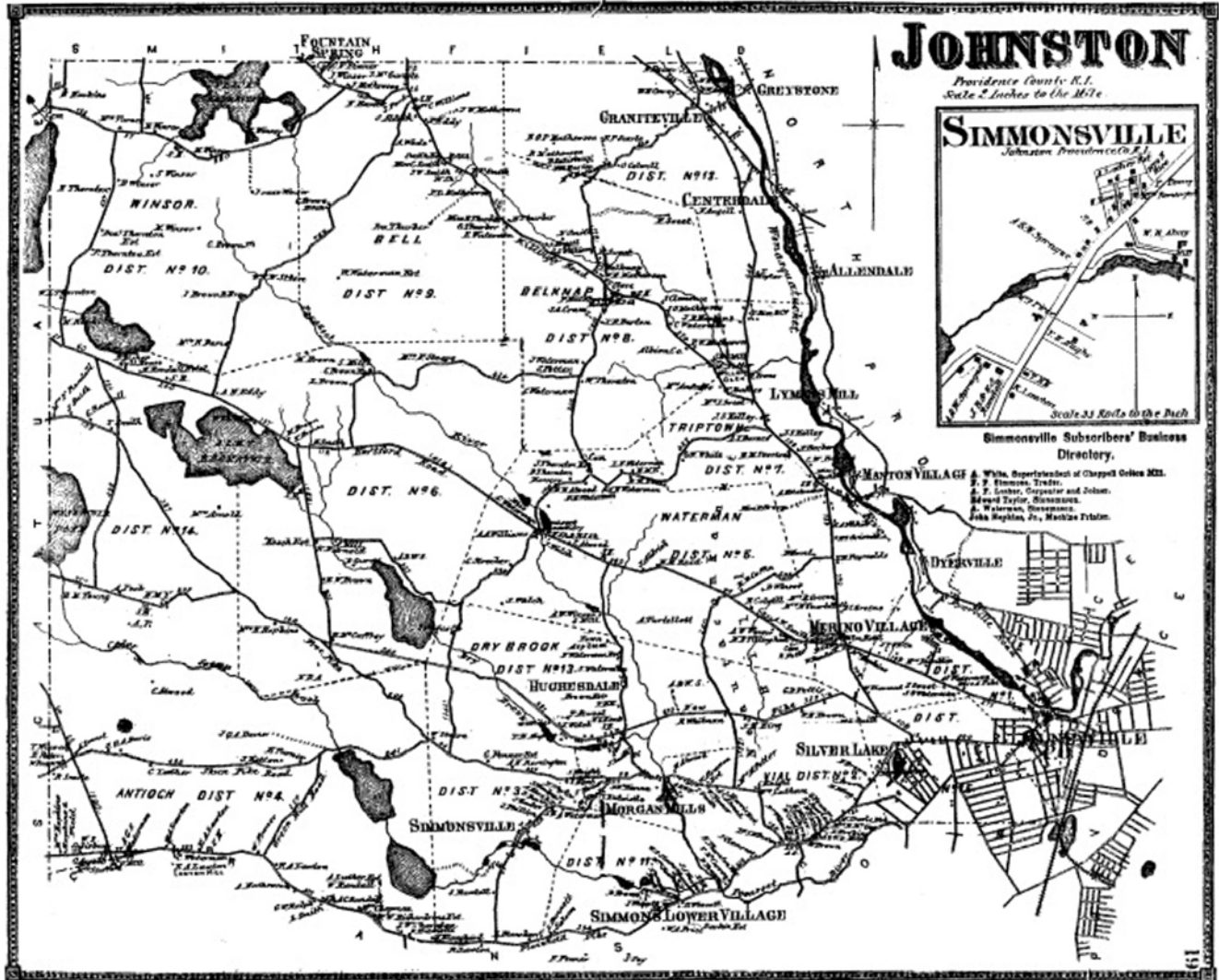


Figure 6-11  
Beers 1870 Atlas of Rhode Island  
Town of Johnston



located along Reaper Brook and Hughesdale Village at Simmonsville.

Cemeteries are also considered archeological resources. The State recently adopted legislation to protect documented Historical Cemeteries. In addition to preserving and maintaining these sites, Towns are now required to record the location of cemeteries, and particularly the numbered historical cemeteries, on the Town's Tax Assessor Maps. Figure 6-12 provides a depiction of the known locations of the Town's Historic Cemeteries as obtained from the Graves Registrar's Book of Historic Cemeteries.

## **PRESERVATION EFFORTS/NEEDS**

### **Benefits of National or State Listing**

The primary benefit of listing a property on the National and/or State Register is the increased awareness to the community that this site has been awarded a special status in the history of the Town. There is only limited protection, however, afforded to the property with placement on the Register. State and federal laws require that the RIHPC review and comment on any project with federal funding which may endanger or damage an historic property. Unfortunately, this review procedure does not extend to the majority of development that is privately funded.

The main advantages to an owner of a property listed on the Register are the tax incentives and low interest loans available for restoration and repair work. Prior to 1983, matching grants were available to homeowners for historic restoration work. In addition, other federal benefits include a 20% federal tax credit for certified rehabilitation of income producing properties.

In Rhode Island, there are also two state-level programs: the Historic Preservation Loan Fund and the Historic Preservation Residential Tax Credit Program. The Historic Preservation Loan Fund is supported by the Heritage Bond Issue. These monies are available for restoration work to properties listed on the State Register as individual properties or as part of an historic district. In addition, a bill was passed by the state in the spring of 1990 to give tax credits for any work on an owner-occupied building listed on the State Register. The Historic Preservation Residential Tax Credit Program also gives a state income tax credit for approved rehabilitation work within the guidelines of the program.

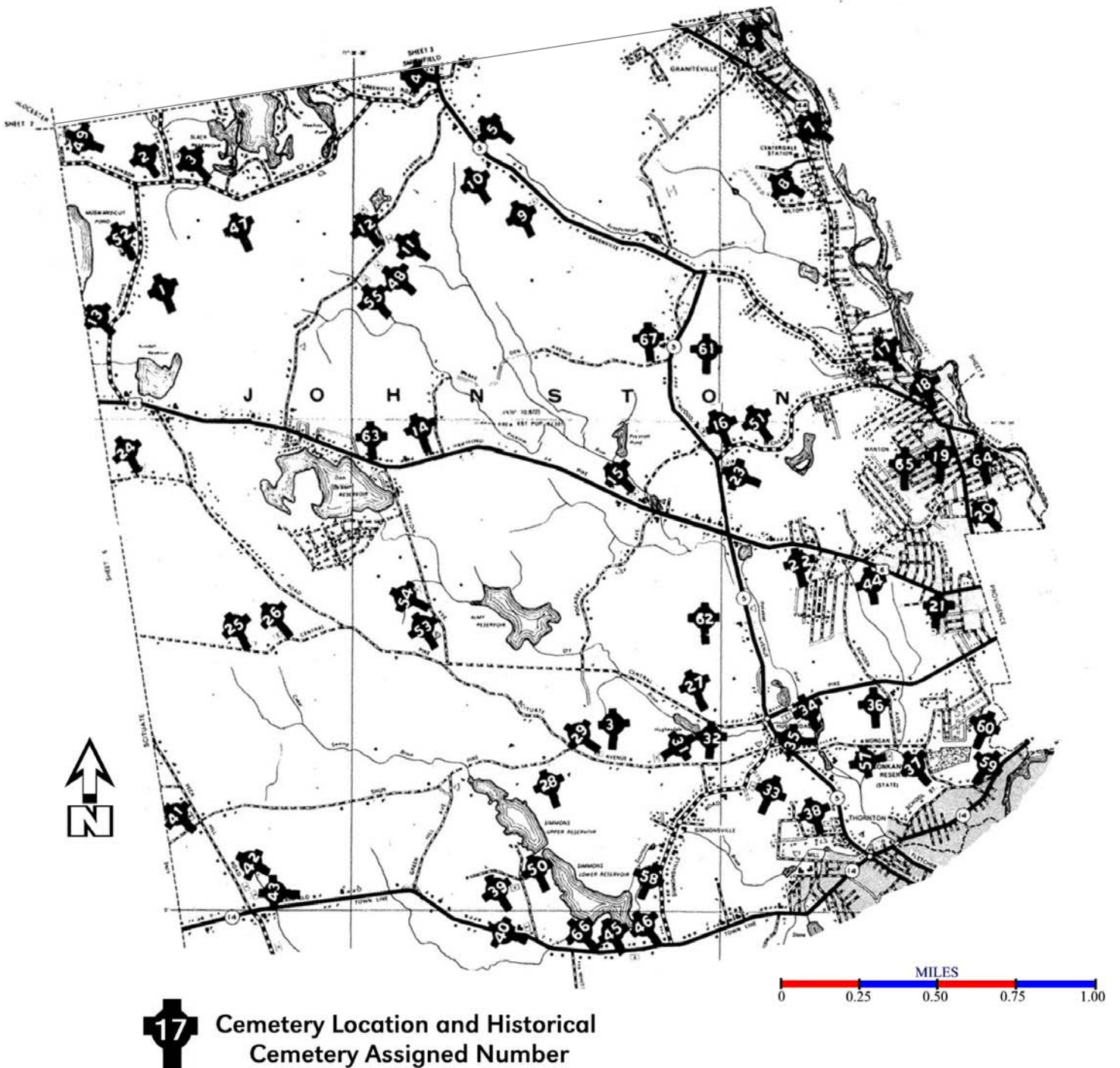


Figure 6-12  
RHODE ISLAND  
Town of Johnston Historical Cemeteries  
Compiled by Rhode Island Graves Registration Committee





### **Other Preservation Efforts**

As the Town continues to grow and develop, landmarks on the National Register and properties of Town-wide importance will be threatened. As historic properties are more costly to repair and upkeep, many structures could be demolished or altered and modernized. In order to protect these valuable resources, there are several other options available to preserve the rural character of western Johnston and historic properties located throughout the Town. These options are also discussed in greater detail in the Goals and Policies section of this section.

- **Protection of Historic Cemeteries:** In addition to “built” historic sites, the archeological sites, including cemeteries, must be maintained, preserved and protected. The Rhode Island General Assembly recently enacted legislation requiring Towns to document the location of its cemeteries, specifically the numbered Historic Cemeteries. Compliance with this law requires Towns to physically locate cemeteries on applicable properties and then accurately place them on the tax assessor plat maps. Physical sites visits with inspections using measuring equipment will be necessary to document each cemetery’s location. Towns can also require all new developments to survey cemetery locations and accurately depict them on all development plans – measurements from property boundary lines should be also be provided on Class I Survey Plans.
- **Zoning of Historic Districts:** The Town can designate an area for protection via zoning. This would require a zoning ordinance amendments containing specific review standards by a committee with expertise in architecture, design, real estate, and local/state history. Setting specific preservation standards for regulations relating to signing, parking, landscaping, billboards, etc. within a district will avoid legal challenges and inappropriate interpretations of the zoning ordinance. A companion ordinance establishing an Historic District Commission would also need to be adopted with the Historic District zoning amendments.
- **Easements:** The Rhode Island Historic Preservation Act gives the RIHPC the authority to acquire partial ownership of an historic property. This places a permanent restriction on the legal title to the property and guarantees that a property cannot be altered without the RIHPC’s consent.
- **Land Acquisition:** Preservation of rural and agricultural open areas can be accomplished through direct acquisition of the parcel or via purchase development rights. The Johnston Historical Society in connection with RIHPC can provide a list of potential parcels. The Johnston Municipal Land Trust is also attempting to acquire significant vacant cultural properties.



- **Scenic Roadways:** Zoning specifying criteria for retaining and improving the visual quality and character of roadways through historic districts and rural, scenic areas can be implemented. In order to be effective, these criteria should establish standards for the construction of new roadways and reconstruction/improvements of existing facilities. In addition, these standards should include measures to preserve site appurtenances and landscape features such as stone walls, fences, trees and other natural features.

### **Issues relating to Natural and Cultural Resource**

The Rhode Island Comprehensive Planning and Land Use Regulation Act specifies that the Comprehensive Plan “shall provide an inventory of the significant natural resource areas such as water, soils, prime agricultural lands, natural vegetation systems, wildlife, wetlands, aquifers, coastal features, flood plains and other natural resources and the policies for the protection and management of such areas. The element shall include policies for the protection of historic and cultural resources of the municipality and the state. The policies and implementation techniques must be identified for inclusion in the implementation program element.”

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, Programs and regulations of R.I. Department of Environmental Management, the R.I. Natural Heritage Program, and the R.I. Historical Preservation Commission. Some of the issues needing to be addressed are as follows:

- Promotion of orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
- Protection of the natural, historic, and cultural resources of each municipality and the state.
- Preservation of the open space and recreational resources of each municipality and the state.
- Encouragement of the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources and achieving a balanced pattern of land uses.
- Preservation, conservation, and protection of the significant natural and cultural resources of Johnston as an endowment for the future of the Town.



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 6 - Natural and Cultural Resources

- Preservation and protection of surface and ground water resources to ensure adequate drinking water supplies.
- Preservation and protection of wetland systems in harmony with state laws and regulations.
- Preservation of local agricultural operations and prime and important agricultural soils.
- Expansion of the local school programs and better utilization of the Town's natural and cultural resources for educational purposes.
- Preservation and protection valuable wildlife habitat, including rare and endangered species.
- Preservation, protection, and maintenance of the Town's Historic Resources so as not to lose the past character of Johnston.
- Need to work of the R.I. Historical Preservation Society by updating the listing of Historic Properties for possible designation in the National Registry.
- Active and continuous cataloging, accurate locating and documenting, and maintenance of all cemeteries in Johnston, with particular concentration on historical cemeteries,
- Establishment of an Historic District Commission in Johnston and companion historic district zoning.
- Development of a plan for the signage and preservation of "Scenic Roadways" in Johnston.



Town of Johnston, Rhode Island

# Comprehensive Community Plan

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## CHAPTER 7

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## Services and Facilities

### Element #6



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 7

### Public Services and Facilities

#### *Element #6*

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## **SERVICES AND FACILITIES**

### **INTRODUCTION**

The purpose of this element is to provide an inventory and analysis of the basic services and facilities offered by the Town of Johnston for the benefit of its residents and the public at large. These services and facilities include water, sanitary sewers, educational facilities, libraries, public safety, and community facilities. The Town's public services and facilities are directly affected by growth and development. It is therefore vital for a municipality to plan for the provision of these services and facilities and coordinate the implementation of these plans in conjunction with the fiscal budget process in an organized long-term basis.

The Rhode Island Comprehensive Plan and Land Use Act specifies the following requirements for this element of the Comprehensive Plan: *“The services and facilities element shall provide an inventory of existing and forecasted needs for facilities and services used by the public such as, but not limited to, educational facilities, public safety, water, sanitary sewers, libraries and community facilities. The policies and implementation techniques must be identified for inclusion in the implementation program element.”*

### **REVIEW OF FACILITIES AND SERVICES**

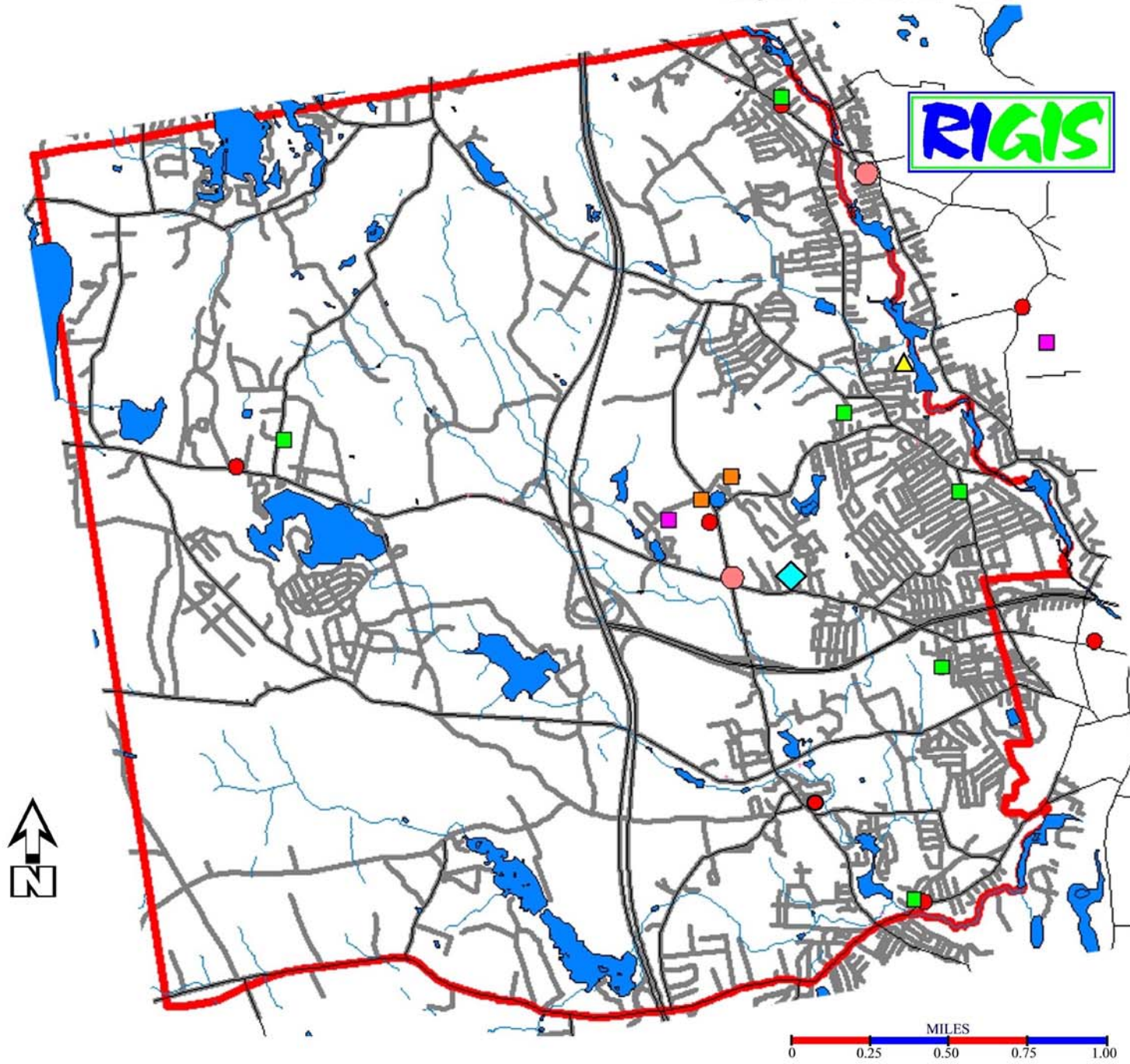
The inventory and analysis of Town facilities and services was conducted by interviewing Town staff and reviewing documents on file with the Town. The focus of this element is to discern the public services and facilities necessary to meet the needs of the population of the Town of Johnston, as these are directly related to the population increase in the future and its rate of growth and assess the Town's ability to address these needs.

For each Town department, agency, or group, the analysis considered three objectives:

- Inventory and describe existing facilities, staffing, programs, and equipment
- Discuss concerns and/or successes relative to existing conditions
- Consider future needs

On the following page, Figure 7-1 depicts the location of municipal buildings, including school properties. Later in this chapter, the locations of existing public sewers are shown on Figure 7-2 and the existing public water districts and facilities are illustrated by Figure 7-3.

















- |                                                                                                               |                                                                                                             |                                                                                                            |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Police Station            |  Town Hall               |  Ponds and Reservoirs |
|  Fire Station              |  Senior Center           |  Streams              |
|  Elementary Public Schools |  Library                 |  Local Roads          |
|  Secondary Public Schools  |  Public Works Facilities |  Major Highways       |

Figure 7-1. Municipal and School Facilities, Johnston, RI



## **Town Hall**

### **Town Hall**

1385 Hartford Avenue  
Johnston, Rhode Island 02919

#### **Facility**

The Johnston Town Hall is located at the intersections of the two primary urban corridors, Hartford Avenue (US-6A) and Atwood Avenue (RI-5) near the geographic center of the Town.

At the present time the following departments occupy the Town Hall:

- Mayor's Office
- Reception
- Town Solicitor's Office
- Finance Department
  - Finance Director's Office
  - Controller's Office
  - Tax Collections
  - Accounting
  - Budget Analyst's Office
  - Payroll
  - Purchasing
- Personnel
- Federal Grants Office
- Town Clerk's Office
  - Probate
  - Land Evidence
- Water Department
- Sewer Department
  - Wastewater Management District
- Tax Assessor's Office
- Board of Canvassers
- Information Systems Department

A significant number of services are provided by the offices located in the Town Hall and the building is extremely cramped. In addition to being crowded with personnel and inadequate storage area for permanent records, all second floor offices have only one means of ingress/egress. Basement level offices are extremely crowded, with inadequate passageways within and between many of the work areas. Even a minor fire or structural failure could easily have catastrophic consequences.





Employee and visitor parking spaces are located on the town-owned property. The number of needed parking spaces for employees far exceeds the number of spaces provided. An extension of parking, however, was obtained by leasing land on a portion of a lot adjacent to the Town Hall property. This annexed area has provided the sufficient number of parking spaces for both the employees as well as Town Hall visitors.

A networked personal computer (PC) system provides staff with up-to-date desktop computers. Databases are continually being developed. The computers are used largely to facilitate word processing and automation and database management. Computerized systems already operating include the financial management system, procurement/purchasing processes, tax assessment and collection, and building systems. Offices have Internet access to assist with research. Some additional computer hardware and equipment, such as a full size plotter and plan copier, have helped to equip the Town for some of the technological changes needed.

Handicap access to the building is minimal. An existing elevator can provide wheelchair access to the first/main floor and one unisex restroom; the basement and the second floor offices possess no access. The handicapped accessible first floor includes the offices of the Mayor, Finance Director, Town Clerk, and Tax Collections. A receptionist in the main foyer is available to contact any inaccessible office and a staff person provides assistance for any other needs of handicapped persons requesting to utilize the Town Hall's services and facilities. Signage, doors, and door hardware in the Town Hall do not meet current ADA (Americans with Disabilities Act) requirements.

### Services

Town Hall accommodates many of the municipal administrative staff and functions of the Town. These departments include the municipal services and functions as provided by the Mayor's Office, Town Solicitor, Town Clerk, Finance, Personnel, Water Department, Sewer Department, Board of Canvassers (voting), Tax Collector, Tax Assessor, MIS Department, Federal Grants, Payroll, Purchasing, and Accounting.

The Information Systems Department provides the computer services and functions for the entire Town Hall and administrative functions, as well as for the Police Department, Fire Department, School Department, Recreation, Building Operations, Public Works, and other out-of-building departments.

The level of service to the public in some departments has varied with staffing levels over the years. The departments must be supported by the Town government in order to maintain a continuity of services and competitiveness for grants.



Changes to the Tax Assessor's maps and to the Zoning maps are performed manually as well as digitally.

### Future

Town Hall facilities must be expanded. This will more than likely require construction of a new building and relocation of appropriate departments there and renovations of the existing Town Hall facility. The existing facility needs additional access provisions, such as, handicapped access to all public areas of the building, signage, door handles/types/hinges, as well as, improvements targeting fire safety. Retaining the existing facility, however, is important. The current Town Hall represents the administrative center of the Town, both in terms of its appearance and its location. Its function within the Town should be retained.

The current budget reflects well over \$100,000 in annual rents and/or fees paid. Departmental offices located in rented facilities include Community Police, Municipal Court, and several of the Fire Stations. The Town has not historically been involved in a land acquisition program for purchasing municipal buildings. Land purchases should be targeted, with an established priority list, to support recreation and open space development as well as to accommodate municipal facility needs.

The Town must continue to modernize and computerize its filing systems. In addition, computers should be used for management decision making.

The mapping system was electronically digitized in 2004. The Town will need to develop a program to computerize all tax assessment information and merge it with the digitized mapping system to create a complete geographic information system (GIS). The benefits of GIS mapping in urbanized areas include better utility information which could prevent public safety threats and better information for infill and economic development. In the western, less developed portion of the town, GIS would help the Town better plan for and accommodate development and would assist with roadway and utility management programs. Throughout the Town, GIS mapping will help reduce conflicts in different information databases, provide information to the constituency such as proximity to wetlands, locations of utilities, watershed basins, and the like, and provide more accurate zoning district information.

The Town will continue its commitment to professional staffing. As with many smaller towns, staff and positions historically evolved in order to respond to changing needs. The Town must work to establish a fundamental organizational structure, including a continued commitment to professional staffing. Such a commitment will result in budget stability and policy continuity.



## **Public Works and Building Operations Facility**

### **Public Works Department and Building Operations Department**

100 Irons Avenue  
Johnston, Rhode Island 02919

#### Facilities

**Public Works.** The Department of Public Works (DPW), located in a newly purchased facility on Irons Avenue, consists of 3 divisions: Highway Division, Utility Services Division, and Fleet Maintenance Division.

The Public Works Facility houses the department's administrative offices, maintenance garage, storage areas, employee break-room with attached shower facilities. The previously leased DPW site on Green Hill Road was inadequate in terms of space and function so the Town purchased the Public Works Facility in 2003 at a cost of \$1,000,000.

Historically, there has not been a detailed Capital Improvements Program or a program for periodic equipment upgrades. As a result, the DPW possesses a number of outdated vehicles. Operations equipment like sweepers, compressors, plows and dump bodies are expensive and create a fiscal challenge when they must all be replaced. More than half of the Public Works vehicular fleet is at least 10 years old and a significant number of vehicles are more than 20 years old.

#### **Building Operations**

Also housed in the Public Works Facility is the Department of Building Operations. This department is comprised of the Building Official's Office, Building Inspections, Town Planner's Office, Building Maintenance Division, Planning Board, Zoning Board, and Land Trust.

#### Services

The following provides a brief synopsis of the services provided by DPW's 3 divisions:

- **Highway Division** - maintains Town roadways including pavement, sweeping, plowing, and sanding; curbing; storm drain infrastructure; street signs; and, guardrails. This division also works with the Tree Warden as well as other DPW divisions, particularly with regard to vegetation control and yard waste. Snow plowing activities also involve a contingent of contract vehicles.



- Utility Service Division - collects waste, including municipal, leaf-yard debris, Christmas trees, and white goods and maintains historical cemeteries. This Division also assists other DPW and Town Divisions and Departments in such duties as cleaning catch basins and jetting drain lines for municipally-owned buildings as needed. The Division also maintains and repairs all Town-owned sewer facilities.
- Fleet Maintenance Division - performs routine maintenance and repair of vehicles in the DPW, Police Department, Fire Department, Recreation Department, and other Town vehicles.

### Future

In the future, the continuous updating of equipment will be necessary, including the periodic purchase and/or upgrade of snow plows and sweepers, as well as backhoes, loaders, and electronic/survey equipment. A systematic equipment replacement program would provide an ongoing evaluation of the fleet condition and the basis for needed improvements and should be included in the Town's overall Capital Improvements Program. The newly implemented pavement management program should be assessed periodically and revised as necessary based on changing needs and priorities.

## **Public Sewer and Sanitation**

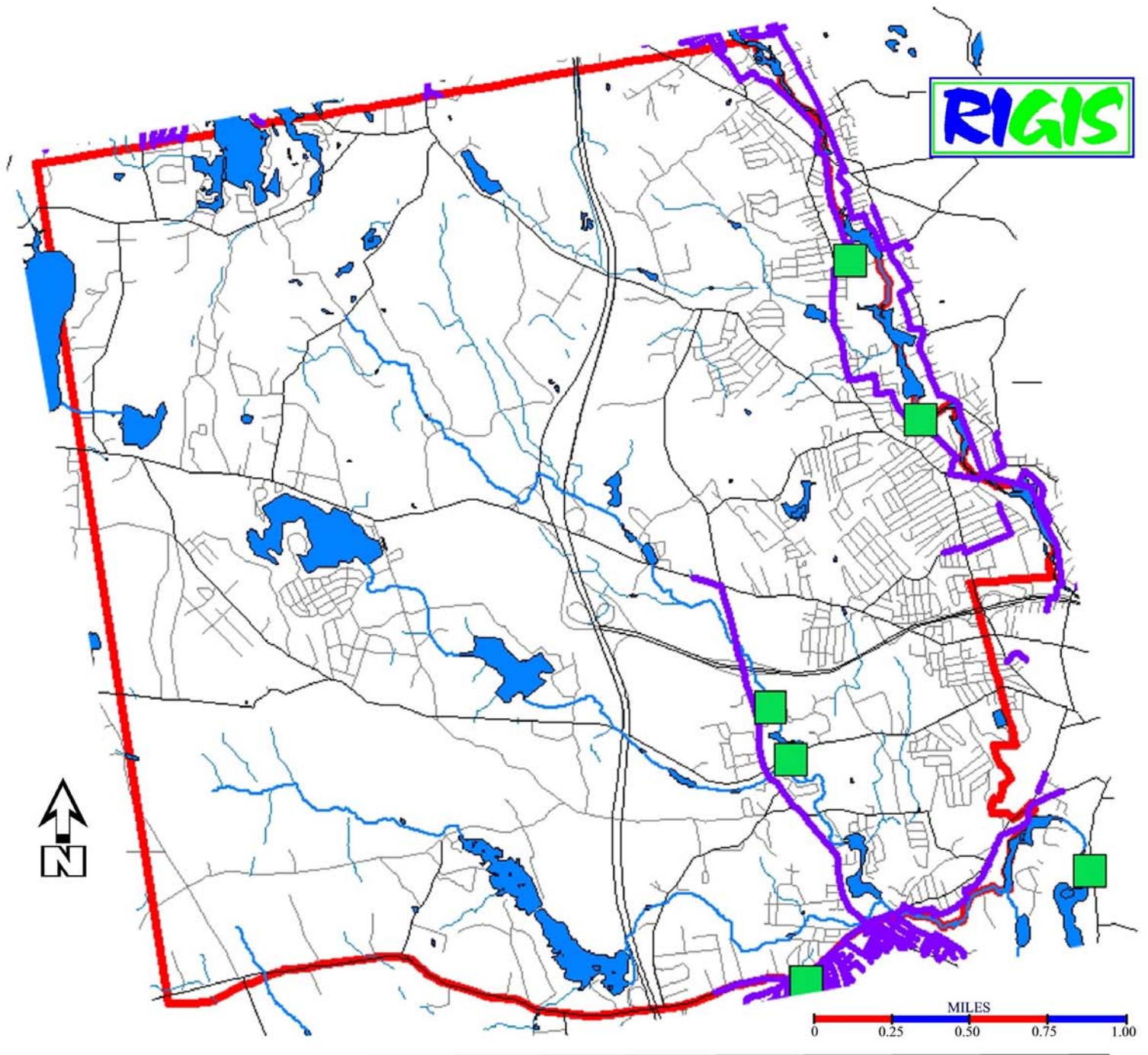
### **Sewer Department**

Town Hall  
1385 Hartford Avenue  
Johnston, Rhode Island 02919

### Facilities

The Town of Johnston provides sewer service to 4,600 customers in the community. The Johnston Sewer Department shares this responsibility with the Narragansett Bay Commission (NBC). The NBC owns and maintains the major interceptor lines within Johnston while the Town owns and maintains the secondary lines that are connected to the NBC system. Figure 7-2 depicts the location of the existing sewer lines in the Town.

The local public sewer system became operational in 1960. The Johnston Sanitary District was created in 1972. In the mid-1990's, the District was disbanded and the Sewer Department was created in its place which now functions as an element of Town government. Within the Town of Johnston there are a total of 58 miles of sewer lines



 **Main Sewer Trunk Lines**  
**Narragansett Bay Commission**

 **Sewer Pumping Stations**





 Ponds and Reservoirs  
 Streams  
 Local Roads  
 Major Highways

Figure 7-2. Public Sewer Facilities, Johnston, RI



and 12 pumping stations. Of the pumping stations, 10 are owned and maintained by the municipality and 2 are owned and maintained by NBC. All users pay a “sewer user fee” which is paid by each customer directly to the NBC for treatment of sewage flows from the Town. Wastewater treatment takes place at NBC’s Fields Point facility in Providence.

Administrative support is provided by several “half-time” shared position with the Johnston Water District. The Director of Building Operations oversees the Department and serves as the Sewer Commissioner. The administrative offices of the sewer department are located in the Town Hall at 1385 Hartford Avenue. Public Work’s Utilities Division performs general maintenance and emergency calls on the main lines. In addition, a private contractor is retained for routine maintenance and emergency service for the Town-owned pumping stations. Other sewer construction and maintenance contracts are awarded from time to time for main line expansions and other system improvements that are beyond the capability of the Town departments.

Issues pertaining to the “facility” aspects of the Johnston Sewer Department relate to the Town's ability to extend sewer services in order to meet community needs. In addition, the Town completed a sewer system evaluation study in 1992 and documented its recommendations for future plans for local sewer service upgrade and expansion in the “Facilities Plan for Wastewater Management.” Only the Town’s area east of I-295 possesses public sewer service, with the exception of the RIRRC Central Landfill area of Shun Pike and Green Hill Road.

The remaining areas of the Town are limited to the use of private, individual sewage disposal systems (ISDS). Even some of the more densely populated areas of the Town east of I-295 do not have public sewers. Subsequent to the adoption of the Facilities Plan, the Town has focused planning actions on sewer service upgrade and expansion to the unsewered areas located in these more densely populated sections of Johnston east of Interstate-295 (I-295). In 2001, the Town created a Wastewater Management District and Board which monitors the unsewered areas and makes recommendations to the Town Council pertaining to actions needed to be undertaken. As of 2001, there existed 45 failed ISDS systems, 212 repairs to systems, and 23 alterations to systems in the Town. The data indicates that the area of Cherry Hill Road, Neutatconkanut Hill, and an area surrounding Oak Swamp and Slack Reservoir are the areas of the greatest concern due to the number and extent of the repairs and failed systems.

In 2004, the Town installed public sewers in the Rotary Drive neighborhood. The area is adjacent to the Pocasset River and many of the ISDS systems in this neighborhood had failed.



### Future

Community sanitary sewer service requires a balance of public health, land use, economic development, and financial considerations. Immediate plans involve “looping” existing portions of the sewer system throughout the Town and expansion to the unsewered areas east of I-295.

For the longer term, sewer expansion planning will look to areas adjacent to built-up sections of the Town, consistent with development needs. The Town is presently conducting a detailed engineering study and design for the expansion of sewers in the Cherry Hill Road area. Failed ISDS systems over the last two decades prompted an initial study a number of years ago. The Town has worked with the Cherry Hill Association and other for more than ten years relative to these sewer service expansion efforts. Future growth of sewer service will also be influenced by economic development plans, particularly near I-295 on Plainfield Pike (RI-14) and Hartford Avenue (US 6). Any potential industrial or commercial development in the western section of Town will need to be a coordinated undertaking of Town and State agencies. Expansion of the sewer system will also affect residential development patterns and any Land Use recommendations must be consistent with those planned expansions.

The Town has recently approached the City of Cranston to discuss the future expansion of Johnston sewers in the vicinity of Plainfield Street/Pike. Cranston sewers presently service this area as the result of the City’s efforts to extend the public sewers without any contribution from the Town of Johnston during their construction. Cranston is located on south side of Plainfield Street/Pike while Johnston is on the north side. Public sewers are within the right-of-way width. Some Johnston properties have negotiated and contracted with the City of Cranston for sewer connections to their properties. Other property owners in this vicinity have also expressed an interest to connect to the public sewers. The Town recently began the dialog process for the potential expansion of sewers into this area.

Existing and potential funding mechanisms of this Department must be examined in order to plan for operations and capital budgeting needs related to any potential expansion of the Town’s sewer system.



## **Water Control District**

### **Johnston Water Control District Water System**

Town Hall  
1385 Hartford Avenue  
Johnston, Rhode Island 02919

#### **Facilities**

The Town of Johnston obtains its public water primarily from two different sources: Johnston Water Control District Water System (Johnston Water District) and the Providence Water Supply Board (PWSB). The Johnston Water District, an enterprise fund of the Town of Johnston, distributes water purchased from PWSB to district customers west of I-295. PWSB provides water to Johnston customers east of I-295. In 1990, the Johnston Water District purchased its water from the City of Cranston via a main transmission line along Plainfield Pike. Since then, however, the main was acquired by and is now owned and maintained by the PWSB.

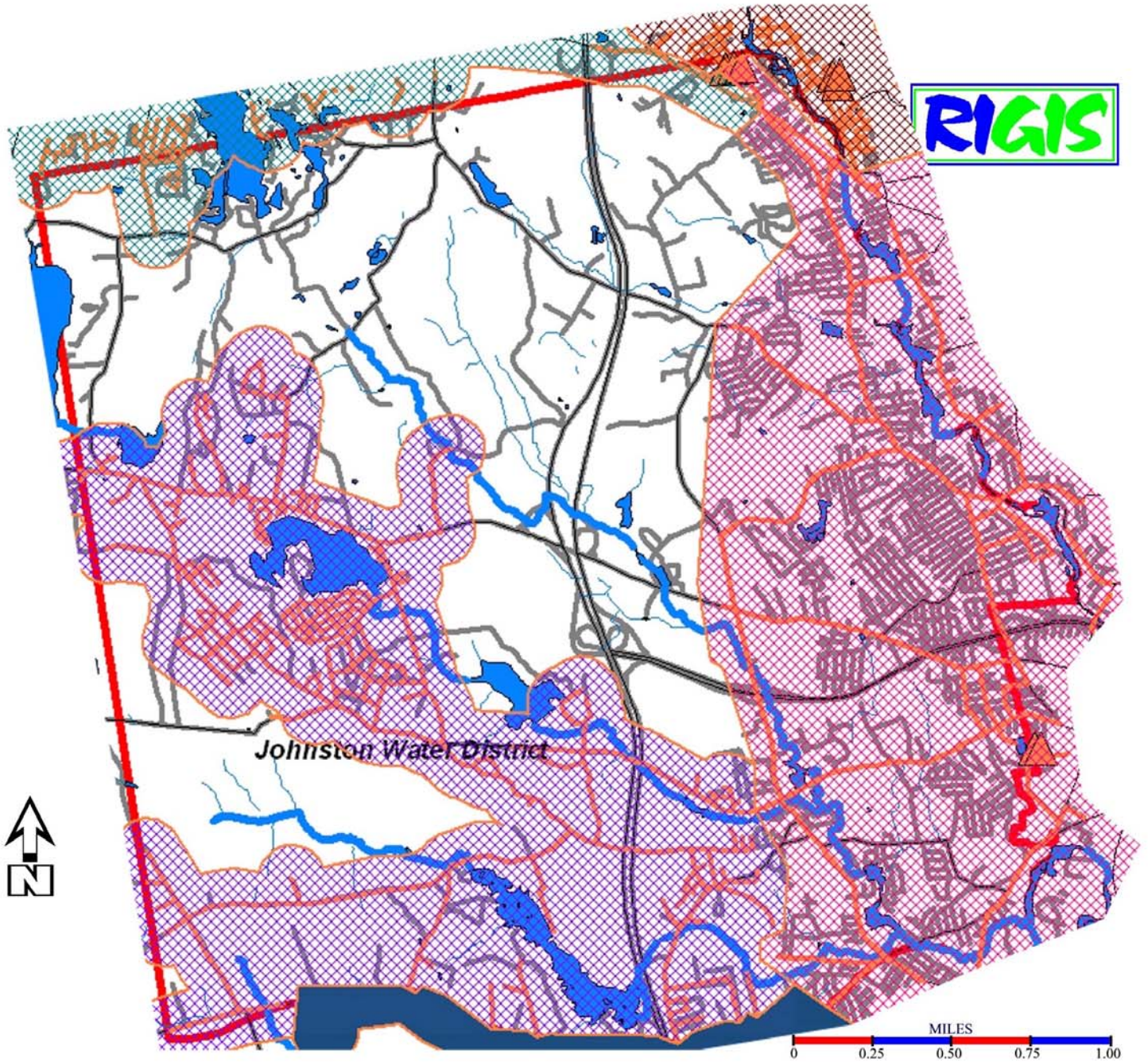
RIRRC installed water service to the areas adjacent to the landfill's expansion during the 1990's. The water system line expansion included the developments in the immediate vicinity of Bishop Road, Bishop Hill Road, Reservoir Avenue, Central Avenue at the Bishop Hill Road intersection, and Hartford Avenue west of Brown Avenue.






The remaining areas of the Town are serviced by individual, private wells. Several smaller areas are provided water service by adjacent water districts that also distribute water purchased from the Providence Water Supply Board. Figure 7-3 depicts the existing water distribution system and the water service provider for the various locations.

The public water supply infrastructure in the eastern portion of the Town is generally available and distributed throughout the area, although water pressure is sometimes less than adequate relative to NFPA (National Fire Prevention Act) standards. In the western part of Town, the areas served by public water have good pressure. Larger, undeveloped areas of Town, however, are not serviced by public water. Pumper trucks that draft water from local ponds or fire hydrants are utilized when public water and hydrants are not available at a fire location. The Land Development and Subdivision Review Regulations require the installation of hydrants supplied by cisterns in new developments.

Nearly all of the water provided by Johnston Water District is supplied through two inter-connections located on Green Hill Road and Simonsville Avenue. There is one 750,000-gallon storage facility in the "West End" (Washington Drive) and several





-  **Providence Water Supply Board**
-  **Johnston Water District**
-  **Greenville Water District**
-  **East Smithfield Water District**
-  **Public Water Lines**





-  Ponds and Reservoirs
-  Streams
-  Local Roads
-  Major Highways

Figure 7-3. Water Facilities & Suppliers, Johnston, RI



booster pump stations in the Town. Most of the Johnston Water District infrastructure is considered to be in very good condition, largely because of the relatively recent installation of much of the system and therefore consists of reliable materials such as poly-vinyl chloride (PVC) pipe and concrete/ cement lined duct-tile iron (CLDI). In some older sections of the Johnston Water District, as well as portions of the PWSB system, the infrastructure was installed before 1950 and is therefore considered less reliable.

Administrative support is provided by several “half-time” shared position with the Johnston Sewer Department. The Administrative Offices of the Johnston Water District are located in Town Hall at 1385 Hartford Avenue. The Director of Building Operations oversees the District and serves as the Water Commissioner.

Water supplying both the Johnston Water District and the PWSB originates from the Scituate Reservoir. Water use from PWSB district is not likely to increase significantly over time, since this system is in the more densely populated portion of the Town. Water use from the facility currently operated by the Johnston Water District is expected, however, to increase at least 50% during the next 20-year planning period, according to a recent engineering planning study prepared for the Town.

### Future

Johnston Water District’s public water system should require little maintenance during the immediate future. The vital importance of an adequate public water supply, however, necessitates that the Town begin its planning for the long term. Overall management of the Johnston Water District should be evaluated. Additional inter-connections with the PWSB, as well as other neighboring facilities such as Greenville Water District, should be pursued. Inter-connections and system “looping” provide valuable fire protection and a more efficient and pressurized water system distribution.

The Town should support any efforts toward inter-connection of public systems. Public infrastructure should be expanded to the existing more densely populated areas in order to promote public health and safety, guide and accommodate planned developments, and accomplish future land use objectives of the Town. PWSB has established and the Johnston Water District plans to pursue various conservation efforts. Development in the areas not served by public water should remain more sparsely populated and the areas in the denser section east of I-295 should receive the focus of the expanded water system. Denser zoning districts should require both public sewer and water service and be permitted only in areas where these facilities already exist. The Land Use Element will discuss provisions for protection of the Scituate Reservoir Watershed that is integral to the provision of public water.



## **Public Welfare**

### **Public Welfare**

Johnston Fire Department Headquarters  
1520 Atwood Avenue  
Johnston, Rhode Island 02919

#### **Facility**

The Johnston Public Welfare Office until recently was located in the rear of the Johnston Fire Station at 1514 Atwood Avenue. The space consisted of a conference room and several offices as well as a food bank, kitchen, and food storage areas. The department is staffed by one part-time local Director and utilizes the full time staff of the Rhode Island Department of Human Services. Temporary space has been provided until a permanent location can be identified.

#### **Programs**

The Office serves as a liaison for Johnston residents to participate in the various programs offered by the State and Federal governments. These programs include Aid to Families with Dependent Children (AFDC), Women, Infants, and Children (WIC), General Public Assistance (GPA), and Food Stamps. In addition, the Welfare Office provides information and serves as a referral person relative to programs offered by Tri-Town Community Action Program, the Senior Center, and Public Housing. Programs include a child-care program, a Welfare-to-Work program, and assistance with transportation and health insurance. Home visits are typically incorporated as an element of the office's duties.

#### **Future**

Since the Office serves primarily as a liaison, it is not anticipated that substantive personnel changes will be necessary over the next 20 years, even as the community grows. There may be a need for additional part-time assistance from time to time, however, particularly during certain seasonal periods.

In addition to maintaining adequate food storage facilities due to their public health services, computer technology should replace a manual record keeping system. An up-to-date computer system and Internet access should be maintained to facilitate on-site records retention and, more importantly, to take advantage of the benefits of direct connections to various files and resources maintained by the State and other related organizations.

The search efforts for a new location should provide at least comparable space and facilities. In addition, the office should be located either with other municipal



administrative departments or in a building that also houses some of the social service agencies that the department interacts closely with, such as Tri-Town. Fortunately, this particular type of office needs do not require extremely sophisticated space and facilities.

## **Senior Services**

### **Senior Center**

12 Priscilla Lane (thru 2006+)  
Johnston, Rhode Island 02919

1285 Hartford Avenue (2007)  
Johnston, Rhode Island 02919

### **Facility**

The Town's Senior Services are provided by a private, non-profit organization, the Johnston Senior Citizens Center, Inc. The organization leased a Town-owned property located at 12 Priscilla Lane through 2006. The Senior Center receives annual funding through a Town budget appropriation. The Center owns its own transportation van that is used by hundreds of riders per year and operates a Meals-on-Wheels program.

The previous building was small and not specifically designed for the services being provided. A new Senior Center was constructed during 2006 with a combination of Town, state, federal, and non-public funds. The Center will begin operations at its new at its new facility at 1285 Hartford Avenue in early Spring 2007. This location is the site of the former EL Marocco Restaurant, renowned for its floor shows for over 50 years. The reconstruction of the site for the new Senior Center kept the front entrance and walls of the original building in an effort to preserve some of the historical significance of this site. This new facility on US-6A (Hartford Avenue) is located in a central portion of Town and is accessible by an arterial roadway. This location will present significant benefits to the operation of the Center by increasing visibility and providing greater accessibility via various modes of transportation, including the RIPTA bus line Route 28 (Providence-Hartford). It is also within walking distance of many retail and business properties, medical facilities, and government services. There are also several large multi-family development complexes within close proximity and a new project is planned behind the site by a private developer. The Town Hall is within a quarter mile of the property. The site is also serviced by public water and sewer as well as other utilities.





## Programs

The Center serves area residents of the Town of Johnston. There are “in-house” programs including line dancing, bingo, bowling, cards, blood pressure screenings, and seasonal theme parties. In addition, education-oriented programs include income tax filing, osteoporosis, and lifetime planning.

## Future

According to US Census 2000 information, Johnston’s senior resident population is greater than the state average<sup>1</sup> and is growing more rapidly than other population categories. Discussion has occurred relative to whether the organization should continue to operate independently of the Town. This basic organizational issue affects funding, administration, and staffing of the Senior Center. At this time, no change to the organizational structure has occurred.

## **Police Department**

### **Police Department**

1651 Atwood Avenue  
Johnston, Rhode Island 02919

## Facility

The Police Station is located at the intersection of Atwood Avenue (RI-5) and Cherry Hill Road. The station was constructed and occupied in 1978. The department currently has sworn employees, civilians, and reserves. The Police Department has a full fleet of vehicles, including patrol cars, motorcycles, and police vans. Two mechanics are employed to maintain the vehicles. A computerized Communications system connected to the statewide Emergency-911 system provides emergency response capabilities within the Station.

Due to the numerous functions performed by the department and the increased number of personnel needed to meet department needs, the current facility is inadequate. The Police Station’s lower level houses an Emergency Operations Center (Emergency Center). The Center is used as a “headquarters” in the event of a storm or other emergency from which to coordinate all rescue and service operations.

The Department includes full-time police officers as well as more than a dozen civilian staff personnel. Internal divisions include Detective, Patrol, Traffic, Community Police, Narcotics, Prosecution, Bureau of Criminal Investigation (BCI), and Juvenile. In addition, the Department performs data processing, administration, records management, communications, animal control, and other administrative functions.

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<sup>1</sup> Johnston Elderly population, 2000 Census, 5,315 persons (18.9%); State Elderly population (14.3%)



Department staff research grant funding sources, prepare grant applications, and implement grant programs designed to address Police Department equipment and program needs.

In 1990, the Traffic Court, previously known as the Police Court, occupied a portion of the Police Station. Due to space limitations and the lack of parking, the Town established a separate Municipal Court and relocated the Traffic Court to rental space quartered in a shopping center at 1395 Atwood Avenue approximately one mile south of the Police Station.

Although this relocation relieved some of the space constraints at the Police Station, the current facility is still too small for the number of services performed by the Department. Several years ago, a space reallocation study was conducted by the Department and some internal changes were made as a result. Unfortunately, the HVAC system was not designed to accommodate those changes, so temperatures within the building fluctuate considerably.

The Department maintains a variety of emergency equipment including a boat, scuba gear, and a snowmobile.

### Future

The space reallocation study investigated the Department's building expansion options. Due to the size of the parcel, the ability to expand laterally is limited, but should be considered to the extent possible. Raising the roof to add a second/upper level is not a viable option due to the design and construction of the lower structure. The lower level of the building, which includes the Emergency Center, fleet maintenance areas, prisoner holding and processing areas, and some general administration areas, has been subject to water problems during significant storm events.

In the past, Departmental staffing has increased to accommodate various community demands and needs. According to national studies, as the community population grows so does the need for additional police personnel. In recent years, the trend toward community-oriented programs such as DARE and Johnston Accident Reduction Enforcement (JARE) require personnel time and energy demands that necessitate additional staffing. Other less formalized, but still important programs target crime in certain neighborhoods or environment or certain types of crime. In addition, generalized standards/staffing ratios are often used as a basis for justifying staffing requisites. The future staffing of the Police Department must reflect both the needs based on statistical analyses and the desires of the community relative to police presence within the Town.



Major needs relating to Police Department equipment include maintaining the portable computer systems in patrol vehicles and the continuous upgrade to all in-house computer and communications systems. The Department has already equipped all vehicles with notebook computers tied into the BCI systems. In addition, vehicles will need to be replaced on a periodic, regular basis and the fleet increased as the staff grows. New vehicles should be equipped with the appropriate electronic technology systems.

## **Fire Department**

### **Fire Department**

Headquarters - 1520 Atwood Avenue  
Johnston, Rhode Island 02919

#### **Facilities:**

The department has four operating fire stations:

- Station #1 Atwood Avenue (at Simmonsville)
- Station #2 Putnam Avenue (Graniteville)
- Station #3 Atwood Avenue - Headquarters
- Station #4 Hartford Avenue (West-end – south side)

Three fire stations, Headquarters Station #3 and Stations #1 & 2, are town-owned buildings. Station #4 is a leased facility. An additional station on Greenville Avenue, Manton, was closed in the mid-1990's. The geographic distribution of the stations is adequate, although equipment, staffing and availability of public water require attention.

The Town of Johnston, with a population size that is 87% that of the neighboring community of North Providence, has approximately 5 times the land area. While Johnston has comparable equipment, the Town has approximately 20% fewer firefighters than North Providence.

The public water supply infrastructure in the eastern portion of the Town is generally available and distributed throughout the area, although water pressure is sometimes less than adequate relative to generally accepted fire fighting water system design standards. In the western part of Town, the areas served by public water have very good pressure. Larger, undeveloped areas of Town, however, are not serviced by public water. Pumper trucks that draft water from local ponds or fire hydrants are utilized when public water is not available at a fire location. Land development regulations require new developments to install hydrants with water cisterns and dry water lines where public water service is not available.



Not all Stations are fully staffed 24 hours, seven days a week (24/7). This means that, call fire personnel must respond when an adequate number of personnel are not present at a given station to operate the necessary equipment at a given time. The Town participates in the mutual aid system with nearby communities when an emergency requires a greater number of personnel than available to respond to a situation. Fire emergency personnel include Emergency Medical Technician's (EMT's) many of which are certified at both the Cardiac and Para-Medic levels.

In recent years, the Department has received donations of substantial equipment such as rescue vehicles, boats, trailers, and camera equipment (thermal imaging camera). While this obviously benefits the community through the availability of equipment with little or no cost to the community, the Town must be careful not to rely on donations to provide essential equipment.

The Johnston Fire Department has all vehicles equipped with "Opticom", the emergency traffic signal preemption. In response to an activation of the system, "Opticom" changes traffic signals so that main corridors are unimpeded for emergency vehicles. The equipment will function with any signals that are equipped with the technology, even outside the Town. Not all traffic signals between the Town and nearby hospitals, however, are equipped with the emergency preemption capability.

A new dispatch system provides state-of-the-art backup information to Town emergency personnel when responding to situations. The Town also adopted an ordinance requiring many businesses to convert their fire systems to one that includes a radio firebox.

### Programs

The department coordinates annual Flu Vaccination Clinics and various Fire Prevention programs. "Firefighter Phil" makes regular appearances in local elementary schools, as well.

Department personnel have engaged in numerous training programs, including a variety of Hazardous Materials training, general mass casualty training programs, and more specialized programs including use of a thermal imaging camera, Two In/Two Out, Radiation First Responder, and similar programs.

Many of these activities are publicized to some degree, thereby helping to increase public awareness of fire safety issues.





## Future

As with other municipal departments, the Fire Department is working to eliminate station rental fees from their budget. Headquarters Station #3 on Atwood Avenue should be reconfigured to address current staffing and equipment needs. Recently the leased Station #4 on Hartford Avenue was relocated to a building across the street. Plans for the state-owned Snake Den facility had incorporated a relocated fire station within the planning for the park design. Larger facilities should be Town-owned. Staffing of all stations on a 24-hour basis should be investigated and existing equipment operated by that staff.

Although the Town is well-equipped with the emergency preemption system, the use of Opticom will be optimized if other Towns implement the technology along major arteries en-route to primary medical facilities, particularly Rhode Island and St. Joseph Hospitals.

## Public Library

### **Marian J. Mohr Memorial Library**

1 Memorial Avenue  
Johnston, Rhode Island

## Facility

The Johnston Public Library is located in the Marian J. Mohr Memorial Library at 1 Memorial Avenue at the intersection of Atwood Avenue (RI-5). The Mohr library was built in 1960 with additions constructed in 1968 and 1989. The library building has two levels that provide approximately 5,300 square feet of space for patron use and a collection of more than 80,000 items. The library site provides 20 parking spaces for patrons and staff. The property is situated in a location convenient to the general population and within walking distance for older school-age children, adjacent to the Nicholas A. Ferri Middle School, 10 Memorial Avenue, and across the street from the Johnston High School, 345 Cherry Hill Road. The Library is also located in close proximity to Johnston War Memorial Park, corner of Hartford Avenue and Memorial Avenue.

The library building is over-crowded and does not have the physical capacity to accommodate its growing collection, programming, and patronage. The internal spaces have to provide for patrons, programs, work-spaces, numerous storage shelves, and two small offices. The stairway between the floors is inadequate. There is handicapped access for both levels, but each level must be accessed from the outside. The parking area is limited and it is difficult to enter and exit the building.



Three professional staff persons are employed to meet the Town library programming and service levels: the Library Director, Reference/Catalogue Librarian, and Children Services Librarian. The relatively limited staffing available to provide the variety of services offered and number of hours of operation is a concern. This concern relates to the maintenance of an adequate minimum as well as “accustomed” level of service and the availability of continued State and other sources of funding and revenues, the amounts for which are dependent upon the Town meeting minimum staffing levels relative to its population. Current expansion of operating hours has already strained service. Any physical expansion of the facility will further strain staffing requisites. In nearby communities, libraries comparable to Johnston have more professional staff to provide an equivalent number of programs and operating hours.

Computer resources include a network of public and staff workstations, each with external storage capacity and Internet access. The system includes multimedia and interactive resource materials, printers, and scanners.

### Programs

In addition to its circulation and in-house programs, the library staff visits senior facilities, nursing homes, day-care centers, schools, and numerous other community organizations. In-house children programs include pre-school story hours that average 1-2 “hours” per month and summer reading performance programs. There are also a variety of adult programs offered, although attendance typically is less than that for children programs.

The Library takes advantage of the availability of grant funds whenever possible, such as a Champlin Foundation grant of nearly \$20,000 to purchase reference materials and computer equipment. The Library staff is vigilant about pursuing funding for a variety of purposes.

### Future Growth

In response to the need to meet expanding patron and service requirements, the Library Board of Trustees completed a Needs Assessment and developed a library building program. Using a 2020 planning horizon, and applying standardized, per capita values, more than 17,000 square feet are required to accommodate the library space needs. (as based on a RI Library standard of 0.60 square feet “per capita”.) The ever-changing nature of information access and retrieval, and staffing needed to support service levels, requires extreme attention and consideration. A building program will also identify library facility requirements that are consistent with community needs as well as State and library-industry standards. Using those same standards (which are somewhat less than the standard 30 years ago of 0.65 square feet per capita), the Mohr Library is currently less than one-third of what is considered an acceptable size, based on



population. Design plans have been developed for the construction of a new building on the same site. A substantial amount of the required funding for this construction has been secured from public and non-profit sources. The current construction plans would require razing the existing structure and the relocation of library services while the building is constructed. A Library Building Committee has been formed to investigate other options to using the existing site; no decision has been made to date.

## **Emergency Management**

### **Emergency Management**

1651 Atwood Avenue  
Johnston, Rhode Island 02919

#### **Facilities**

The Johnston Emergency Operations Center (Emergency Center) is located within the Johnston Police Station. It is in an area set aside for this specific purpose and is of a size large enough to accommodate the designated Town officials and staff in an emergency event. The Emergency Center has the communications capacity, such as telephone bank, radio system equipment, computer networking and the like, to direct local actions and coordinate with the State and other communities.

The existing Emergency Center is currently adequate in terms of size and it is positioned in a logical location, but there are some constraints. For example, the lower level of the Police Station, which includes the Emergency Center, periodically experiences minor flooding. Furthermore, cellular-wireless communications sometimes do not receive a strong enough signal to operate well in the lower-level of the Emergency Center.

The Ferri Middle School has been approved as a public shelter in the event of emergency; the Johnston High School is the backup emergency facility. Town officials have completed a variety of specialized training and are certified to open the shelter even without a Red Cross presence.

The Emergency Management Director is appointed by the Mayor. Town officials and staff provide the personnel necessary for Emergency Management functions. Town police, fire, and public works vehicles and equipment are utilized by Town staff during emergency situations. The State Police also become involved in certain situations, because of the nature of the arterial roadways through the Town.



## Programs

Johnston has an Emergency Operations Plan (Emergency Plan; 1988, as amended). Copies of the Emergency Plan are located in the Police, Fire, and Public Works Departments, as well as other locations. A copy of the Emergency Plan is also held by the Rhode Island Emergency Management Agency (RIEMA). Hazard materials sites and issues are identified in the Johnston Emergency Plan. The Emergency Plan also reviews evacuation plans and procedures.

Emergency management training is an ongoing activity that includes participation in local programs and State-sponsored workshops. Johnston applies annually for Federal funding to help support the Emergency Management Director function. Since “9-11” (2001), Homeland Security funding has also been provided.

The Johnston EMA warning system utilizes media outlets, such as television, radio, cable, to advise residents in the event of an emergency situation. General mitigation actions, such as tree trimming, are a part of the work program of the Public Works Department. Additionally, local regulations such as zoning ordinances and land development/subdivision regulations must address significant issues such as flood hazard areas or accessibility as a part of their review and approval processes.

## Future

The Town has developed and adopted a Hazard Mitigation Plan (2001) that identifies both known and potential natural hazard threats to the community and develops a plan to prevent and mitigate those threats. The Plan enables the Town to seek additional grant funds through the Rhode Island and Federal Emergency Management Agencies. The plan also serves as a policy guide for State and Town officials and an information resource for residents and other interested parties.

In addition, the Emergency Management Director should work to increase public awareness of the locations of potential dangers and what to do in the event of an emergency.

The Town must evaluate whether to make changes to address concerns regarding the Emergency Center or relocate the Center to another property.



## **School Department**

### **School Department**

Administrative Offices - 10 Memorial Avenue  
Johnston, Rhode Island 02919

### **Facilities**

The Johnston School Department educates nearly 3,500 students in eight buildings as follows:

#### **Secondary Schools**

Johnston Senior High	345 Cherry Hill Road
Nicholas A. Ferri Middle School	10 Memorial Avenue

#### **Elementary Schools**

Sarah Dyer Barnes School	24 Barnes Avenue
Brown Avenue School	14 Brown Avenue
George C. Calef School	7 Waveland Street
Graniteville School	6 Collins Avenue
Thornton School	4 School Street
Winsor Hill School	100 Theresa Street

In addition, out-of-town students attend the vocational education programs provided by the Johnston School system and nearly 50 special education students attend classes at either the high school or elementary grades. The Town receives tuition from the community in which each student resides.

The Johnston School Department employs nearly 300 certified teaching and administrative-level staff members and approximately 150 non-certified and/or support personnel, including those employees funded through various grants. The staffing reported in the Town's 1997 Annual Report indicated fewer staff members than the information reported in 1990.

Recent analyses have documented that virtually all facilities need some degree of attention. Other buildings require substantial renovation and repair work. The school infrastructure has been under-attended over time.

The School Department operates a number of programs, as well, including a Nutrition Enterprise Fund, a Breakfast Program, and Restricted Literacy Program



## Future

Virtually all school buildings require attention in the way of maintenance and/or improvements. In some cases, school buildings are at or above capacity. The conditions are continuing to decline. Also prevalent is the demand for reallocation of space in ways never anticipated when each of these schools was constructed. Modernized educational methodologies require any examination of how programs are offered with regard to the facilities in which they are provided.

A recent decrease in the number of students combined with budget over-expenditures prompted recommendations to close one elementary school in an effort to cut costs. To date no schools have been closed. The number of proposed new residential development in the Town could impact the school system by a significant increase in the number of students. One approved project currently being constructed will be providing 150 2-bedroom units and 75 3-bedroom units off Hartford Avenue.

The School Department's analysis of data relating to school conditions and capacities has identified the following determinations:

1. Maximum capacity in the high school and in all six elementary schools was reached for the 2000-2001 school year.
2. The addition at the Middle School eased that school's population but it was only expected to do so through 2005.
3. All buildings need maintenance and/or various improvements.
4. Due to crowding, changing space needs, and a limited maintenance budget, there are inadequate facilities for learning activities, physical education classes, music, and art, in most of the Town's schools.

While the present residential growth is relatively slow compared to past decades, it is steady. The passage of time results in continued deterioration of the facilities. State regulatory requirements as well as needs assessments, require the continual re-evaluation of the programs in all schools. The Town must make a capital investment in its school facilities.



## **Issues relating to Services and Facilities**

Services and Facilities issues in the Town of Johnston reflect ensuring the welfare of the residents of Johnston, while protecting the natural environment and ensuring fiscal stability and forecasting the needs for facilities and services used by this public such as, but not limited to, educational facilities, public safety, water, sanitary sewers, libraries, and community facilities. Some of the issues needing to be addressed are as follows:

- Providing an efficient and adequate system of public services.
- Providing facilities, equipment, and staffing to make the system of public services possible.
- Providing educational opportunities for all residents, including a variety of programs as well as modern facilities and materials.
- Supporting public safety efforts to protect and provide for the welfare of Town residents.



Town of Johnston  
Rhode Island

# **Comprehensive Community Plan**

## **CHAPTER 8**

### **Element 7 RECREATION, CONSERVATION, & OPEN SPACE**





Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 8 Recreation, Conservation, & Open Space *Element #7*

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# Recreation, Conservation, and Open Space

## **INTRODUCTION**

The purpose of this element is to establish a long-range guide for community action to promote recreation and conservation of open space in the Town of Johnston, Rhode Island. This element updates and expands the “Johnston Recreation, Conservation, and Open Space Plan” (JRCOSP) of 1991, as amended. In addition, this plan meets the requirements of the “Rhode Island Comprehensive Planning and Land Use Regulation Act” (Comprehensive Planning Act) and Rhode Island’s “State Conservation and Outdoor Recreation Plan” (SCORP) administered by the Rhode Island Recreation Resources Review Committee.

The Recreation and Open Space Element of the Town’s Comprehensive Plan will be reviewed and revised on a regular basis as required by state law. The Planning Board is responsible for updating the Comprehensive Plan every five (5) years. As with the preparation of the 1991 local JRCOSP, the Planning Board will continue to work in close association with the Recreation Department in amending the recreation and open space portions of the Comprehensive Community Plan.

As required by the Comprehensive Planning Act, this Open Space and Recreation Element contains an inventory of open space areas, recreation resources and facilities, and recorded access to these resources and areas; an analysis of forecasted needs of the local population; the development of municipal opportunities for the provision, management, and projection of these resources and areas; and, an implementation program designed to meet the stated goals and policies and achieve the forecasted demand for resources and facilities.

## **Lead Local Agency**

The Johnston Planning Board is the official town agency designated by the Town Council to prepare the local Recreation, Conservation, and Open Space Plan for the Town of Johnston. In addition, local officials from the Town including the Recreation Department, actively participated in the development of this Plan Element. The Recreation Department is responsible for the day-to-day implementation of the Recreation, Conservation, and Open Space Plan for Town facilities and programs.



### **Planning Process**

In June of 1990, the Planning Board selected a local Steering Committee to begin the process of preparing the Town's Comprehensive Community Plan. One of the components of this Plan is the Recreation, Conservation, and Open Space Element. The review process began with an inventory of existing Town facilities and programs by the Planning Board's consultant, in close cooperation with the Town's Recreation Department staff. The Steering Committee was directed to oversee this process on the Planning Board's behalf. The process included a review of draft materials, formulation of Goals and Policies, site inspections, and presentations at public Planning Board meetings.

### **Public Participation**

Active public participation was undertaken by the Steering Committee and the Planning Board by presenting materials, findings, and results of the plan formulation at public meetings held by both groups throughout the process. The involvement of the Recreation Department staff was critical to this process as feedback from all groups and organizations utilizing Town recreational facilities was channeled through these individuals.

### **Formal Adoption**

Subsequent to the completion of this element, the Johnston Recreation, Conservation, and Open Space Plan will be updated to reflect the Comprehensive Community Plan and formally adopted by the Johnston Planning Board and Town Council. Following formal approval of the Town's Comprehensive Community Plan by the State, the JRCOSP will be further revised and updated.



## **RECREATIONAL FACILITIES**

Recreational facilities and open space areas were inventoried at the start of this process and thereafter (Figure 8-1). Data collection for this inventory identified each resource and facility and described each by type of facility, service/maintenance needs, ownership, and total acreage. The inventory also separated the resources and facilities by Planning Districts. The information presented in Table 8-1 shows approximately 1,516 acres of land and water committed for recreational, conservation, and/or open space purposes within the Town of Johnston. Of this amount, approximately 103 acres of land area are developed and utilized for recreational purposes; 350 acres are classified as either reservoirs or wet areas; and 1,064 acres are identified as vacant or undeveloped land.

Table 8-1, “Recreation Facilities Inventory” lists the indoor and outdoor recreation areas within the Town and details the location, type of facility, total area, ownership, condition, and planning district location. This facilities inventory categorizes the condition of each area as “good,” “poor,” or “undeveloped” and lists the major maintenance, additions, or removal of equipment since the release of the 1991 JRCOSP. Reference should be made to this Table 8-1 for detailed information about each facility. Major changes proposed in individual facilities are detailed in the implementation plan and relate to property acquisition, vacant land development, and the rehabilitation of existing facilities.

The Almy Reservoir/Woodlake Park acreage was acquired by the Town as a result of this project’s inclusion in the JRCOSP Implementation Plan. Current facilities at Woodlake Park include multi-purpose athletic fields, a field house with showers and meeting/classrooms, and baseball and softball field lighting.

A 40-acre parcel located adjacent to the Pocasset and northwest of Memorial Avenue and the original Memorial Park site was acquired using the 1987 Open Space Bond funding. This acreage contains a conservation area for passive recreation. The Town has established a walking/nature trail in this conservation area.

Parcel development and facility rehabilitation forecasted in the JRCOSP implementation plan have also taken place at Johnson War Memorial Park, Thornton School, Sherman Field, Hedley Avenue, Angell Avenue, and Atwood Avenue adjacent to the High School. With the aid of grant funds such as a number of rounds of the Recreation and Open Space Bond issues, the centrally located War Memorial Park has undergone the greatest development and rehabilitation in recent years. A new outdoor stage was constructed and a Veterans War Memorial area. Additions to the playground have included a tot-lot with fencing and many new play structures. Extensive upgrades of the baseball field and softball field were completed in the 1990’s and two new ballfields were completed as well as field lighting, fencing, and turf rehabilitation.



## **INSERT**

### **FIGURE 8-1**

## **Existing Recreation Facilities**



The Recreation Department has also included the planning, design and construction of a Community Center in their long range plans. This Community Center would be situated on Atwood Avenue adjacent to the High School and contain at a minimum two basketball courts, multi-purpose rooms, meeting/classrooms, administrative offices, and a maintenance garage.

A new Senior Center has been constructed on the site of the former El Marocco Restaurant on Hartford Avenue. Center operations moved to the new center from the former Senior Center on Priscilla Lane in early 2007.

Sherman Field (off Dean Avenue), used by the Little League, was rehabilitated in the 1990's with the paving of the existing parking lot, repair of the existing fence, and the upgrade/rehabilitation of the ball field itself.

In recent years, a playground was constructed at Thornton School through the cooperative efforts of the Thornton School PTO, school officials, and the Recreation Department. Minimal rehabilitation of playgrounds has occurred at Cricket Field, Graniteville School, Barnes School, Calef School, Winsor Hills School, Pocasset Field, and Rainone gym. Playgrounds at schools are usually constructed under the supervision and control of the School Department. Ball fields at schools are maintained and prepared for play by the Recreation Department prior to and during each season.

The Rhode Island Department of Environmental Management completed a preliminary Master Plan for Snake Den State Park in 2003 and began the process for developing a final plan for anticipated construction by 2004/2005; this project, however, was placed on hold by the Governor in 2005. Most of the park area was acquired decades ago. The total land area of the park was increased to over 900 acres with the purchase of a 122-acre parcel by the State in 1989. The park site is bounded by Hartford Avenue (US Route 6), Belfield Drive, Greenville Avenue (RI Route 5), and Brown Avenue.

Under the design plans, the park would be divided into three recreation zones:

- A. the northern 500+ acres to remain in its natural state, a densely wooded area with trails;
- B. the middle 230 acres would feature the Dame Farm, a working replica of an 1800's Rhode Island farm; and,
- C. the southern 150+ acres would be developed as active and passive recreational areas.

This state park is expected to serve the population of Rhode Island on a regional basis and is located within close proximity of the metropolitan Providence area.



**Table 8-1**  
**Recreation Facilities Inventory - Johnston, Rhode Island**

<b>Planning District</b>	<b><u>Facility</u></b>	<b><u>Background</u></b>
1	<b><u>Facility Name:</u></b> <b><u>Sherman Field</u></b> Location:                off Dean Ave Type of Facility:        Playfield Condition:                Good Access:                    Public, No Fees Handicapped Access	Land Area:                4.4 acres Area Served:             Neighborhood Ownership:                Town <b>Description:</b> Little League Ball Field with 60' Baseline; 1990 Parking Lot paved, Fences repaired, Field upgraded
1	<b><u>Facility Name:</u></b> <b><u>Cricket Field</u></b> Location:                Angell Street Type of Facility:        Playfield Condition:                Good Access:                    Public, No Fees Handicapped Access	Land Area:                2.5 acres Area Served:             Neighborhood Ownership:                Town <b>Description:</b> Baseball field with 60' Baseline; Basketball Court; Playground Equipment removed in 1989 (2 slides, 3 swingsets, merry-go-round removed)
1	<b><u>Facility Name:</u></b> <b><u>Graniteville Elementary School</u></b> Location:                Collins Ave (end) Type of Facility:        Playground Condition:                Good Access:                    Public, No Fees Handicapped Access	Land Area:                3.2 acres Area Served:             Neighborhood Ownership:                Town <b>Description:</b> Basketball Court, Climber, Picnic Area, Tables, Playfield
1	<b><u>Facility Name:</u></b> <b><u>Graniteville Playground</u></b> Location:                off Greenville Ave Type of Facility:        Playground Condition:                Poor Access:                    Public, No Fees	Land Area:                0.5 acres Area Served:             Neighborhood Ownership:                Town <b>Description:</b> No Facilities



**Table 8-1, Cont.**  
 Recreation Facilities Inventory, Johnston, Rhode Island

Planning District	<u>Facility</u>	Background		
1	<p><b><u>Facility Name:</u></b>      <b><u>War Memorial</u></b>            Location:                Putnam Avenue            Type of Facility:        Special Area</p> <p>Condition:                Good            Access:                    Public, No Fees                                              Handicapped Access</p>	<p>Land Area:                0.2 acres            Area Served:            Neighborhood            Ownership:                Town</p> <p><b>Description:</b>            War Memorial</p>		
1	<p><b><u>Facility Name:</u></b>      <b><u>Barnes Elementary School</u></b>            Location:                Barnes Avenue            Type of Facility:        Playlot &amp; Playground</p> <p>Condition:                Good            Access:                    Public, No Fees                                              Handicapped Access</p>	<p>Land Area:                4.0 acres            Area Served                Neighborhood            Ownership:                Town</p> <p><b>Description:</b>            Baseball field with 60' baseline;            Swings, Slide;            Basketball Court</p>		
1	<p><b><u>Facility Name:</u></b>      <b><u>Johnston Senior High School</u></b>            Location:                Cherry Hill Road            Type of Facility:        Outdoor Athletic Complex</p> <p>Condition:                Good            Access:                    Public, No Fees                                              Handicapped Access</p>	<p>Land Area:                40.0 acres            Area Served                Community            Ownership:                Town</p> <p><b>Description:</b>            Outdoor Track Complex; Baseball field with 60' baseline; Soccer Field, Football Field, Lighting for Night Use</p>		





Johnston, Rhode Island Comprehensive Community Plan  
 Chapter 8 – Recreation, Conservation, and Open Space

**Table 8-1, Cont.**  
 Recreation Facilities Inventory, Johnston, Rhode Island

Planning District	<u>Facility</u>	Background	
1	<p><b><u>Facility Name:</u></b>        <b><u>Johnston Community Center Complex</u></b></p> <p>Location:                    Atwood Avenue</p> <p>Type of Facility:            Indoor Community Center-Multi-building complex and Outdoor Recreation Complex</p> <p>Condition:                    Good</p> <p>Access:                        Public, No Fees Handicapped Access</p>	<p>Land Area:                    27.8 acres</p> <p>Area Served                    Community</p> <p>Ownership:                    Town</p> <p><b>Description:</b>            Indoor Facilities are being designed for construction; Walking Trails and Soccer Fields have been constructed and signage and lighting installed. Designs for outdoor recreation and athletic complex have been prepared but are presently un-built.</p>	
2, 3, 4	<p><b><u>Facility Name:</u></b>        <b><u>Johnston War Memorial Park</u></b></p> <p>Location:                    Memorial Avenue</p> <p>Type of Facility:            Community Park</p> <p>Condition:                    Excellent</p> <p>                                      Well-used and well-maintained central Town park; 32 acre parcel added to complex providing a walking/nature trail</p> <p>Access:                        Public, No Fees Handicapped Access</p>	<p>Land Area:                    57.5 acres</p> <p>Area Served                    Community-wide</p> <p>Ownership:                    Town</p> <p><b>Description:</b>            Lighted Baseball Fields – 1-60’ Baseline, 1-90’ Baseline; Lighted Softball Field, 90’ Baseline; Lighted Basketball Court; Outdoor Track Complex; Field Hockey Field; Football Field; Outdoor Skating Rink; Lighted Tennis Court; Playing Turf; Outdoor Swimming Pool, Bathhouse; Band Shell; Shelter; Cooking Facilities; Park Benches; Picnic Tables, Drinking Fountains; Tot Lot, Swings, Climbing Apparatus, Slides; Walking Track; Walking Trail, Walking/Nature Trail; Lighting for Night Use; Backhoe Digger.</p>	



Johnston, Rhode Island Comprehensive Community Plan  
Chapter 8 – Recreation, Conservation, and Open Space

**Table 8-1, Cont.**  
Recreation Facilities Inventory, Johnston, Rhode Island

Planning District	<u>Facility</u>	Background		
2	<b><u>Facility Name:</u></b> Ferri Middle School <b>Location:</b> Memorial Avenue <b>Type of Facility:</b> Indoor Gymnasium  <b>Condition:</b> Good <b>Access:</b> Public, No Fees Handicapped Access	<b>Land Area:</b> 16.7 acres <b>Area Served:</b> Community <b>Ownership:</b> Town  <b>Description:</b> Gymnasium; Basketball Courts for recreation program		
2	<b><u>Facility Name:</u></b> <b><u>Calef Elementary School</u></b> <b>Location:</b> Leading Street <b>Type of Facility:</b> Playground  <b>Condition:</b> Good <b>Access:</b> Public, No Fees Handicapped Access	<b>Land Area:</b> 1.3 acres <b>Area Served:</b> Neighborhood <b>Ownership:</b> Town  <b>Description:</b> Playground Equipment; Climber, Slide, Merry-go-Round; Basketball Court		
2	<b><u>Facility Name:</u></b> <b><u>Winsor Hill Elementary School</u></b> <b>Location:</b> Theresa Street <b>Type of Facility:</b> Playlot & Playground  <b>Condition:</b> Good <b>Access:</b> Public, No Fees Handicapped Access	<b>Land Area:</b> 5.5 acres <b>Area Served:</b> Neighborhood <b>Ownership:</b> Town  <b>Description:</b> Baseball field with 60' Baseline; Playground Equipment Removed (climbing apparatus, slide, swings)		
2	<b><u>Facility Name:</u></b> <b><u>Button Hole Golf Course</u></b> <b>Location:</b> Off Killingly Street Access via Glenbridge Avenue, Providence <b>Type of Facility:</b> State Park  <b>Condition:</b> Excellent <b>Access :</b> Quasi-Public, Fees Handicapped Access	<b>Land Area:</b> 50 acres (approx.) <b>Area Served:</b> Regional <b>Ownership:</b> State – Leased to non-profit foundation for operation  <b>Description:</b> 9-hole Short Course Golf Course, Driving Range, Putting Green, Golf Center		



**Table 8-1, Cont.**  
 Recreation Facilities Inventory, Johnston, Rhode Island

Planning District	Facility	Background		
2	<p><b><u>Facility Name:</u></b> <b><u>Johnny LoBello Tot Lot</u></b></p> <p>Location: Hedley Avenue</p> <p>Type of Facility: Playlot and Playground</p> <p>Condition: Excellent</p> <p>Access: Public, No Fees Handicapped Access</p>	Land Area:	1.0 acres	
		Area Served:	Neighborhood	
		Ownership:	Town	
		<b>Description:</b>	Playground Tot Lot	
2	<p><b><u>Facility Name:</u></b> <b><u>Johnston Senior Center</u></b></p> <p>Location: Hartford Avenue</p> <p>Type of Facility: Indoor Recreational Facility</p> <p>Condition: Excellent</p> <p>Access: Public Membership Fees Non-Member Participation Fees Handicapped Access</p>	Land Area:	2 acres	
		Area Served:	Community-wide	
		Ownership:	Town	
		<b>Description:</b>	Indoor Senior Center Facility Meal Site, Meeting Rooms, Medical, Exercise Areas, Project Rooms, Administrative Offices Outside Bocce Court	
3	<p><b><u>Facility Name:</u></b> <b><u>Thornton Elementary School</u></b></p> <p>Location: School Street</p> <p>Type of Facility: Playlot and Playground</p> <p>Condition: Good</p> <p>Access: Public, No Fees Handicapped Access</p>	Land Area:	1.5 acres	
		Area Served:	Neighborhood	
		Ownership:	Town	
		<b>Description:</b>	Basketball Court; Playground; Playground renovated in recent years by PTO and Recreation Dept	
3	<p><b><u>Facility Name:</u></b> <b><u>Pocasset Athletic Field</u></b></p> <p>Location: Walnut Street</p> <p>Type of Facility: Playlot and Playground</p> <p>Condition: Good</p> <p>Access: Public, No Fees Handicapped Access</p>	Land Area:	2.8 acres	
		Area Served:	Neighborhood	
		Ownership:	Town	
		<b>Description:</b>	Baseball field, General Use field	



**Table 8-1, Cont.**  
 Recreation Facilities Inventory, Johnston, Rhode Island

Planning District	<u>Facility</u>	Background	
3	<p><b><u>Facility Name:</u></b>      <b><u>Rainone Gymnasium &amp; Playground</u></b></p> <p>Location:                      Mill Street</p> <p>Type of Facility:              Playground</p> <p>Condition:                      Good</p> <p>Access:                          Public, Fees Handicapped Access</p>	<p>Land Area:                      1.2 acres</p> <p>Area Served                      Neighborhood</p> <p>Ownership:                      Town</p> <p><b>Description:</b>              Outdoor Tennis Court, Basketball Court, General Use Field; Indoor Gymnasium, Basketball Court, Sauna, Showers</p>	
3	<p><b><u>Facility Name:</u></b>      <b><u>Simmons Upper and Lower Reservoirs</u></b></p> <p>Location:                      Taylor Road and Simmons Lake Drive</p> <p>Type of Facility:              Conservation Area</p> <p>Condition:                      Undeveloped</p> <p>Access:                          Public Open Space No Fees No provisions for handicapped access</p>	<p>Land Area:                      7.9 acres</p> <p>Area Served                      Community</p> <p>Ownership:                      Town</p> <p><b>Description:</b>              Green Acres acquisition</p>	
3	<p><b><u>Facility Name:</u></b>      <b><u>St Rocco's Recreation Field</u></b></p> <p>Location:                      Scalabrini Drive</p> <p>Type of Facility:              Playground</p> <p>Condition:                      Good</p> <p>Access:                          Private Church Organization Handicapped Access</p>	<p>Land Area:                      5.3 acres</p> <p>Area Served                      Neighborhood</p> <p>Ownership:                      Private</p> <p><b>Description:</b>              Basketball Court; Soccer Field; Baseball Fields: 1-60' Baseline, 1 – 90' Baseline; <i>Town occasionally uses facilities</i></p>	



**Table 8-1, Cont.**  
Recreation Facilities Inventory, Johnston, Rhode Island

Planning District	<u>Facility</u>	Background	
4	<p><b><u>Facility Name:</u></b> <b><u>Brown Avenue Elementary School</u></b></p> <p>Location: Brown Avenue</p> <p>Type of Facility: Playground</p> <p>Condition: Good</p> <p>Access: Public, No Fees Handicapped Access</p>	<p>Land Area: 1.5 acres</p> <p>Area Served: Neighborhood</p> <p>Ownership: Town</p> <p><b>Description:</b> Basketball Court, Playground</p>	
4	<p><b><u>Facility Name:</u></b> <b><u>Oak Swamp Reservoir</u></b></p> <p>Location: Hartford Ave, Reservoir Ave</p> <p>Type of Facility: Conservation Area</p> <p>Condition: Undeveloped</p> <p>Access: Public Open Space No Fees No provisions for handicapped access</p>	<p>Land Area: 24.0 acres</p> <p>Area Served: Community</p> <p>Ownership: Town</p> <p><b>Description:</b> Green Acres Acquisition</p>	
4	<p><b><u>Facility Name:</u></b> <b><u>Woodlake Park</u></b></p> <p>Location: Reservoir Avenue</p> <p>Type of Facility: Conservation and Recreation Area</p> <p>Condition: Developed Areas – Fair-Good  Remainder Undeveloped</p> <p>Access: Developed Area: Public, No Fees Handicapped Access  Undeveloped Area: Public Open Space No Fees No provisions for handicapped access</p>	<p>Land Area: 167.8 acres</p> <p>Area Served: Community</p> <p>Ownership: Town</p> <p><b>Description:</b> 4 acres developed 163.8 acres undeveloped 3 Softball Fields 1-60' Baseline, 2-65' Baseline; 1 "Babe Ruth" level Baseball Field, 90' Baseline; concession stand, lighted scoreboard, restrooms. Original Green Acres Acquisition/Development</p>	



**Table 8-1, Cont.**  
 Recreation Facilities Inventory, Johnston, Rhode Island

Planning District	Facility	Background		
4	<p><b><u>Facility Name:</u></b> <b><u>Snake Den</u></b>            State Park</p> <p>Location: Hartford Avenue, Brown Avenue</p> <p>Type of Facility: State Park</p> <p>Condition: Developed Area – Working Farm</p> <p style="padding-left: 40px;">Remainder Undeveloped</p> <p>Access: Public No Fees Some provisions for Handicapped Access</p>	Land Area:	900+ acres	
		Area Served	State, Regional	
		Ownership:	State	
		<b>Description:</b>	Historic Model Working Farm “Dame Farm”; Park undeveloped; Park Design Master Plan completed for construction in near future	
4	<p><b><u>Facility Name:</u></b> <b><u>Camp Massasoit YMCA Camp</u></b></p> <p>Location: Oak Swamp Reservoir</p> <p>Type of Facility: Special Area</p> <p>Condition: Very Good</p> <p>Access: Private Membership restricted for usage of facilities Some provisions for Handicapped Access</p>	Land Area:	28.9 acres	
		Area Served	Regional	
		Ownership:	Private	
		<b>Description:</b>	Day Camp and related activities.	



## **RECREATIONAL ACTIVITIES**

The Recreation Department has a full-time Recreation Director, Recreation Supervisor, Recreation Planner, Maintenance Supervisor, environmental services, and clerical staff responsible for conducting programs and the maintenance of the Town's recreation areas. Current ongoing, annual, and seasonal activities organized by the Recreation Department include the following:

### **Ongoing Programs**

- Summer day and sports camp
- Tennis lessons
- Educational field trips
- Youth and adult basketball leagues
- Youth soccer leagues
- Youth bowling leagues
- Dance programs
- Horseback riding lessons
- Youth and adult volleyball
- Ski trips
- Little League/Babe Ruth baseball
- Girl's and women's softball
- Co-ed T-ball
- Youth national track and field program
- Walk with Cops
- Summer Concert Series

### **Annual Events**

- Christmas/Winter/April vacation activities
- Easter Egg Hunt, Spring
- Fishing Derby, April
- Arbor Day, April
- Memorial Day Services, May
- Automotive Car, Bike Shows
- Memorial Scholarship Golf Tourney, August
- Senior Citizens Day, September
- Apple Festival, September
- Toys for Tots Fun Run, October
- Spooky Walk, October
- Lions Club Harvest Festival
- Thanksgiving Family Celebration
- Christmas Tree Lighting Ceremony and Caroling
- Children's Christmas Party

## **NEEDS ASSESSMENT**

In recent years, there has been an increased demand for outdoor recreation facilities throughout the United States. Johnston, as in many Rhode Island communities, has experienced an increase in population over the last few decades. This growth is primarily due to the mobility of population from the central core cities of Rhode Island, particularly Providence. For purposes of the needs assessment study, population projections have been used to estimate the future recreation needs of the Town.

“Population to be served” is the basis upon which a standard is used to determine the recreation needs. Concern for the environment has evidenced an increased demand for open space and conservation areas. The analysis of Johnston's recreation needs,



therefore, has been based on the demands of the local population and the overall need for continued preservation of open space. In addition, the Town will continue to provide recreational opportunities for all segments of the community to include passive as well as active recreation. Consideration for handicapped persons (including physically and/or mentally challenged) and consumers with special needs should be included in the development or improvement of Town recreation and open space and conservation facilities.

Effective local planning for recreation and open space, especially for the continued upgrade of facilities, necessitates forecasting and an understanding of trends on a statewide, regional, and local basis. Recreation providers, particularly town governments, need to be very practical about the short-term and long-term responsibilities involved with facility and resource planning. Careful planning and coordination are required to maximize the effects of time, effort, and money allocated for recreational activities and facilities. Trends likely to affect the use of recreation and open space are discussed below.

### **Recreation Trends**

- There has been tremendous growth in organized league sports for girls and women; participation in women's sports represents approximately one-third of the Town's recreational resources.
- Recreation providers report that leagues typically request the use of facilities, especially the ball fields and playfields, during the same hours, that is, late afternoons, evenings, and weekend mornings. While these facilities are frequently over-extended during peak hours, they are often under-utilized the remainder of the days.
- Structured recreation programs for children are extremely popular, thereby creating a corresponding demand for certain facilities and trained staff. Most of these programs charge activity fees. As a result, pressure will continue for the Town to provide more publicly subsidized programs for those children who cannot afford fee-based programs.
- Rhode Island has matching state grant funding for land acquisition and development of recreation facilities that will probably continue to be available. Continued federal or state assistance, however, cannot be assured. As in all government programs, federal funding is declining and the responsibility is falling increasingly on the state and local governments.





### **Conservation and Open Space Trends**

- Increasing local awareness has occurred relative to the importance of the Scituate Reservoir Watershed and preservation of natural resources and open space.
- Stricter regulations have been implemented for the review of proposed developments. As yet, Rhode Island has no environmental impact statement requirements for local projects (as do many states); Since 1996, however, many Rhode Island municipal governments, Johnston included, have established more stringent local regulations and review procedures.
- The strong support of the voters has encouraged the State of Rhode Island to purchase key conservation and open space lands on an ongoing basis.
- Land Trusts, both municipal and private, have been established throughout the State. Johnston established its Municipal Land Trust by Ordinance in 2000. Trustees were appointed to serve on the Trust in 2003/04. The Trust is charged with initiating actions for the preservation and protection of open space before it succumbs to development pressures.

### **NATIONAL AND STATE STANDARDS**

The Rhode Island Recreation Resources Review Committee (Recreation Review Committee) has developed minimum Recreation Planning Standards for assessing the need for various recreational activities/facilities. The Committee encourages communities to plan recreation and open space systems that exceed these minimum standards. According to this classification by the National Recreation and Park Association (NRPA), local demand and need is analyzed on a per capita basis. The NRPA suggests that a park system, at a minimum, be composed of a “core” system of parks with a total of 6.25 to 10.5 acres of developed open space per 1,000 residents.

In addition to the listed recreational activities and needs found in these national standards, however, are recreation conditions which vary from one community to another. As a result, some of the conditions are not easily quantifiable and must then be assessed by the quality of the open space and recreation resource that each provides.



## **POPULATION PROJECTIONS**

For the purposes of the Comprehensive Plan statistics update, population projections were obtained from the Rhode Island Division of Planning and available current Census data.

**Table 8-2**  
**Population Projections**  
**1990 to 2020**

<b>1990*</b>	<b>2000*</b>	<b>2010**</b>	<b>2020**</b>	<b>2030**</b>
<b>26,542</b>	<b>28,195</b>	<b>29,036</b>	<b>30,247</b>	<b>31,192</b>

Sources: *Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S. Census 1990, 2000*

\* Actual Data \*\* Projection

*(Refer to Chapter 1, "Introduction" of this Plan for detailed demographic information.)*

## **LOCAL NEEDS ANALYSIS**

The Recreation and Open Space Needs Assessment is based on the above population figures and projections as well as the standards detailed in the following Table 8-3. In addition to these categories, it is worth noting that the development of bike paths is considered a high ranking, worthwhile effort, on almost a global level. Is a bike path "Recreational" or is it "Open Space"? Many would contend it is both, providing passive and active recreational opportunities while focusing on conservation of special places or elements of our world.



**Table 8-3**  
**Minimum Standards for Local Recreation**

**Playgrounds and Neighborhood Parks**

3.75 acres per 1,000 residents

**Playfields and Major Parks**

6.25 acres per 1,000 residents

**State Parks**

5.5 acres per 1,000 residents

**Camping Areas**

Camping sites for 0.5 percent of the population

4 persons per camp site

**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/1 parking space per unit

8-16 units per acre for picnic groves or wayside areas

1 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)

**Conservation/Open Space**

8.3 acres per 1,000 population



**Playgrounds and Neighborhood Parks**

Standardized 2010 need: 105.75 acres

Currently, the Town enjoys the following playground/neighborhood park sites:

PD*	Facility	Location	Size
1	Graniteville Elementary School	Collins Avenue	3.2 acres
1	Graniteville Playground	off Greenville Avenue	0.5
1	War Memorial	Putnam Avenue	0.2
1	Barnes Elementary School	Barnes Avenue	4.0
			7.9 acres
2, 4	Johnston War Memorial Park	Memorial Avenue	1.0**
2	Calef Elementary School	Leading Street	1.3
2	Winsor Hill Elementary School	Theresa Street	5.5
2	Johnny LoBello Tot Lot/Playground	Hedley Avenue	1.0
			7.8 acres
3	Thornton Elementary School	School Street	1.5
3	Rainone Athletic Field/Gymnasium	Mill Street	1.2
3	Saint Rocco's Recreation Field	Scalabrini Drive	5.3
			8.0 acres
4	Brown Avenue Elementary School	Brown Avenue	1.5
			1.5 acres
Total Acres Developed			25.2 acres

This data indicates that an additional 80.55 acres are needed by 2010 to satisfy the demand for playgrounds and neighborhood parks and meet the standards identified in Table 8-3, by the year 2010. In order to meet this projected demand, additional land must be purchased and developed. During the classification and inventory of recreational facilities, it was found that playgrounds were usually associated with elementary schools. In fact, these elementary schools serve as a focus of neighborhood development. It is recommended that the deficit in playgrounds and minor parks be satisfied by expanding the recreational resources at school sites and their immediate surrounding vicinities where possible and by providing playground facilities in future elementary school sites.



**Playfields and Major Parks**

Standardized 2010 Need: 176.25 acres

Currently, the Town enjoys the following playfields/major park resources:

PD*	Facility	Location	Size
1	Sherman Field	Dean Avenue	4.4 acres
1	Cricket Field	Angell Street	2.5
			6.9 acres
2	Barnes Elementary School	Barnes Avenue	4.0
2	Johnston Senior High School	Cherry Hill Road	40.0
2	Johnston Community Center Complex	Atwood Avenue	27.8
2, 4	Johnston War Memorial Park	Memorial Avenue	10.0
2	Winsor Hill Elementary School	Theresa Street	5.5
			87.3 acres
3	Pocasset Athletic Field	Walnut Street	2.8
3	Rainone Athletic Field/Gymnasium	Mill Street	1.2
3	Saint Rocco's Recreation Field	Scalabrini Drive	5.3
			9.3 acres
4	Woodlake Park	Reservoir Avenue	14.0
			14.0 acres
Total Acres Developed			117.5 acres

In the playfield and major park category, the Town needs to provide an additional 58.75 acres in order to meet recreation standards by the year 2010. One significant land acquisition and development effort would satisfy this need. Property has been acquired by the Town next to Johnston High School for the purpose of constructing a 30+ acre multi-purpose recreational facility including community center and soccer fields, outdoor basketball courts, tennis courts, and playground areas. The Town should also consider purchasing several other adjacent properties to this site in the future. In addition, approximately 25 acres of vacant, forested land is located adjacent to the Winsor Hill Elementary School; local officials are encouraged to investigate the potential for acquiring this property for the expansion of outdoor recreational resources as well as for the open space it could provide in this densely populated area of the Town. Given the fulfillment of plans for development of the multi-purpose facility and acquisition of the Winsor Hill area property, the Town will achieve these recreational goals within the very near future.



In addition, when the State of Rhode Island proceeds with plans already developed for Snake Den Park, an additional 230 acres of developed recreation will be available to the Johnston residents and the metropolitan Providence area.

### **State Parks**

Standardized 2010 Need: 155.1 acres

Current resources:

PD*	Facility	Location	Size
2	Button Hole Golf Course <i>(previously known as Dyerville Park)</i>	off Killingly Street	50.0+
			50.0+ acres
4	Snake Den State Park	Hartford Avenue	900.0+ acres
			900.0+ acres
			950.0+ acres

Two state parks in the Town of Johnston (Snake Den and Button Hole Golf Course) comprise a total of over 950 acres of recreation/open space land.

The State of Rhode Island has prepared plans to develop Snake Den Park, 900+ acres of land located and bounded by Hartford Avenue, Brown Avenue, and Greenville Avenue, west of I-295. Once developed, it is anticipated that approximately 150 acres will be developed for active recreation and ancillary facilities. Ball fields, playfields, picnic areas, a water feature, parking, an internal road system, utilities, and food services will be constructed. The remaining land will be maintained in its natural state for open space and passive recreational opportunities such as hiking, cross-country running, cross-county skiing, and trails. All of the park's recreational resources will be available to the Johnston residents and the metropolitan Providence area.

In the year 2000, Dyerville Park on the Johnston/Providence boundary line was rehabilitated and converted into a 9-hole golf course, the Button Hole Golf Course, and will be operated by the non-profit Golf Foundation of Rhode Island under a long-term land lease from the State of Rhode Island. The golf course straddles the Johnston-Providence line. The Button Hole facility provides a "short course" golf course, driving range, and large practice putting green. The facility primarily serves as a teaching golf center whose targeted populations are children "golf for kids", beginners, and senior players. The course is open to the public with reduced fees for children and seniors.



The projected need for state park facilities in 2010 is 155 acres. The proposed development of Snake Den Park will not only meet but will exceed this estimated need. When acquiring/developing such sites, it is important to consider their usefulness. In order to satisfy the standards and provide open space and recreational opportunities for our residents, the various needs of the residents must be met. Merely purchasing acreage is not necessarily satisfying requirements. In many cases, that land must be developed as interpretive centers, jogging paths, campgrounds, and swimming facilities in order to achieve minimum recreational standards.

**Beach/Camp Areas**

Standardized 2010 Needs:    35    camp sites  
                                          2.9    acres of beaches  
                                          5.8    acres of swimmable water  
                                          3      rest rooms (lavatories with toilets)

Current resources:

PD\*    Facility

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4      Camp Massasoit is Johnston’s only designated beach area; its facilities provide the following:  
                                          300.0 linear feet of beach frontage  
                                          138.0 acres swimmable  
                                          28.9 acres

Camp Massasoit is privately owned and not accessible to the general public. With the exception of Almy Reservoir (also known as Jillson Reservoir), other pond/reservoir areas owned by the town are not suitable for recreational swimming purposes. Almy Reservoir has a proposed beach area.

**Picnic Areas**

Standardized 2010 Need:    94 picnic tables

Current Resources:

PD*	Facility	Size
2, 4	Johnston War Memorial Park	20
4	Camp Massasoit	<u>4</u>
		24 tables

The need for picnic areas will be met when the development of Snake Den Park is completed.



### **8.7.6 Boat Launches**

Standardized 2010 Need: 2-5 launches

There are no public boat launches within the Town.

### **2.7.7 Conservation and Open Space Areas**

Standardized 2010 Need: 234.0 acres

Current Resources:

PD*	Facility	Size
<b><u>Town Properties</u></b>		
1	Atwood Avenue	27.8 acres
2, 4	Johnston Memorial Park	40.0
4	Woodlake Park	<u>167.8</u>
		235.6 acres
<b><u>State Property</u></b>		
4	Snake Den State Park	900.0 acres
<b><u>Private Properties or Reservoirs (flooded land)</u></b>		
3	Simmons Upper/Lower Reservoirs	134.0 (water)
4	Camp Massasoit	28.9
4	Oak Swamp Reservoir	<u>162.0 (water)</u>
		324.9 acres
<b>OVERALL TOTAL:</b>		<b>1,460.5 acres</b> (land and water)

From an overall perspective, the Town meets the needed 234 acres of conservation and open space land. As more and more of the Town's forested land succumbs to development, however, the Town must implement a systematic program for land preservation and acquisition. In 2000, a Municipal Land Trust was established by Ordinance. The task of this group is to evaluate and analyze what areas of the Town should be pursued for preservation of open space. In the past, most of the Town's efforts have been devoted to the development of its active recreational facilities. Resources must now be allocated to acquiring and preserving open spaces so that the present quality of life is maintained. All planning districts of the Town are in need of open space acquisition and preservation. These needs are discussed in further detail later in this chapter.





## **SUMMARY OF NEEDS ASSESSMENT**

Although stated previously in this plan, the following community recreational needs are worthy of repeating as the basis of the Plan's Goals and Policies.

### **Active Recreation Needs**

- Recreational facilities must be better utilized so that the use of fields and facilities is optimized.
- Additional opportunities are needed for women's sports facilities.
- Public subsidies for structured and organized league sports must be provided/ increased for lower income families so that all may participate in Town recreational activities.
- Every effort possible shall be made to obtain matching monies for land acquisition and development.
- Local awareness relative to the importance of the Scituate Reservoir Watershed and preservation of natural resources and open space needs to be increased.
- Stricter regulations and review procedures should continue for proposed developments to ensure that negative environmental impacts are not created by development
- Acquisition of key conservation and open space lands should be strongly supported on an ongoing basis.

### **Passive Recreation, Conservation, and Open Space Needs**

The Town of Johnston has enjoyed a feeling of spaciousness for many years. Continued urbanization and, more notably, sub-urbanization, however, jeopardizes the continued existence of open space within the Town. Acquisition of conservation areas and open space cannot be measured quantitatively, but must be based upon a community policy to protect these features. Some open and conservation space areas can serve a dual purpose. Wetland or swampy areas, for instance, offer passive recreation usage and often protect downstream areas from flooding. It is also important to protect the wildlife and water quality associated with the streams that run between wetland systems and into lakes and ponds. As an aspect of this comprehensive community planning process, the Town has formulated policies to protect or acquire the existing wetland areas, in coordination with the Rhode Island Freshwater Wetlands Act.

In 2004, the Town activated its Municipal Land Trust. This group has been diligently working to establish itself and begin the process of land acquisition, protection, and



preservation. They have been attempting to identify properties for acquisition and trying to secure funding for their acquisition.

The following areas are described as those where the Town should actively attempt to preserve and safeguard for the future enjoyment of all Johnston residents:

***North of Snake Den Park (Planning District #4):*** A large area of over 1,000 acres immediately adjacent to the north and west of Snake Den Park. Multiple acres remain vacant and are valuable for protection as conservation areas and open space from both the environmental and cultural aspects. All properties are in close proximity to Snake Den Park and the land and water resources present on the land. Some of this area was actively farmed in the past and some of the properties have been forested and open space for many years.

***Western Johnston (Planning District #4):*** An area of approximately 194 acres is located within the Scituate Reservoir Watershed area and the proposed R-80 Overlay District. The vast majority of this property is wetland as defined by State law and thus valuable for preservation.

***Plainfield Pike (Planning District #4):*** An area totaling over 80 acres is located north of Plainfield Pike, just east of the Scituate border. Although this area is in close proximity to the RIRRC Central Landfill facility (a portion is within the 2,000' buffer for the landfill) and the more industrialized portion of RI Route 14, the land is important for preservation due to its prime agricultural soils.

***Plainfield Pike (Planning District #3):*** An area north of Plainfield Pike and west of I-295 intersection of approximately 50+ acres abuts Lower Simmonsville Reservoir and has been used as a recreation area in previous years.

***North of Woodlake Park (Planning District #4):*** This parcel of approximately 140 acres is located north of and adjacent to the existing Woodlake Park land. This area is important for future recreation needs of the Town and would be a logical extension of the planned facilities at Woodlake Park. This parcel (and the park) is centrally located within Johnston and would afford Town-wide use of the land.

***Winsor Hill Open Space and Recreation area - West of Winsor Hill School (Planning District #2)*** This parcel is approximately 25 acres of vacant, forested land located adjacent to the Winsor Hill Elementary School; local officials are encouraged to investigate the potential for acquiring this property for the expansion of outdoor recreational resources as well as for the open space it could provide in this densely populated area of the Town.

***Winsor Avenue and Hopkins Avenue vicinity (Planning District #4):*** A large area of several hundred acres in the vicinity of Winsor Avenue, Hopkins Avenue, and



Rollingwood Drive which was the former location of various historic homestead farm properties. This area's value for conservation and open space is due to its predominantly undeveloped state, its proximity to the Scituate Watershed area and the rural Scituate Townline boundary, and its location adjacent to the heavily developed and developing area of Hartford Avenue. The pressure to populate this property in the next few years will intensify as family members sell their interests in the properties to developers.

***Railroad Avenue-Allendale Avenue vicinity (Planning District #1):*** A parcel of over 25 acres in the heavily industrialized and urbanized area off George Waterman Road. The large vacant parcel on Allendale Avenue along the Woonasquatucket River, a National Heritage River, is important for acquisition and preservation due to the critical role it serves and resource it provides for filtration as a result of its proximity to the river.

***Land Adjacent to Town forest (Planning District #4):*** A large area adjacent to the Town's forest off Memorial Avenue and Interstate-295. The property in the area is important for acquisition and preservation as open space and its desirability for the expansion of the Town's conservation property and its potential for the maintenance of the quality of life of the Town's residents.

***Greenville Avenue-Cherry Hill Road ((Planning District #2):*** A 50+ acre area located between Greenville Avenue and Cherry Hill Road remains vacant in this densely populated area. This area contains freshwater wetlands in addition to upland.



## **MAJOR ISSUES RELATING TO RECREATION, CONSERVATION, & OPEN SPACE**

The Rhode Island Comprehensive Planning and Land Use Regulation Act specifies that the Comprehensive Plan “*shall provide an inventory of recreational resources and areas. The element shall also contain an analysis of forecasted needs and policies for the management and protection of such resources and areas. The policies and implementation techniques must be identified for inclusion in the implementation program element.*”

Further, along with being consistent with the goals and policies of contiguous communities and with the other elements of the Johnston Comprehensive Plan, Programs and regulations of R.I. Department of Environmental Management, the R.I. Natural Heritage Program, and the R.I. Historical Preservation Commission, this element must address four stated Goals of the “Act”:

1. To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
2. To promote the protection of the natural, historic, and cultural resources of each municipality and the state.
3. To promote the preservation of the open space and recreational resources of each municipality and the state.
4. To encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources and achieving a balanced pattern of land uses.

The following are some of the issues relating to Recreation, Conservation and Open Space in Johnston:

1. Increasing the amount, accountability, and usefulness of Public Open Space.
2. Maintaining the quality and quantity of Town-wide recreational programs and facilities and programs.
3. Expanding the quality and quantity of recreational opportunities available and accessible to all residents on a needs basis.





Town of Johnston, Rhode Island

# Comprehensive Community Plan

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## CHAPTER 9

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# Circulation

## Element #8



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 9 Circulation *Element #8*

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## Chapter 9 - CIRCULATION

### INTRODUCTION

The Circulation Element is concerned with all modes of transportation within the Town of Johnston. The cataloging of existing municipal roads, state/federal highways, mass transit operations, critical intersections, park'n ride facilities, bike paths/routes, and pedestrian circulation will be used to assess future needs for improved or expanded circulation facilities.

The classification of highways and roadways clarifies jurisdiction (state, municipal, or private) and aids in planning maintenance and improvements to these facilities. This helps the Town and State plan and prioritize work necessary to maintain the circulation of traffic through and about the area, as well as, plan for future growth and development as outlined in the Land Use Element. Assessment of circulation flow and accident data also delineates traffic patterns and highlights areas requiring further detailed analysis.

Circulation incorporates the internal transportation patterns of a community as well as the components of larger systems linking the community to wider urban and regional markets. It is the means by which land and activities are accessed and includes the movement of people, goods, and services to selected locations in a safe and efficient manner. Transportation can stimulate development. It is a vital element to a community and its local economy by providing access to housing and employment and recreational opportunities as well as commercial and industrial activities.

As defined in the Comprehensive Planning Act, this element contains “*an inventory of highways by functional classification and jurisdiction; mass transit facilities; parking facilities in areas where parking may be a problem; municipal traffic control devices and other facilities designed to facilitate traffic flow and safety; Rhode Island Department of Transportation (RIDOT) accident records, traffic counts, and proposed projects; pedestrian special routes, and bicycle facilities.*” From this inventory and based on existing and future infrastructure capacity, an analysis of forecasted needs was developed. The implementation program for this element has been designed to satisfy the overall policies, necessary regulatory actions, recommendations for future study and action, and service/capital improvements.



## **CIRCULATION SYSTEM**

The primary form of transportation in the Town of Johnston continues to be the private passenger vehicles. With the population projections shown in Table 1-10 and 8-2 and the employment statistics detailed in Chapter 5 - Economic Development (Table 5-1), the number of private passenger vehicles within the town, and correspondingly, traffic on the state and town roadways will also continue to increase. This is especially true in Johnston, as a large percentage of the employed population commutes to jobs outside the Town. Thus, the established circulation system will continue to play an important role in projecting future growth for the Town.

A number of other factors also affect the Town's circulation system including:

- The steady increase of traffic on Interstate 295 and US Route 6.
- The significant increase in commercial development along Hartford Avenue (US 6 [west of I-295] and US 6A [east of I-295]), Plainfield Street/Pike (RI-14), Atwood Avenue (RI-5) and Killingly Street (RI-128) over the last ten years.
- The location of Rhode Island Resource Recovery Corporation's (RIRRC) Central Landfill in south-western Johnston, off Plainfield Pike (RI-14).
- The proposed commerce-industrial park, "Lakeside Commerce Park", marketed by RIRRC.
- The increase in residential development in Johnston and the abutting communities to the west, including Scituate and Foster, as well as the adjacent portions of Cranston to the south.

These factors are examined in this chapter in relation to the demands placed on the existing circulation system, future demands based on the projected 20-year land use, and development of plans to meet these demands while linking neighborhoods and protecting the rural character of the western section of the town.

The Town's circulation system is comprised of two major components: highway/roadways and public or mass transportation. Each component is discussed within this chapter.

### **Highways and Roadways**

For purposes of maintenance and administration, the highways and roadways within the Town were organized into a system according to designated function, eligibility for Federal Aid, and administrative ownership. Highway functional classification is used to develop long-range transportation plans and formed the basis for the Federal Aid System and jurisdiction of highways. By definition, functional classification is the process by which roads and highways are grouped into classes according to the





character of service provided. As shown in Table 9-1 below, there are three major functional classifications: arterial, collector, and local.

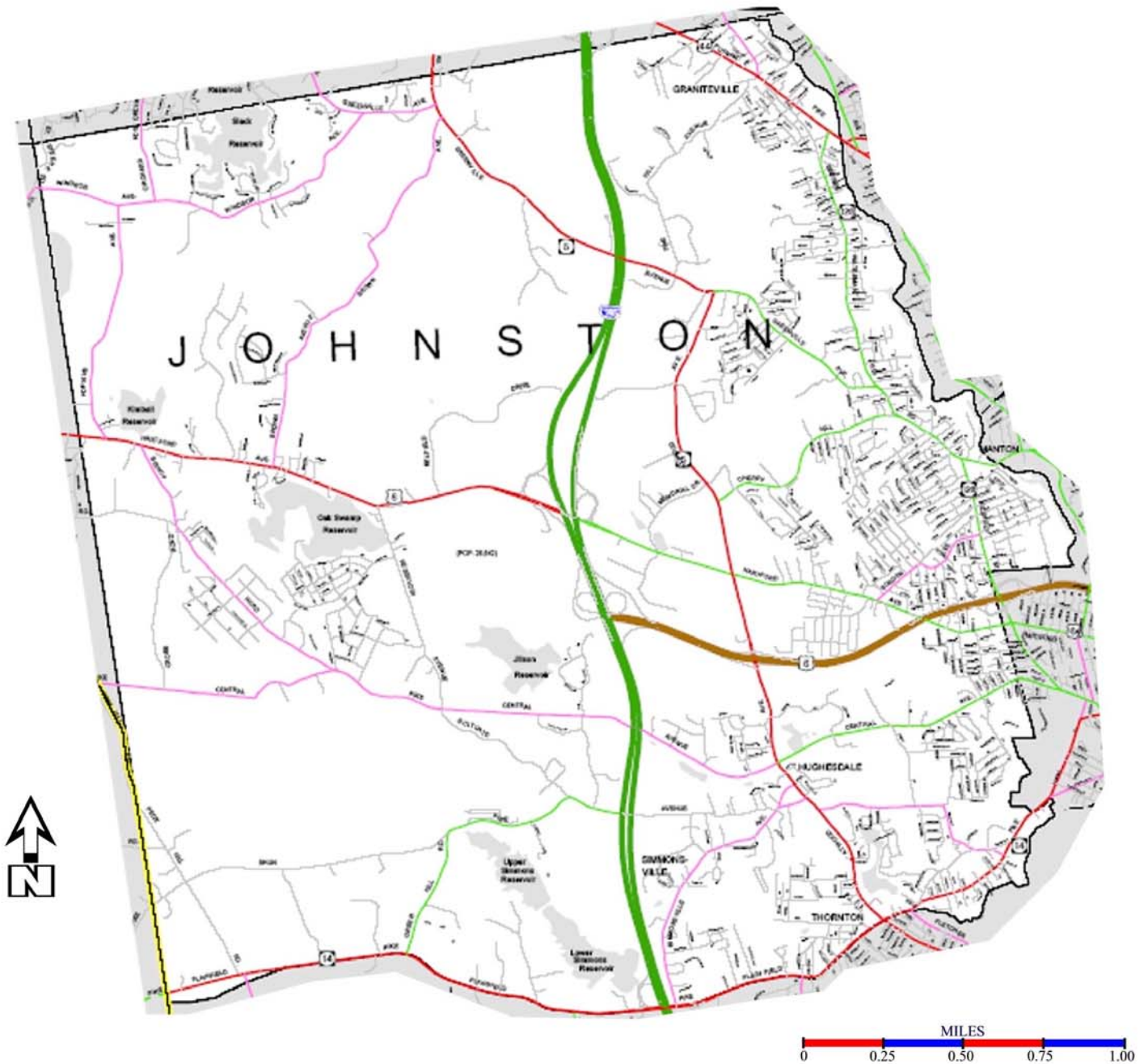
Another factor which must be considered in determining functional classification of a roadway is the type of area to be served by the highway facility. Presently, there are two major area classifications: urban and rural. On an overall basis, the Town of Johnston has been categorized as part of the Federal Aid Highway Urban Area. Table 9-1 also shows urban area Roadway Systems, in terms of their functional classifications with their corresponding Federal Aid Funding Category. It should be noted that urban local streets are not part of the Federal Aid System.

**Table 9-1**  
**Functional Classification and Federal-Aid System**

<u>Functional Classification</u>	<u>Federal-Aid Funding</u>
<i>Urban Areas</i>	
Interstate	Interstate
Principal Arterial-Connecting Link	Primary
Principal Arterial-Non-Connecting Link	Urban
Minor Arterial	Urban
Collector	Urban
Local (Off-Systems)	Urban

Table 9-2 on the following pages lists all the roads within the Town that qualify under the Federal Aid System and also details the appropriate maintenance jurisdiction. Currently, 27 miles of road within the Town are maintained by the State, while the Town maintains 16 miles of road which qualify for the Federal Aid System. All other roads within Johnston are the sole responsibility of the Town.

The map on the following page, Figure 9-1, identifies those streets within the Town of Johnston that are listed in the Functional Classification of Roads and therefore are eligible for federal funding projects through the federal aid system.



- |  |                               |  |                                       |  |                            |
|--|-------------------------------|--|---------------------------------------|--|----------------------------|
|  | Urban Boundary                |  | Freeway/Expressway - Urban            |  | Principal Arterial - Rural |
|  | Interstate                    |  | Freeway/Expressway - Urban (Proposed) |  | Minor Arterial - Rural     |
|  | Interstate (Proposed)         |  | Principal Arterial - Urban            |  | Major Collector - Rural    |
|  | Local Non Classified Roads ** |  | Minor Arterial - Urban                |  | Minor Collector - Rural ** |
|  |                               |  | Collector - Urban                     |  |                            |

\*\* Roads not eligible for Federal Aid

<sup>1</sup> 15% of non-urban Surface Transportation Program funds are available for use on double Minor Collector roads with MPO and RSDOT approval.

Figure 9-1. Federal Highway Aid System, Johnston, RI



**Table 9-2**  
**Town of Johnston Highway and Road Classifications**

<b>Road</b>	<b>Functional Classification Urban Area</b>	<b>Federal-Aid Funding Category</b>	<b>Jurisdiction</b>
I-295	Interstate	Interstate	State
US 6	Principal Arterial- Connecting Link	Primary	State
Hartford Avenue (US 6) from Scituate TL to I-295	Principal Arterial- Connecting Link	Primary	State
Plainfield Pike (RI-14)	Principal Arterial- Connecting Link	Primary	State
Putnam Pike (US 44)	Principal Arterial- Connecting Link	Primary	State
Atwood Avenue (RI-5)	Principal Arterial- Non-Connecting Link	Urban	State
Greenville Avenue (RI-5) from Sanderson Rd to Atwood Avenue	Principal Arterial- Non-Connecting Link	Urban	State
Sanderson Road (RI-5) from Smithfield TL to Greenville Avenue	Principal Arterial- Non-Connecting Link	Urban	State
Central Avenue	Minor Arterial	Urban	State*
Cherry Hill Road	Minor Arterial	Urban	State
George Waterman Road (RI-128)	Minor Arterial	Urban	State
Greenville Avenue from Atwood Avenue to Providence CL	Minor Arterial	Urban	State



Table 9-2, Continued. Town of Johnston Highway and Road Classifications

<b>Road</b>	<b>Functional Classification Urban Area</b>	<b>Federal-Aid Funding Category</b>	<b>Jurisdiction</b>
Hartford Avenue (US 6A) from I-295 to Providence CL	Minor Arterial	Urban	State
Killingly Street (RI 128)	Minor Arterial	Urban	State
Winsor Avenue	Collector	Urban	State
Bishop Hill Road	Collector	Urban	Local
Borden Avenue	Collector	Urban	Local
Brown Avenue	Collector	Urban	Local
Central Pike	Collector	Urban	Local
Dean Avenue	Collector	Urban	Local
Green Hill Road	Collector	Urban	Local
Greenville Avenue from Smithfield TL to Sanderson Road	Collector	Urban	Local
Hopkins Avenue	Collector	Urban	Local
Morgan Avenue	Collector	Urban	Local
Orchard Avenue	Collector	Urban	Local
Simmons ville Avenue	Collector	Urban	Local

The Town of Johnston maintains the roadways that do not fall under Rhode Island Department of Transportation (RIDOT) responsibility. These streets provide access to and around community neighborhoods and connections to the major roadways.

\* Portion of Central Avenue is under State jurisdiction



Generally these streets are the result of the residential subdivision process. The Town generally utilizes State road design standards in the construction of local streets, but road design standards for Town-road construction and reconstruction are currently under development. In addition, the Johnston Department of Public Works (DPW) is reviewing options for improving local traffic circulation and pedestrian safety. This will include implementing the Town's program for the street rehabilitation and reconstruction as well as the addition of sidewalks where needed in busy thoroughfares and in new and older subdivisions. Paper streets will also be considered for construction where traffic circulation will be enhanced. The continued implementation of the Town's Pavement Management program will provide the basis for it to become a component of the Town's Capital Improvement Program. The Johnston DPW will also work with the RIDOT to address particular issues with State roads. These issues include drainage, sidewalks, curbing, traffic signals, and signage where required, particularly on the major roadways.

### **Traffic Volumes and Capacity**

Traffic volume data was obtained for numerous roads within the Town of Johnston in order to evaluate the present and future capacity as well as the prevailing traffic patterns. By definition, the overall capacity of a roadway is determined by the volume of traffic on the facility. This capacity is defined as the maximum number of vehicles on the section of roadway over a given time period (often hourly or daily) under normal traffic conditions. Capacity can also be related to an intersection to determine traffic congestion problems, usually during what is known as the "peak hour" traffic period.

The traffic volumes data obtained indicates the existing Average Daily Traffic (ADT) on each road. This ADT was then converted to a Design Hourly Volume (DHV) in order to obtain a better understanding of how the existing traffic operates during peak hour traffic on each roadway facility. The DHV was then compared to the expected volume under "ideal" conditions, which is known to be 1,000 vehicles per hour in each lane of travel. Note that the ideal conditions consist of uninterrupted flow, no marginal interference from vehicles or pedestrians, no commercial vehicles, 12-foot lanes, adequate shoulders, and no sight distance restrictions.

Table 9-3 lists the existing traffic volumes and design hourly volumes as well as the capacity expected for each road. This table indicates traffic volumes and the expected capacity based on the current lane arrangement for several roads within the Town. As mentioned, the capacity of a road is based on numerous variables. In order to obtain a more realistic idea of the actual capacity for a particular road, a detailed study should be conducted. This study would analyze the horizontal and vertical alignment, intersections, lane width and arrangement, sight distance, pavement structure, and traffic volumes at these intersections.



Several major roads within the Town were not included on this chart (Putnam Pike and Killingly Street) because they are currently under design for improvements by RIDOT. It should also be noted that there are several roads within the Town that carry considerable volumes of traffic: Scituate Avenue, Morgan Avenue, Shun Pike, and Winsor Avenue. The Town of Johnston should collect traffic count information on these roadways. Traffic data will provide the Town with the information necessary to plan future improvement projects and maintain existing traffic circulation.

**Table 9-3  
Existing Traffic Data**

<b>Road</b>	<b>ADT</b>	<b>DHV</b>	<b>Capacity</b>	<b>Required Travel Lanes Vehicles/Hr (one direction)</b>
Hartford Avenue (US 6A) (east of I-295)	19,500	1,170	2,000	2
Hartford Avenue (US 6) (west of I-295)	26,400	1,584	2,000	2
Atwood Avenue (RI-5) (south of Cherry Hill Road)	25,500	1,530	2,000	2
Atwood Avenue (RI-5) (north of Cherry Hill Road)	7,100	426	1,000	1
Hopkins Avenue	1,000	60	1,000	1
Winsor Avenue	2,600	156	1,000	1
Greenville Avenue	7,600	456	1,000	1
Morgan Avenue	2,100	126	1,000	1
Central Avenue (west of RI-5)	1,500	90	1,000	1
Central Avenue (east of RI-5)	3,200	192	1,000	1
Plainfield Pike (RI-14) (west of I-295)	13,650	819	1,000	1
Plainfield Pike (RI-14) (east of I-295)	9,400	564	1,000	1



## **Traffic Accidents**

Intersections with a high accident frequency are as follows\* :

- Hartford Avenue (US 6/6A) at I-295
- Atwood Avenue (RI-5) and Plainfield Street (RI-14)
- I-295 and Plainfield Pike (RI-14)
- Cherry Hill Road and Atwood Avenue (RI-5)
- Hartford Avenue (US 6A) and Atwood Avenue (RI-5)
- Greenville Avenue and Killingly Street (RI 128)
- Greenville Avenue and George Waterman Road (RI 128)

Generally, there is a direct correlation between those intersections with high accident frequencies and those with high traffic volumes. Due to the slower speeds on the congested roadways, the majority of these accidents result in property damage or personal injuries; very few resulted in fatalities. As shown on Table 9-3, the need for improvements at those locations/roadways on the Federal Aid System has been recognized by the RIDOT.

In addition, several of the roads have high accident frequencies along the entire length or segment of the roadway. These include:

- Atwood Avenue (RI-5) from Cherry Hill Road to Plainfield Pike (RI-14)
- Hartford Avenue (US 6A) from I-295 to the Providence city line
- Killingly Street from Greenville Avenue to Providence city line
- Putnam Pike (US 44)

All of these roads have traffic flow problems and will require turn and access control improvements in order to increase safety and operation. Proposed improvements to these roadways by the RIDOT as identified in the TIP are also discussed in this Chapter.

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\* in sequence of decreasing number of accidents



### **Controlled Intersections (Traffic Signals)**

As a means of better regulating traffic, signalization has increased in recent years. Signalization can be an effective means of reducing traffic conflicts. Figure 9-2 depicts the intersections where traffic signals are currently located. It is noteworthy that all existing traffic controls (traffic lights) in Johnston are equipped with Opticom, the emergency preemption system. Furthermore, all emergency response vehicles, including both the Police and Fire Departments, are also equipped with the system.

## **OTHER TRANSPORTATION FACILITIES**

### **Parking Facilities**

As part of the State of Rhode Island Transportation Improvement Plan (TIP), the RIDOT has completed a study to locate and assess the need for park 'n ride facilities across the State. Two potential sites were previously identified in Johnston at the RI-5 and US 6 interchange and I-295 interchange at US 6/6A. Due to wetlands and other environmental problems, however, both sites were subsequently dropped from further study. At this time, there are no planned park 'n ride facility sites within the Town of Johnston.

### **Bicycle Facilities**

With the advent of a larger variety of bicycles available, people of all age groups are discovering, rediscovering, or continuing to use the bicycle as a viable mode of transportation and source of recreation. Thus, the use of bicycles has been and is continuing to rise throughout the United States. This rising need has been recognized by the Rhode Island Plan for Recreation, Conservation, and Open Space which emphasizes the need to include provision for bikeway travel on all transportation improvement projects.

The following figure, Figure 9-4, depicts official bike path routes as well as recommended routes throughout the Town as offered by "A Guide to Cycling in Rhode Island".

The RIDOT Planning Division received federal approval and funding for the development of a Northwest Bikeway. The southerly extension of this Northwest Bikeway will run from downtown Providence through Johnston to the vicinity of its northerly townline at the Smithfield border.

Within the Town of Johnston, this route of the Northwest Bikeway is proposed to follow the bank of the Woonasquatucket River from Providence to at least the Cherry Hill Road vicinity at Lyman Avenue (off RI-128). At that point, it is uncertain whether



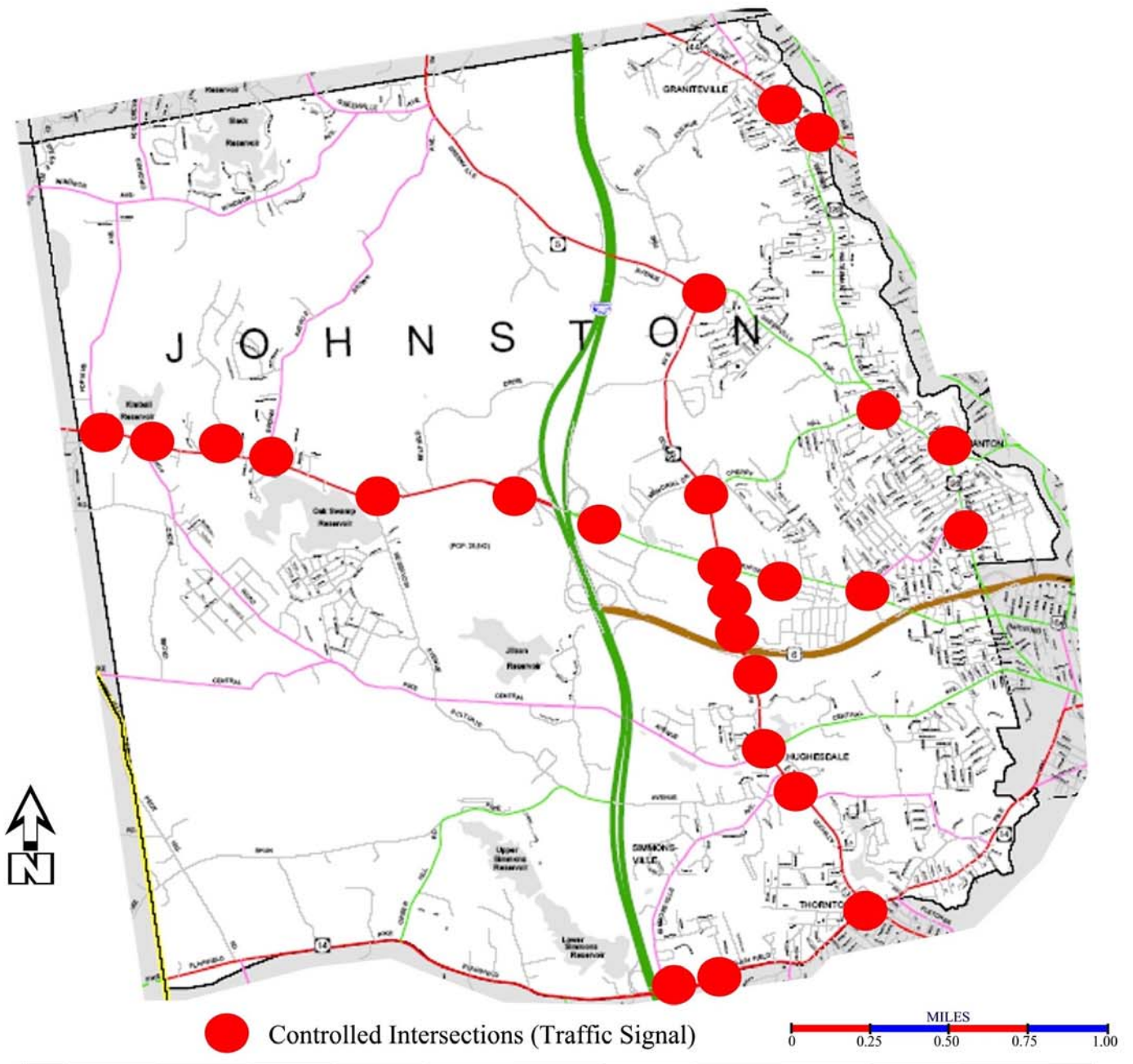
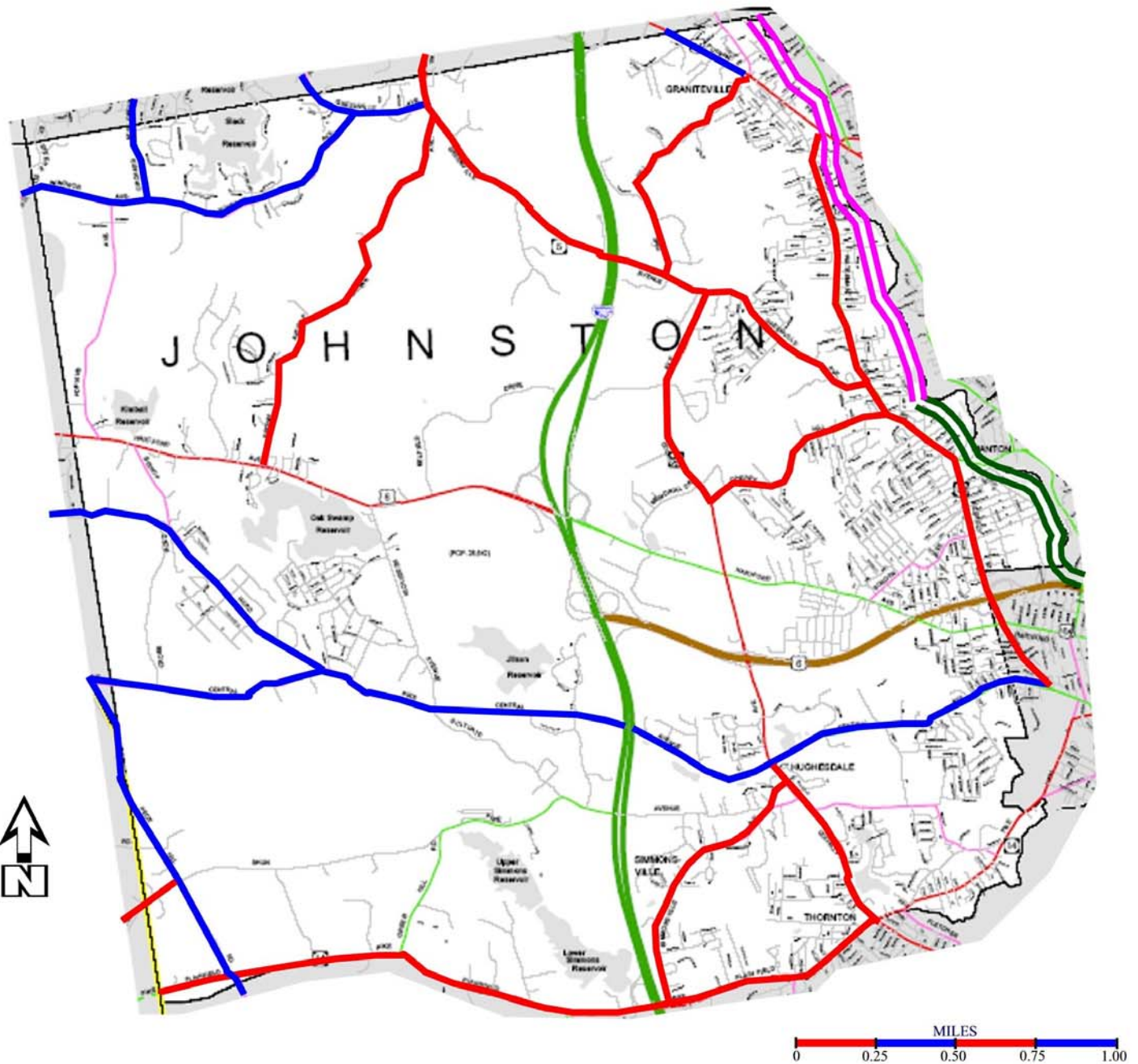


Figure 9-2. Controlled Intersections (Traffic Signalization), Johnston, RI



- |                    |                               |  |                                       |
|--------------------|-------------------------------|--|---------------------------------------|
|                    | Urban Boundary                |  | Urban Areas                           |
|                    | Interstate                    |  | Freeway/Expressway - Urban            |
|                    | Interstate (Proposed)         |  | Freeway/Expressway - Urban (Proposed) |
|                    | Local Non Classified Roads ** |  | Principal Arterial - Urban            |
| <b>Rural Areas</b> |                               |  | Minor Arterial - Urban                |
|                    | Principal Arterial - Rural    |  | Collector - Urban                     |
|                    | Minor Arterial - Rural        |  |                                       |
|                    | Major Collector - Rural       |  |                                       |
|                    | Minor Collector - Rural **    |  |                                       |

\*\* Roads not eligible for Federal Aid

1. 15% of non-urban Surface Transportation Program funds are available for use on eligible Minor Collector roads with MPO and SECT approval.

### Biking and Cycling Routes-Paths

- Northwest Bike Trail - Woonasquatucket River Greenway - Under Construction
- Northwest Bike Trail - Woonasquatucket River Greenway - Future Construction
- Most Suitable Road for Biking-Cycling
- Suitable Road for Biking-Cycling

\* Detail from "A Guide to Cycling in Rhode Island"

**Figure 9-3. Biking-Cycling Routes and Paths \*  
Johnston, RI**



the path will continue along the river or George Waterman Road (RI-128). RIDOT has published a map entitled "A Guide to Cycling in the Ocean State" wherein roadways that are suitable for cycling are identified. In Johnston, the roadways so designated are: Atwood Avenue, Central Avenue, George Waterman Road, Greenville Avenue, Bishop Hill Road, Peck Hill Road, Pine Hill Road, Plainfield Pike, Simmonsville Avenue, and Winsor Avenue. The Town has expressed concern to RIDOT regarding the safety of bicycle operation on several portions of these roads.

In addition, it is recommended that all future highway improvement projects be designed as suitable for bicycle use. These bicycle improvements could range from a separate, signed bicycle travel lane, a shared travel lane/shoulder, or the increased width of shoulders to accommodate bike travel.

### **Mass Transit**

**Airports:** There are no state or private airports within the Town. Green State Airport in Warwick is located 8 miles southeast of Johnston. North Central State Airport is located approximately 7 miles northeast, in the Town of Smithfield, Rhode Island straddling the townline between Smithfield and Lincoln.

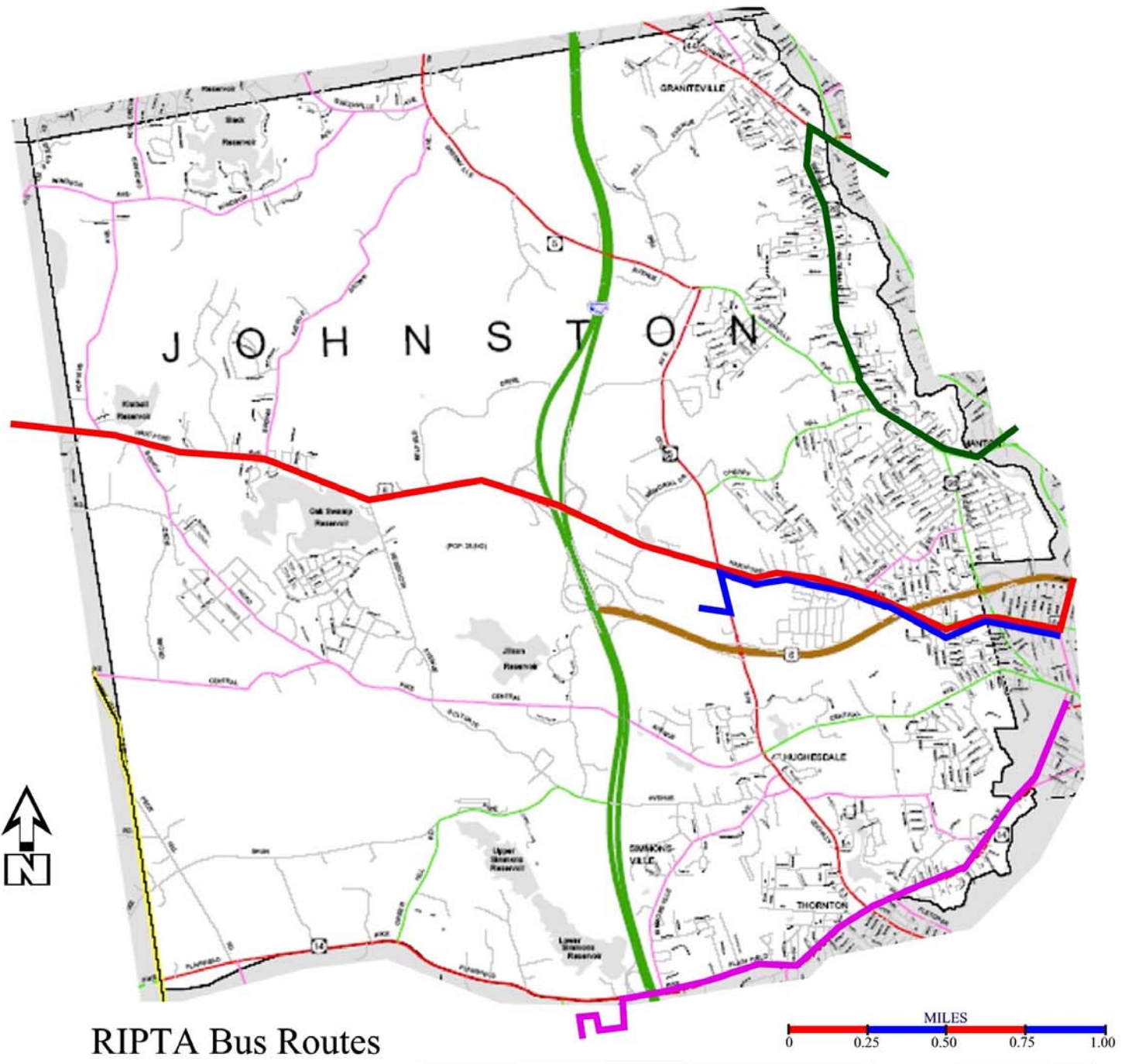
**Rails:** There are no rail lines through the Town of Johnston. Amtrak has their main station in Providence, serving points north to Boston and south to Washington, D.C. via Penn Station in New York City. The commuter-rail system has morning and evening service to South Station in Boston from Providence. An old railbed right-of-way follows the Woonasquatucket River from the Providence Cityline to the Smithfield Townline. A regional bike path has been designed for this railbed vicinity and is under construction; the bike path route follows much of this former rail R-O-W.

**Bus Lines:** The Rhode Island Public Transit Authority (RIPTA) has four transit lines providing service between downtown Providence and various destinations in Johnston.

- RIPTA Route #10. This bus route provides commuter oriented service through Johnston along Hartford Avenue (US 6A) to and from downtown Providence.
- RIPTA Route #19. This bus route provides service throughout the day along Hartford Avenue (US 6A) between downtown Providence and the Cranston Industrial Park along Plainfield Pike (RI-14) and to the Atwood Medical Center complex along Atwood Avenue (RI-5).
- RIPTA Route #27. This bus route provides service throughout the day along George Waterman Road (RI-128) between Centerdale in North Providence and downtown Providence.
- RIPTA Route #28. This bus route provides service throughout the day along Hartford Avenue (US 6A) between downtown Providence and the Stop and Shop Plaza on Atwood Avenue (RI-5).

These bus routes are depicted on the following Figure 9-4, "RIPTA Transit Routes".





RIPTA Bus Routes

- Route #10 No.Scituate-Foster ( from Downtown Providence)
- Route #19 Plainfield / Westminster (from Downtown Providence)
- Route #27 Providence / Manton (to Downtoen Providence )
- Route #28 Providence / Hartford (to Downtown Providence)

- | Urban Areas |                                       | Rural Areas |                            |
|-------------|---------------------------------------|-------------|----------------------------|
|             | Urban Boundary                        |             | Principal Arterial - Rural |
|             | Interstate                            |             | Minor Arterial - Rural     |
|             | Interstate (Proposed)                 |             | Major Collector - Rural    |
|             | Local Non Classified Roads **         |             | Minor Collector - Rural ** |
|             | Freeway/Expressway - Urban            |             |                            |
|             | Freeway/Expressway - Urban (Proposed) |             |                            |
|             | Principal Arterial - Urban            |             |                            |
|             | Minor Arterial - Urban                |             |                            |
|             | Collector - Urban                     |             |                            |

\*\* Roads not eligible for Federal Aid  
 1. 13% of non-rural Surface Transportation Program funds are available for use on eligible Minor Collector roads with MPO and SEOT approval.

Figure 9-4. RI Public Transit Authority (RIPTA) Bus Routes  
 Johnston, RI



**Mass Transit Goals:** RIPTA has implemented its Transit 2000 program. This program is designed to update RIPTA facilities and route systems to meet changing transportation needs. As an element of this program, service has been extended on Hartford Avenue and George Waterman Road (RIPTA Routes #27 and #28). RIPTA will also work with the Town concerning large commercial developments\* to insure that such sites have allowance for effective and efficient transit service and other alternative forms of transportation.

### **Scenic Highways**

In order to preserve the rural character of the State's roadways, the Scenic Highway Board (SHB) was formed. If nominated and approved as a scenic highway, the roadway in question would have protective restrictions including, but not limited to, zoning, access, type/width of highway, signage, maintenance of roadside fences and stone walls, and landscaping. The roadway would still be subject to state and federal safety standards, but by ordinance, every effort would be made to protect and preserve the natural and cultural resources associated with the road.

To date, no Johnston roadways have been recommended for this classification. There are, however, several scenic areas designated in the Town that might be used as the starting point for the designation of several scenic highway areas. Figure 6-8 in the Natural and Cultural Resources chapter (Chapter 6) provides a depiction of these scenic areas.

### **Pedestrian Circulation**

Although there is no Central Business District within the Town of Johnston, there are village centers throughout the Town where pedestrian circulation and rights must be protected, as well as especially those areas adjacent to schools, commercial areas, industrial sites and parks, recreation areas, and the Town Hall. Some sidewalks and crosswalks exist in the commercial development areas along US 6A (Hartford Avenue), RI-5 (Atwood Avenue), RI-14 (Plainfield Street-Pike), and RI-128 (George Waterman Road, Greenville Avenue, and Killingly Street) in order to service the adjacent residential neighborhoods.

Safe pedestrian access must be a priority for all highway improvement projects and commercial development areas. Pedestrian related improvements should include handicapped accessible sidewalks, crosswalks, and a pedestrian phase at signalized

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\* over 100,000 square feet, Gross Floor Area

\* over 100,000 square feet, Gross Floor Area



intersections. All new developments shall continue to require sidewalks on at least one side of the street if not both sides. Sidewalks on both sides of the street should be required in all densely populated areas as well as in all commercial, business, and industrial sites, whether or not the circulation is by public street or a private internal system. The Town should also enforce the provisions in the Land Development Regulations requiring the construction of pedestrian ways between streets every 800 feet where streets are longer than the maximum street length with no cross street. These pedestrian ways serve as pedestrian access within a development as well as locations where utility lines can be installed when streets do not connect and/or end in a cul-de-sac on a dead-end street. These connections permit the extension of utilities and looping of these same systems for efficiency and better functioning while also providing access, safe walkways, and recreational opportunities.

## **SYSTEM EVALUATION – FUTURE PROJECTS**

The previous sections regarding traffic volume and capacity, accident data, and overall roadway inventory discussed the need for safety improvements along many of the major roadways and intersections within the Town. RIDOT has planned improvements to many of the Town's major roadways with projects ranging from complete reconstruction to roadway upgrade, often referred to as "Restoration, Rehabilitation, and Resurfacing" (RRR) projects. In addition, through the State Traffic Commission, many intersections continue to be upgraded for vehicular, bicycle, handicapped accessibility, and pedestrian safety.

The RIDOT projects described above are funded by a state and federal share in total cost. The state/federal share proportions are dependent upon the type of highway and overall public usage. Interstate highways, for instance, are funded primarily with Federal funds with a relatively small State contribution. Principal arterial roads may receive 80 or 85 percent of the total project cost from Federal funds, while minor arterial roads may receive 75 percent in Federal dollars. Bicycle path projects, if approved as a mode of transportation by the Federal Highway Administration (FHWA) and depending on their design, may receive up to 100 percent of the total cost funding from the federal government.

Every two years, the State of Rhode Island develops a prioritized list of highway improvement projects known as the Rhode Island Transportation Improvement Program (TIP). Proposed highway improvement projects must be on this list in order to receive federal funding; the TIP also prioritizes and ranks each project.

The Town of Johnston consistently has projects included on the TIP. Figure 9-5 depicts the projects on the 2006 TIP. The information following this map describe these future highway improvement projects.

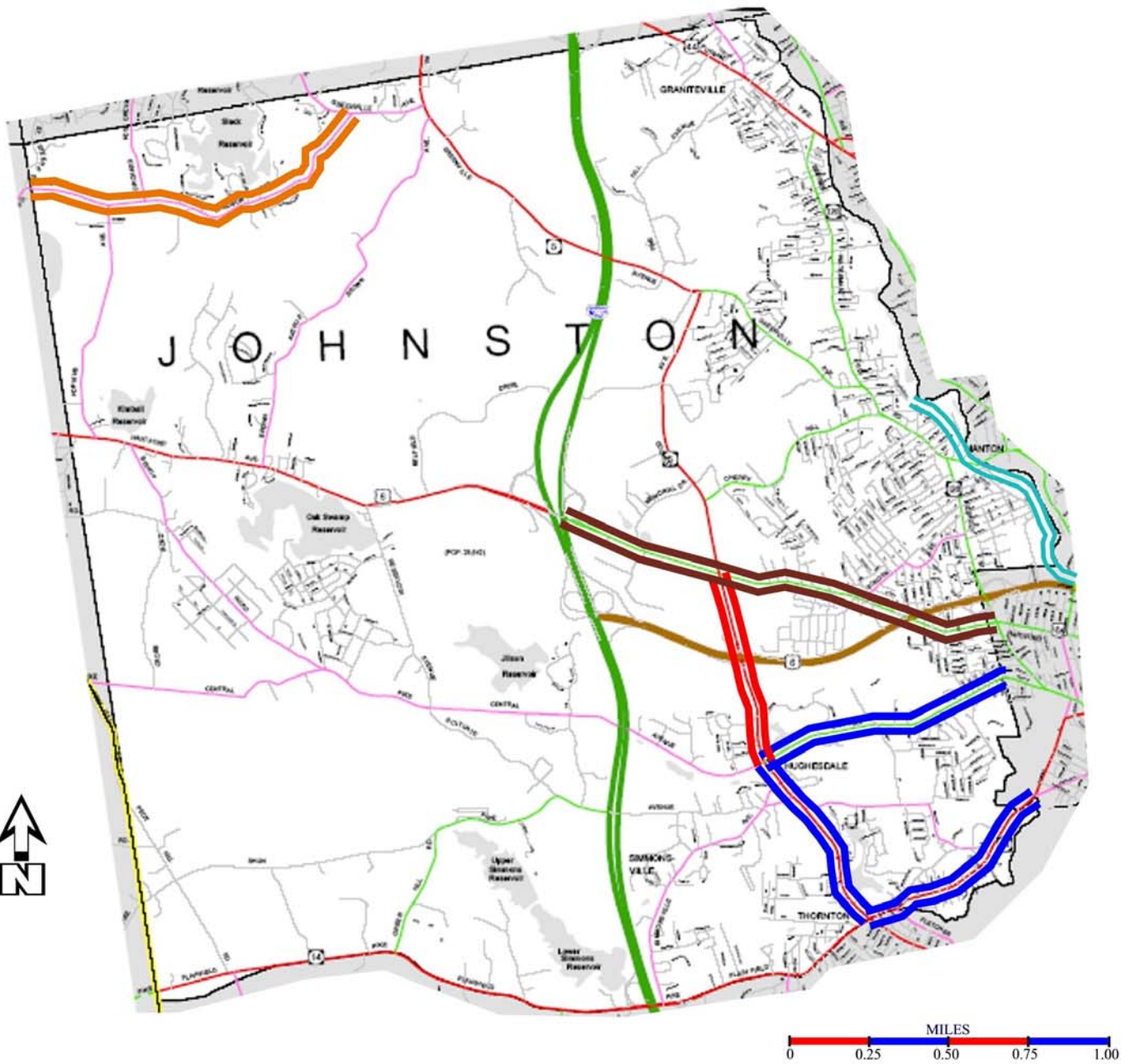


Figure 9-5. TIP - Transportation Improvement Program Projects  
Johnston, RI





### **RI-5: Atwood Avenue**

The proposed reconstruction of Atwood Avenue from Hartford Avenue to Simmonsville Avenue is identified for study and development.

### **US 6A: Hartford Avenue**

This project is in the final design stage prior to construction and involves the reconstruction of Hartford Avenue (Route 6A) from Intersection I-295 east, up to and including the intersection of Killingly Street at the Providence-Johnston lines. This work will include improvements to geometry, drainage, intersection alignment and signalization, sidewalks, access control, and overall safety measures.

### **Atwood Avenue**

The proposed reconstruction of Atwood Avenue from Central Avenue to Plainfield Street is identified for the construction stage of the Pavement Management Program. Work will include improvements to pavement, sidewalks, drainage, geometry, and overall safety and operation of the roadway.

### **Central Avenue**

The proposed reconstruction of Central Avenue from Atwood Avenue to the Providence city-line is identified for the construction stage of the Pavement Management Program. Work will include improvements to pavement, sidewalks, drainage, geometry, and overall safety and operation of the roadway.

### **Plainfield Street**

The proposed reconstruction of Plainfield Street from Atwood Avenue to the Providence city-line is identified for the construction stage of the Pavement Management Program. Work will include improvements to pavement, sidewalks, drainage, geometry, and overall safety and operation of the roadway.

### **Winsor Avenue**

This involves the evaluation phase of the Pavement Management Program for this Minor Rural Collector from Greenville Avenue to the Scituate townline. Horizontal and vertical geometry will be surveyed and drainage improvements, curbing, and repavement are being evaluated.





## **Other Projects**

### **Roads**

There are several other Town roadways which deserve special attention that are presently either not included in the present TIP or not listed on the federal aid highway system (no functional classification). The Town has determined that these roadways will require some form of improvements in the near future in order to maintain good traffic circulation.

**Hopkins Avenue:** This roadway runs between Hartford Avenue (US 6) and Winsor Avenue and is classified as an urban collector. This roadway would be a good candidate for the pavement management program. If Hopkins Avenue were included on the TIP, construction would not be anticipated for at least 5 years.

Short-term and long-term measures have recently been implemented in the Town by Rhode Island Resource Recovery (RIRRC) in coordination with RIDOT and to resolve any truck traffic problem on Scituate Avenue. A new access route and I-295 Off-ramp were constructed to facilitate traffic with a destination of RIRRC and its proposed new commerce park off Scituate Avenue – Shun Pike. Since it is a reconstruction of a Minor Rural Collector on the Functional Classification System, this new access road will be eligible for federal funding.

Recent development of several major projects in the Atwood Avenue (Stonehill Marketplace) and Hartford Avenue (The Groves – 300 unit residential development) vicinities will soon warrant an intensive study of the circulation in these areas and whether traffic improvements such as pavement widening, extra lanes, sidewalk improvements, drainage improvements, and utility upgrades are needed. Due to the existing built-up in these areas, transportation upgrades must be carefully studied and evaluated to ensure that the most efficient and effective measures possible are undertaken.

### **Other Roadways**

In order to plan for future improvements on Town owned/maintained facilities, it is recommended that a traffic-counting program be initiated on the following roadways: Winsor Road, Brown Avenue, Morgan Avenue, Simmonsville Avenue, Scituate Avenue, and Shun Pike. Traffic count requests should be forwarded to the RIDOT Planning Division for review and analysis.

### **Other Projects**

It is clear from other discussions in this element that “Circulation” refers to far more than simply constructing road improvements or working with RIPTA to coordinate bus routes. Pedestrian and bicycle movement must be safe and free of obstacles. This has



the added benefit of encouraging recreation, which results in a healthier population, and providing better access to nearby businesses, which effects a more productive economy.

## **CIRCULATION ISSUES**

Overall, the Town seeks to ensure a balanced, safe, and efficient transportation network within the Town of Johnston to serve the specific needs of the residential, commercial, and industrial components, based on the recognition of Interstate, intrastate local and neighborhood highway needs. Some of the issues needing to be addressed are as follows:

- Provide a well-articulated street system.
- Provide safe and coordinated bicycle and pedestrian (non-vehicular) routes.
- Institutionalize a means of frequently and thoroughly collecting traffic data and analyses.
- Promote the use of public transportation.
- Provide routes that are capable of supporting the traffic and vehicles they are intended to serve.



Town of Johnston, Rhode Island

# Comprehensive Community Plan

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## CHAPTER 10

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## IMPLEMENTATION PLAN

### Element #9



Town of Johnston  
Rhode Island

# Comprehensive Community Plan

## Chapter 10

### Implementation Plan

#### Element #9

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## Implementation Plan Element #9

The Implementation Plan identifies the public actions necessary to achieve the objectives and standards of each element of the Comprehensive Community Plan that require the adoption or amendment of regulations and ordinances by the governing body of the municipality and/or undertake some form of strategy or action to accomplish the goals and policies of the community.

Each element of this Comprehensive Plan includes a series of goals and recommendations intended to respond to the issues identified during the planning process. The goals and corresponding policies were presented in Chapter 2 of this Plan. The recommendations in this chapter represent the collective input of the Comprehensive Plan Advisory committee, the Planning Board, local planning staff, and the Town's planning consultant.

The implementation of the recommendations is the manner by which this Plan will impact the future of the Town of Johnston. The Implementation Plan summarizes the actions necessary to accomplish the Town's goals and policies and presents a strategy to achieve them. The implementation plan includes the following:

- Assigns responsibility and stewardship within local government for each action;
- Sets a general schedule for accomplishing each action; and,
- Suggests legislative and regulatory actions, new committees, new positions within Town administration, new or improved public services, and capital improvements.

The following strategies in matrix format present the suggested Implementation Plan for the Johnston Comprehensive Plan. The key to the matrix is as follows:

To locate the action statement within an individual element, use the following key:

### **Action**

For example, Land Use Chapter 3, Action 1 would be listed as LU-1 on the reference line.

### **Responsibility**

The agency, individual, board or commission responsible for implementing the action.

### **Stewardship**

The agency, individual, board or commission to whom the responsible party reports on the status of implementation.



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#### **Timing**

- Priority - Recommended to occur within 1 - 2 years of Plan adoption;
- Intermediate - Recommended to occur within 3 - 5 years of Plan adoption;
- Long Term - Recommended to occur within 6 - 20 years of Plan adoption;
- Ongoing - Currently underway and recommended to continue.

#### **Cost**

Estimate of project or capital cost

TBD = To Be Determined - cost likely associated with the action, must be determined at time of implementation

\$ ##,### = projected cost of action

NA = cost not likely to be associated with the action.





## Implementation – Action Program

### Element #2 – Land Use

The Future Land Use Map, Figure 10-1, shows very generally where the Town believes certain types of development should be concentrated. These general types of development are classified as follows:

#### Residential Development

- Very High Density Residential Land Use – Residential Lot Density range of less than 7,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 7,000 square feet or less. Consider incorporating, at a minimum, the following zoning districts: R-Multi (Multi-family, 7,000 Square Feet minimum) and R-Comprehensive Permit (Multi-Family, 20 units maximum/acre)
- High Density Residential Land Use – Residential Lot Density range of 7,000 square feet or more and less than 14,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 14,000 square feet or less. Consider incorporating, at a minimum, the following zoning districts: R-7 Zone (Single family or Two-family, 7,000 Square Feet minimum); R-10 Zone (Single family or Two-family, 10,000 Square Feet minimum).
- Medium Density Residential Land Use - Residential Lot Density range of 14,000 square feet to 35,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 14,000 square feet to 35,000 square feet. Consider incorporating, at a minimum, the following zoning districts: R-15 Zone (Single family, 15,000 Square Feet minimum); R-20 Zone (Single family, 20,000 Square Feet minimum); R-30 Zone (Single family, 30,000 Square Feet minimum).
- Low Density Residential Land Use - Residential Lot Density range of 35,000 square feet up to but not including 80,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 35,000 square feet or more. Consider incorporating, at a minimum, the following zoning districts: R-40 Zone (Single family, 40,000 Square Feet minimum); R-65 Zone (Single family, 65,000 Square Feet minimum).
- Very Low Density Residential Land Use - Residential Lot Density range of 80,000 square feet or more. . Delineate one or more residential zoning districts designations for a minimum lot size of 80,000 square feet or more. Consider incorporating, at a minimum, the following zoning districts: R-80W, “Watershed Protection Zone” (Single family, 80,000 Square Feet minimum); R-80S, “Environmental Sensitive Zone” (Single family, 80,000 Square Feet minimum).



- Planned Development Residential/Business Land Use – Single Family and/or multi-family uses which may combine various residential development uses plus business and/or commercial uses into a single planned residential development (PD) proposal with varying proportions which shall be classified as a major land development project, whether or not the property shall be subdivided. Designation of this any of the categories of this land use requires that all properties in the development proposal be contiguous, otherwise the project shall be reviewed as separate land development proposals. PD's shall be reviewed as a major land development project by the Planning Board which may or may not require additional approvals from the Zoning Board of Review should special use permits be required as an integral element of the land development project's approval. Consider requiring that connection to public sewer and water be required for the approval of a PD zone and project proposal and that this zone continue to be categorized as a "Floating Zone" in the Zoning Ordinance whereby permission for the siting of a PD shall require approval by the Town Council as an Amendment to the Zoning Ordinance.
- Mixed Residential/Business Land Use - Single Family and/or multi-family uses which may combine various residential development uses plus business and/or commercial uses in areas specifically designated for mixed residential/business land use. This zone to be used primarily in those areas already represented by a mixed use zone such as Graniteville in vicinity of Putnam Pike and George Waterman Road, Manton in vicinity of Killingly Street, Hartford Avenue, and Greenville Avenue, Thornton in vicinity of Plainfield Street and Atwood Avenue.

#### Business Development

- Neighborhood Business Land Use - areas where businesses are generally smaller, perhaps 3,000 to 5,000 square feet of gross floor area (GFA). The use is oriented toward pedestrian access and generally includes personal and small retail services, professional and medical services, banking, offices, and eat-in restaurants.
- General Business - areas where business developments may exceed 20,000 square feet in GFA and no more than 100,000 square feet in GFA with more than 15 parking spaces, on any site. General business zones target larger retail activities; office, medical, banking, and professional complexes; small shopping centers; auto-oriented activities, car dealerships; as well as more intense services such as gas station/mini-marts and drive-thru fast food restaurants. Adequate development and design standards are critical to their successful presence within the overall community development plan. Such developments are not likely to require significant public utilities, except for significant fire fighting capabilities relating to water pressure and yield. Therefore, provision of public water to these areas is required.
- General Office/Light Industry/Medical Facilities/Employment Centers - areas that include large and small professional offices, such as, medical, insurance, accountant, and the like; large and small medical facilities, including laboratories and ancillary





uses; employment centers which may mix various uses within a single facility with the ancillary uses including daycare for children and eldercare as well as food services, assembly areas, processing uses – and includes such uses as office as a primary and/or ancillary use; light industrial, medical, and the like; educational facilities, private and/or public; as well as, light industrial uses, such as, distribution, assembly, and the like. There is an expectation of fairly high automotive volumes and some mix of automotive vehicles. The use may include some scientific/research uses, but any production/manufacturing will be limited to that which does not include petroleum, hazardous chemicals in great quantities, or noise/fumes evident to those outside the facilities.

- Planned Development Residential/Business Land Use – Single Family and/or multi-family uses which may combine various residential development uses plus business and/or commercial uses into a single planned residential development (PD) proposal with varying proportions which shall be classified as a major land development project, whether or not the property shall be subdivided. Designation of this any of the categories of this land use requires that all properties in the development proposal be contiguous, otherwise the project shall be reviewed as separate land development proposals. PD's shall be reviewed as a major land development project by the Planning Board which may or may not require additional approvals from the Zoning Board of Review should special use permits be required as an integral element of the land development project's approval. Consider requiring that connection to public sewer and water be required for the approval of a PD zone and project proposal and that this zone continue to be categorized as a "Floating Zone" in the Zoning Ordinance whereby permission for the siting of a PD shall require approval by the Town Council as an Amendment to the Zoning Ordinance.
- Mixed Residential/Business Land Use - Single Family and/or multi-family uses which may combine various residential development uses plus business and/or commercial uses in areas specifically designated for mixed residential/business land use. This zone to be used primarily in those areas already represented by a mixed use zone such as Graniteville in vicinity of Putnam Pike and George Waterman Road, Manton in vicinity of Killingly Street, Hartford Avenue, and Greenville Avenue, Thornton in vicinity of Plainfield Street and Atwood Avenue.

#### Industrial Development

- Light Industrial Land Use – areas that *do not include* heavy manufacturing, research and development with production, or production lines, as well as, those uses in which their effect is realized outside the building by virtue of noise or odor, for example, or where petroleum or significant quantities of regulated chemicals are commonly employed or where the activity itself is conducted outside, such as mining or extraction, but not referring to any agriculture or horticulture uses.



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- Heavy Industrial Land Use – areas that include heavy manufacturing, research and development with production, or production lines, as well as, those uses in which their effect is realized outside the building by virtue of noise or odor, for example, or where petroleum or significant quantities of regulated chemicals are commonly employed or where the activity itself is conducted outside, such as mining or extraction, but not referring to any agriculture or horticulture uses.
- General Office/Light Industry/Medical Facilities/Employment Centers - areas that include large and small professional offices, such as, medical, insurance, accountant, and the like; large and small medical facilities, including laboratories and ancillary uses; employment centers which may mix various uses within a single facility with the ancillary uses including daycare for children and eldercare as well as food services, assembly areas, processing uses – and includes such uses as office as a primary and/or ancillary use; light industrial, medical processing and research, and the like; educational facilities, private and/or public; as well as, light industrial uses, such as, distribution, assembly, and the like. There is an expectation of fairly high automotive volumes and some mix of automotive vehicles. The use may include some scientific/research uses, but any production/manufacturing will be limited to that which does not include petroleum, hazardous chemicals in great quantities, or noise/fumes evident to those outside the facilities.

#### Government/Public, Recreational, Semi-Public, Community Development Entities, Charitable Land Uses

- Government and public entity land uses – to include uses by government entities, public entities, semi-public entities, community development entities, and charitable organizations – entities which would be considered “not-for-profit”. Anticipated permitted uses include offices, operations, recreational activities, and other primary and ancillary uses that do not present a nuisance. Special uses for this type of development would be permitted through the regulatory process and include those uses which may present some form of nuisance. Town regulations and ordinances shall identify where these uses may be located and permitted outright and where certain locations of such uses will require special approvals.



## **FUTURE LAND USE PLAN**

### **Proposed Areas for Development**

The Future Land Use Plan, Figure 10-1, was developed utilizing the information assembled from all elements in this Plan as well as an evaluation and overlay of the existing land use (1995), constraints to development maps, locations of public facilities and services, concentrations of development, conservation and preservation of resources, proximity to similar and dissimilar development, and the future land use plan of the State of Rhode Island. Using this methodology, areas identified for future development are located in areas outside of environmentally sensitive or conservation areas. The potential for new residential development is focused to the west of I-295, in areas which are currently zoned for low density residential housing on one-acre (R-40) house lots. However, some notable development may occur in areas east of I-295, such as on some large parcels of “back land”, that is, land that is separated from a roadway by so-called frontage development, that exist along the Atwood Avenue, Hartford Avenue, Plainfield Street/Pike, Greenville Avenue, and Putnam Pike corridors, in particular.

A significant attempt was made to maintain the existing rural character in the western portion of the town. In addition, there are several land use changes proposed for the eastern section of the town relating to commercial and industrial development.

Considerations by the Town would be necessary for extension of water service and public sewers in areas presently without one or both of these utilities. These factors would need to be addressed in any development considerations in the area west of I-295.

In addition, the goals, policies, and strategies proposed by Statewide Planning’s Report Number 109, “Land Use 2025; RHODE ISLAND’S STATE LAND USE POLICIES AND PLAN STATE GUIDE PLAN”, Element 121. Excerpts from this Plan are provided in Appendix B. Johnston’s Comprehensive Plan attempts to address the proposals in the state plan by incorporating the basic premises that promote the Grow Smart principles of encouraging development to occur in the areas of existing growth centers within the community and discouraging development where public services and facilities and other resources are not available or the cost would be prohibitive to provide within the short-term and/or intermediate term. The State Plan delineates the Town of Johnston within the “Urban Services Boundary” limitations. The areas within the boundary are proposed for the greatest amount of population increase and dense residential development. The State Plan also provides that these areas also possess the public services and facilities and community-wide resources to support this type of development.

Public sewers in the Town of Johnston are provided to approximately one-third of the Town in select areas located east of I-295. Public water is available to areas east of I-295 and select areas within a radius of the Central Landfill; public water lines were installed



by RIRRC at their cost as the result of contaminants surrounding the landfill which could taint the private wells of the nearby residential developments. Even with this public water supply, only about one-half of the Town is connected to a public water supply. The State Plan assumes that both public water and public sewer would be available for an intensification of housing density. As a result, the Future Land Use Plan of the Town's Comprehensive Plan has incorporated the policies and recommendations of the State Plan, however, it does not incorporate the proposed mapping of the State's Future Land Use Plan Map at this time due to the prohibitive cost of implementing such a Land Use Plan map with the absence of existing public sewer and water facilities west of I-295 as well as many remaining areas each of I-295.

The Johnston Future Land Use Plan map envisions the Town as a transition community where the area east of I-295 with its greater availability of existing public services and facilities would anticipate the greater density of its population, while the area west of I-295 would continue to remain semi-rural to rural during the duration of this Plan with a proposed land use scenario reflective of the lack of public facilities and a substantial amount of natural resources which due to a lack of development in this area can still be preserved and protected.

This Comprehensive Plan also provides for an investigation of the potential for expansion of services and facilities to the areas west of I-295 as well as to those locations lacking these public resources east of I-295. While the costs for this expansion would be cost prohibitive during the scope of this Plan, the Town can prepare for the future of the community and the overall long-term needs expressed in the State Plan. As a result, the Town's Plan has made its attempt to be consistent as possible with the State's Plan by providing for the eventual consistency between the two land use plans while observing the general overall policies and recommendations of the State's Plan during the short and intermediate terms.

### **Areas Proposed for Economic Development**

The Comprehensive Plan and future Land Use Plan delineates several target areas for Economic Development. Business development efforts have been proposed for concentration in the Hartford Avenue area from the I-295 off-ramps to Reservoir Avenue; Atwood Avenue in the vicinity of Stonehill Marketplace; Hartford Avenue from the Atwood Avenue intersection to the I-295 intersection; and Atwood Avenue in the area between the Hartford Avenue intersection to Cherry Hill Road. Industrial development efforts should be focused on the development of the new industrial-commerce park proposed by RIRRC in the vicinity of the Central Landfill and Shun Pike/Scituate Avenue. New off-ramps were constructed several years ago by the State to provide immediate access to the landfill as well as the new commerce park. According to legislation passed by the General Assembly several years ago, permitted uses in the park may be industrial and/or business uses. A focus on encouraging industrial uses in the



vicinity of Plainfield Pike at Green Hill Road and A Street is also proposed. Such uses should be compatible with and supportive of the existing industrial land uses of the immediate vicinity.

### **Areas Proposed for Residential Development**

In accordance with the State Guide Plans, the Future Land Use Plan map provides from the more intense residential development to occur in the eastern section of the Town where there are existing services in the form of public water and sewer service as well as public transportation. Much of the areas containing the smaller lot sizes were rezoned in the late 1980's to larger minimum lot sizes. When the affordable housing component of the Johnston Comprehensive Plan was adopted by the Town Council in 2005, the proposed housing land use plan changed these inconsistent and non-conforming zoning district designations to permit smaller lot sizes and thereby an increase in the density of these older and more developed areas of the Town. The proposed Land Use Plan as a result reflects a greater use of infill lots in order to provide affordable housing opportunities to the Town's residents. Those areas which do not presently possess public sewer and/or water facilities remain as larger lot sizes in this Plan. Areas designated for larger lot sizes will be better able to conserve the remaining natural resources and rural nature. The area west of I-295 is proposed to remain as a semi-rural to rural transition zone between the populated areas in the Town's easterly region and the very rural area of the Town of Scituate to the west. Due to the prohibitive cost for installing the necessary infrastructure required for higher residential densities, the Town cannot implement the State's vision for an Urban Boundary Area within the Town's west end during the time period of the scope of this Comprehensive Plan.

### **Areas Proposed for Conservation/Recreation**

In order to preserve the open space that exists in the the town for future generations, several areas are proposed for conservation and/or recreation. The first area is located adjacent to Almy Reservoir and could be considered an extension of Woodlake Park. This area is currently undeveloped and zoned R-40 for residential development. Wetlands are present on this property; however, the majority of the land is suitable for recreation purposes.

The second area is proposed for either conservation or recreation and is located on the west side of Brown Avenue, in the vicinity of Snake Den Park. This area is primarily wetlands and swamp and could be preserved for wildlife habitat. This area is currently zoned R-40 and is not considered to be developable.

The third area is proposed for conservation is located on the Scituate/Johnston town-line, off Cross Road. This area contains prime agricultural and wetland soils and could be preserved to protect the scenic quality of western Johnston within the Scituate Reservoir



Watershed area.

A fourth area is adjacent to Brown Avenue and is proposed for passive recreation activities; it contains natural interest, a pond, perennial stream, wildlife, and fauna.

A fifth area is located adjacent to the Town forest off Memorial Avenue. The area is a natural extension of the Town forest property acquired and is near to the headwaters of the Pocasset River.

A sixth area proposed for conservation is off Cherry Hill Road. It contains wetlands, natural vegetation and fauna, wildlife, and agricultural soils. Much of the area has been actively farmed in recent years.

Another area proposed is behind Winsor Hills School off Theresa Street. It contains approximately 50 acres of woodland, freshwater wetlands, hiking trails, and endangered species.

A scenic area off Hopkins Avenue is also proposed. This area has been designated as scenic by the State of Rhode Island and delineated by RIGIS.

A final area near the Johnston – Scituate townlines off Plainfield Pike is also identified for protection and preservation. The area contains prime and important farmlands as well as scenic areas identified by the State and delineated by RIGIS.

### **Comparison to Existing Zoning**

In order to determine areas of the town where the existing land use was not in conformance with the zoning, a proposed future land use plan - zoning compatibility analysis was performed. The following discussion identifies those areas not in compliance. According to the Comprehensive Planning Act, the Town has 18 months from the time this Plan is approved by the State to revise this zoning to bring it into conformance. In addition, any proposed future land use changes may also be incorporated at that time.

The proposed Land Use Plan map and the previously submitted state approved proposed Affordable Housing Land Use Plan map were prepared in accordance with the goals and recommendations of this Plan. The Future Land Use map also took into consideration existing land use patterns and provides recommended changes where needed.

The Town's development pattern has historically exhibited a more densely populated east end and a more rural atmosphere in the west end. In that the State Guide Plan encourages development in the existing build centers of the Town, the Future Land Use map depicts



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this pattern in its recommended land use. Much of the densely populated areas of the Town are presently zoned Residential 15,000 (R-15), 20,000 (R-20), and 40,000 (R-40) square feet minimum lot sizes. Many of the R-15 and R-20 zoned properties are typically located on existing lot sizes that are 7,000 – 15,000 square feet and are non-conforming. This Future Land Use Plan requires that the designated properties be rezoned back to what the lot sizes were when these properties were build; new lots created will be the same size as those properties within the surrounding neighborhoods and most if not all existing properties will be made in conformance with the zoning ordinance. In this rezoning effort, however, the Town must be cautious in the way the new lots are created so that the new lots created will comply with the Affordable Housing Plan and be counted towards the Town's 10% quota. The rezoning of these lots in the east side of the Town represent the greatest challenge and change to the zoning requirements and the 18-month requirement for implementation.

One other major change proposed in this Future Land Use Plan and included in the approved Affordable Housing Plan is the creation of a new zone for Village or Mixed Use Development. Again, this proposal takes advantage of existing land use patterns of mixtures of residential and business uses within a neighborhood. At the present time the Zoning Ordinance does not permit the integration of residential and business uses in a single neighborhood except through the planned development overlay zone. The Mixed Use zone permits this integration and does not segregate different uses. Mixed Use or Village Zone areas are proposed along the Town's major arterial streets. While the proposed zone will require amendments for its creation in the zoning ordinance, the village designation will permit many properties to become conforming.

A last major amendment of the zoning ordinance that the Future Land Use plan proposes is the provision for affordable housing through the designation of target properties eligible for comprehensive permit applications and brownfield property designations which will permit incentives and the creation of affordable housing opportunities through the cleanup and conversion of industrial properties that are located within residential neighborhoods.

For the most part, the economic, business, industrial, and low density residential zoning proposed by this Future Land Use Plan are reflective of the existing zones in which they are located and will not require many zoning amendments for these properties to become in conformance with the Comprehensive Plan. It is only those properties which are already spot zoned and not compatible with the surrounding land uses that will be required to be changed in accordance with this Plan.

On the following five pages are presented the Future Land Use Plan map as well as related maps which specifically targets various elements of the Comprehensive Plan. Figure 10-1A illustrates the Future Land Use Map. Figure 10-1B utilizes the Future Land Use Map with the addition of specifically targeted properties for economic development



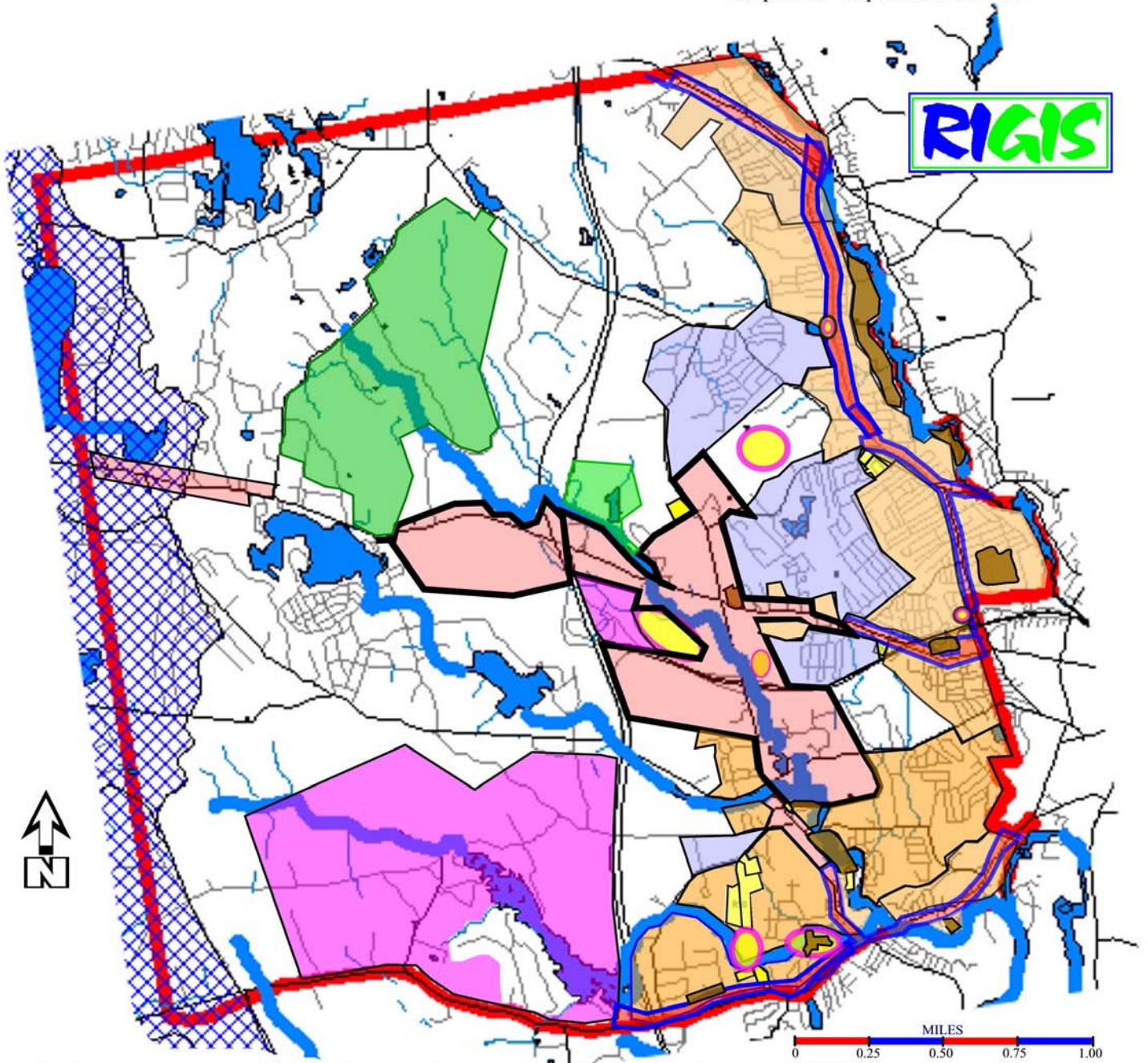
## Johnston, Rhode Island Comprehensive Community Plan

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and open space acquisition. Figure 10-2 provides the proposed Affordable Housing Plan map for specific strategies. Figure 10-3 also provides the proposed Affordable Housing Plan map in addition to specific sites for redevelopment and Brownfield applications. Figure 10-4 provides a depiction of the targeted economic development properties as well as the existing economic development areas of the Town.

After the figures, specific implementation actions for this Land Use Element as well as each element of the Comprehensive Plan are provided.

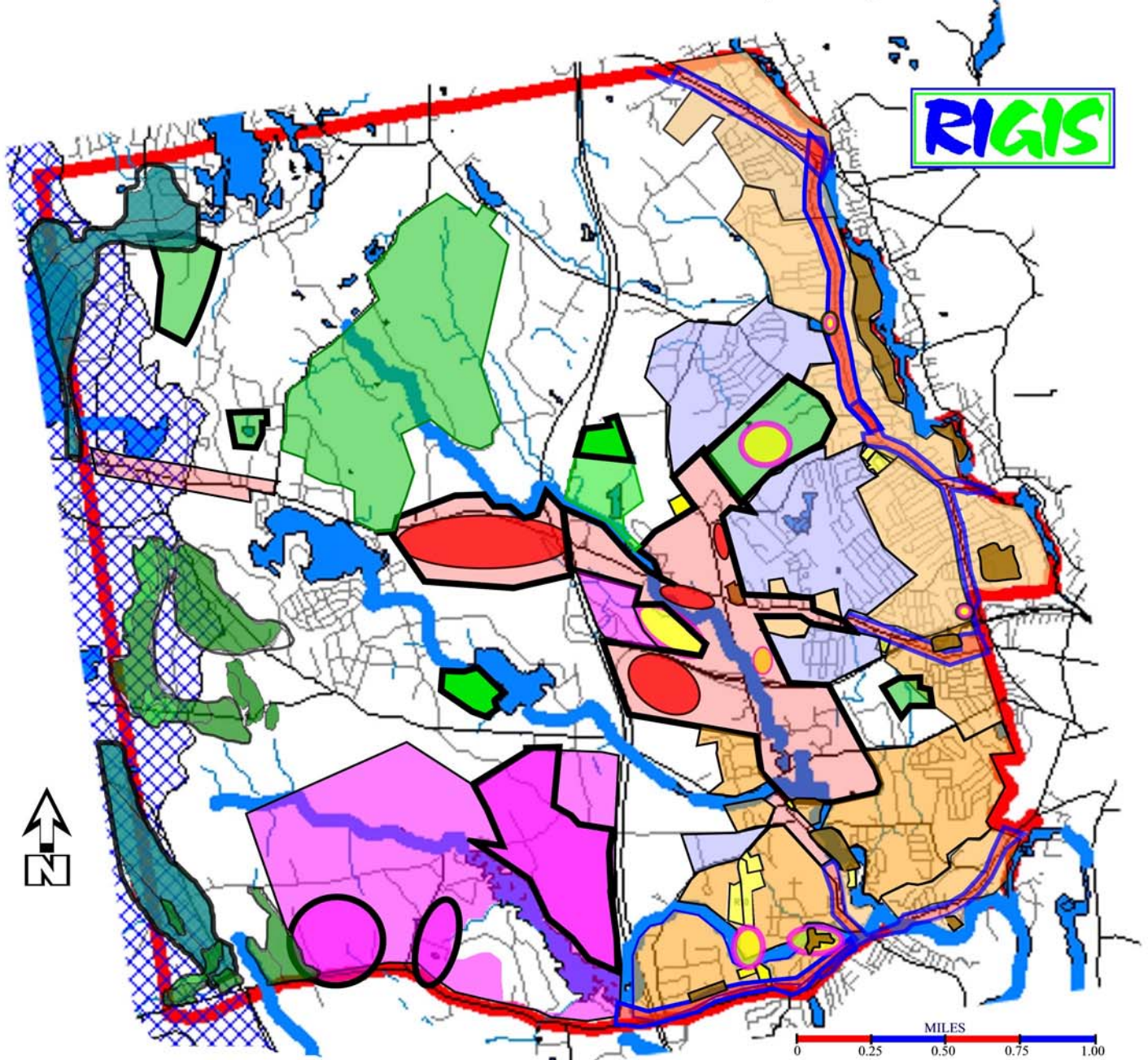




- |  |                                                                                                                            |  |                                                                                                      |
|--|----------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------|
|  | Very High Density - Less than 10,000 sq ft / dwelling unit - public sewer & water                                          |  | Industrial Land Use                                                                                  |
|  | High Density 7,000 sq ft - 12,000 sq ft / dwelling unit - public sewer & water                                             |  | Brownfield Redevelopment Overlay<br>- Industrial Land Use eligible for affordable housing incentives |
|  | Medium Density 12,000 sq ft - 35,000 sq ft / dwelling unit - public sewer & water                                          |  | Business Land Use                                                                                    |
|  | Low Density - 35,000 sq ft - 80,000 sq ft or more / dwelling unit - public sewer or water                                  |  | Mixed Use - Business-Residential Land Use                                                            |
|  | Very Low Density - Drinking Water Reservoir Overlay<br>more than 80,000 sq. ft. / dwelling unit - no public sewer or water |  | Preserved Open Space - existing - Low Density<br>Residential Underlying Use                          |
|  | Affordable Housing Overlay - public sewer, water, & transportation                                                         |  |                                                                                                      |
|  | Ponds and Reservoirs                                                                                                       |  | Streams                                                                                              |
|  |                                                                                                                            |  | Local Roads                                                                                          |
|  |                                                                                                                            |  | Major Highways                                                                                       |

Figure 10-1A. Future Land Use Plan, Johnston, RI

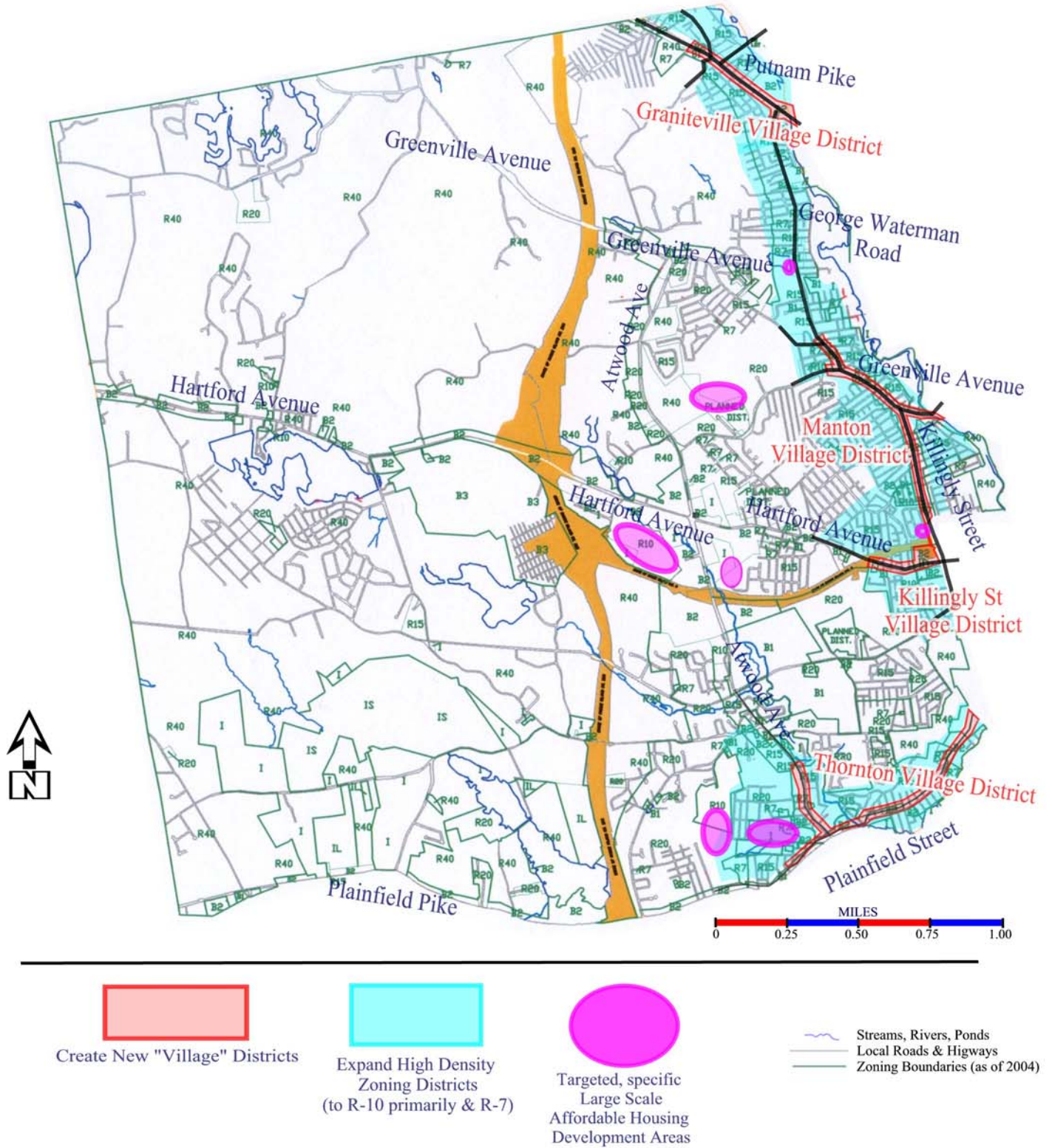




- |  |                                                                                                                            |  |                                                                                                      |
|--|----------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------|
|  | Very High Density - Less than 10,000 sq ft / dwelling unit - public sewer & water                                          |  | Industrial Land Use                                                                                  |
|  | High Density 7,000 sq ft - 12,000 sq ft / dwelling unit - public sewer & water                                             |  | Brownfield Redevelopment Overlay<br>- Industrial Land Use eligible for affordable housing incentives |
|  | Medium Density 12,000 sq ft - 35,000 sq ft / dwelling unit - public sewer & water                                          |  | Business Land Use                                                                                    |
|  | Low Density - 35,000 sq ft - 80,000 sq ft or more / dwelling unit - public sewer or water                                  |  | Mixed Use - Business-Residential Land Use                                                            |
|  | Very Low Density - Drinking Water Reservoir Overlay<br>more than 80,000 sq. ft. / dwelling unit - no public sewer or water |  | Preserved Open Space - existing & proposed<br>- Low Density Residential Underlying Use               |
|  | Affordable Housing Overlay - public sewer, water, & transportation                                                         |  | Ponds and Reservoirs                                                                                 |
|  | Targeted New Development Industrial                                                                                        |  | Streams                                                                                              |
|  | Targeted New Development Business                                                                                          |  | Local Roads                                                                                          |
|  | Targeted Open Space Acquisition                                                                                            |  | Major Highways                                                                                       |

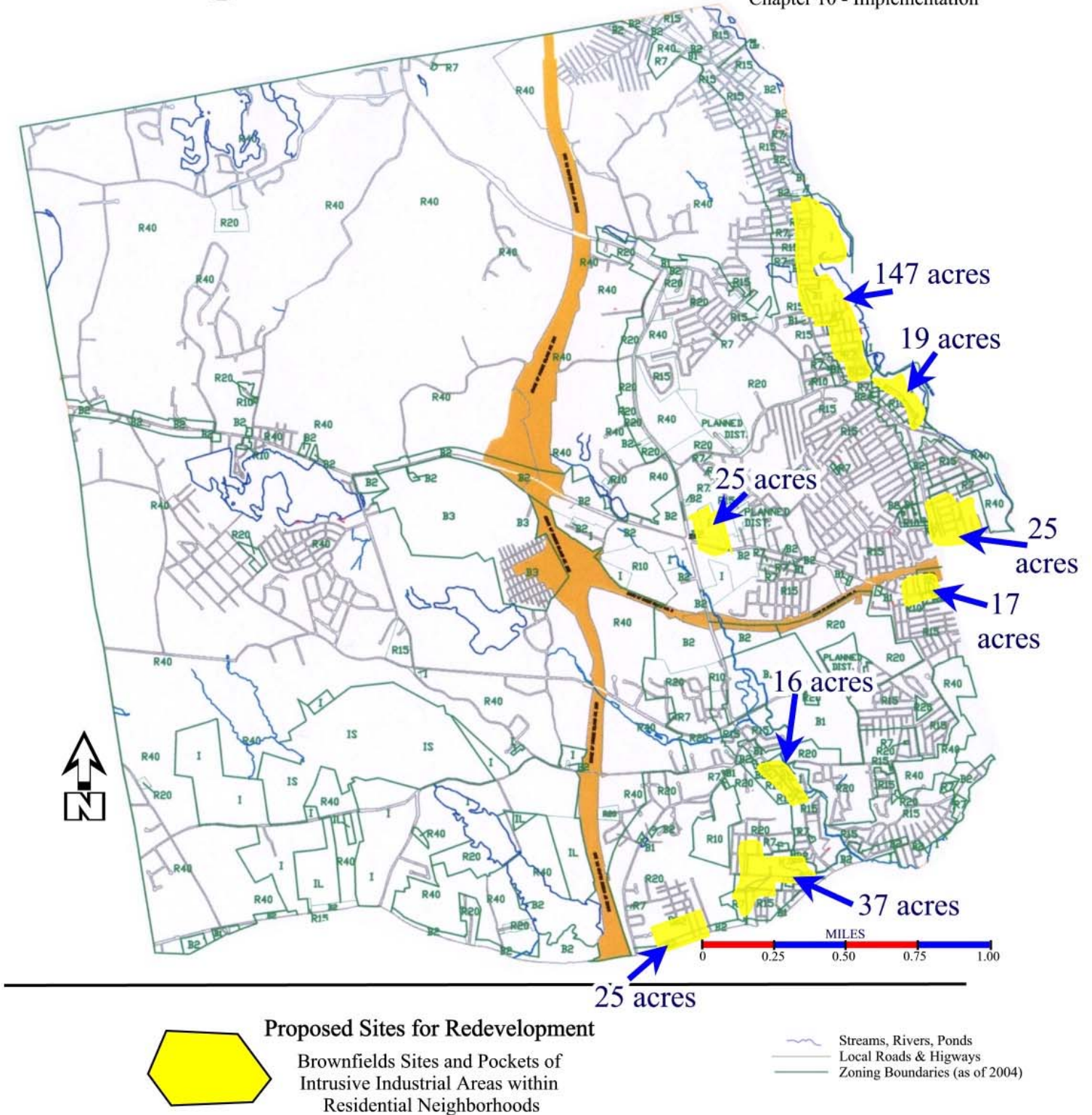
**Figure 10-1B. Future Land Use Plan, Johnston, RI including targeted properties**





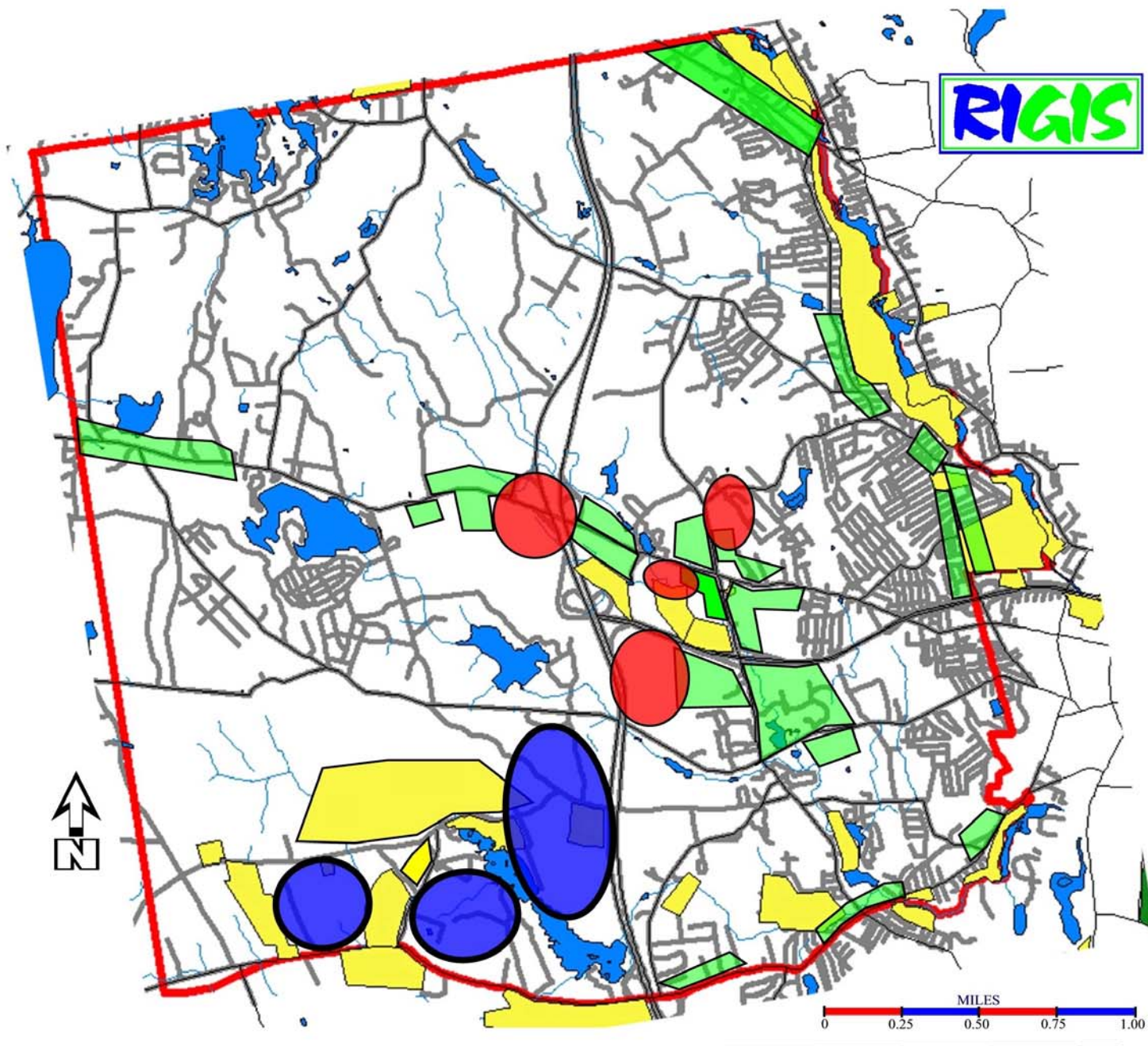
**Figure 10-2. Location of Selected Affordable Housing Actions, Johnston, RI**





**Figure 10-3. Proposed Sites for Housing Redevelopment (including Brownfields Sites) Johnston, RI**













- |                                                                                                                                |                                                                                                                                |                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  Existing Industrial Sites                  |  Proposed Industrial Sites                  |  Ponds and Reservoirs |
|  Existing Business - Commercial Sites/Areas |  Proposed Business - Commercial Sites/Areas |  Streams              |
|                                                                                                                                |                                                                                                                                |  Local Roads          |
|                                                                                                                                |                                                                                                                                |  Major Highways       |

Figure 10-4. Proposed Economic Development Areas



## **LAND USE**

### **Implementation Actions**

- LU-1- Assess, evaluate, and periodically update the Town’s Future Land Use Plan to insure that it balances residential, commercial, industrial, recreational, open space, and environmentally sensitive land uses and provides the community facilities to support this development as well as adequate access and infrastructure.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Intermediate  
Costs: Costs associated with Review
- LU-2 Establish a procedure to ensure that the goals of each element of this Comprehensive Plan are implemented and that any proposed modifications are evaluated for conformity with the Plan.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- LU-3 Review the Zoning Ordinance within 18 months of State approval and revise as necessary to ensure conformance and consistency with the provisions and intent of the this Comprehensive Plan.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process
- LU-4 Review the Zoning Ordinance and Land Development Regulations to ensure that they are written in a straightforward manner utilizing unambiguous language, thereby making the land development procedures and requirements more understandable to the general public and easier to administer.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process
- LU-5 Contact adjacent communities and other Providence County and northern Rhode Island communities during any revisions of this Plan.
- Responsibility: Planning Office  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Negligible



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LU-6 Consider establishing a regional planning group including adjacent communities and other Providence County and northern Rhode Island communities which meets periodically to discuss regional planning issues.

Responsibility: Planning Office  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Negligible

LU-7 Initiate meetings with planning and other government officials in adjacent communities to discuss issues relating to both communities.

Responsibility: Planning Office  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Negligible

LU-8 Review new housing and neighborhood development proposals in terms of their relationships to existing and proposed housing, educational facilities, recreational amenities, shopping areas, transportation resources, pollution control protection facilities, water supply resources, and other public facilities and services; employment opportunities; commercial and community services; adjacent land uses; and, the suitability of the specific site for other land uses, including open space.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Public Notice Requirements

LU-9 Encourage new development to occur in accordance with existing development patterns and densities by revising the zoning map to reflect the density of the underlying neighborhood and denying variances and waivers that intensify the density of the existing land use patterns.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Priority  
Costs: Public Notice Requirements

LU-10 Encourage “in-fill” of existing lots within residential areas.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Priority  
Costs: Public Notice Requirements

LU-11 Revise zoning map to provide for denser housing in existing urbanized areas and areas of good highway access that possess the availability of both public sewer and water within



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1,000 feet to which the housing is required to be connected to.

Responsibility: Planning Board, Town Council

Stewardship: Town Council

Timing: Priority

Costs: Public Notice Requirements

LU-12 Revise zoning map to provide for less dense housing in areas where public services such as public sewer and water are not available or are not proposed to become available.

Responsibility: Planning Board, Town Council

Stewardship: Town Council

Timing: Priority

Costs: Public Notice Requirements

LU-13 Revise zoning map to provide for very low density housing in areas located within the Scituate Reservoir Watershed and where public services such as public sewer and water are not available or are not proposed to become available.

Responsibility: Planning Board, Town Council

Stewardship: Town Council

Timing: Priority

Costs: Public Notice Requirements

LU-14 Identify and map potential “in-fill” lots. Consider prevailing neighborhood conditions and parameters when zoning residential areas and minimize the number of non-conforming residential uses in accordance with actual residential land uses. Consider reducing the size of dimensional setbacks for legally non-conforming residential lots to reduce the number of requests for variances.

Responsibility: Planning Office

Stewardship: Planning Board

Timing: Priority

Costs: Mapping materials associated with research

LU-15 Provide incentives for a diversity of residential development or redevelopment types through such means as development regulation, incentives, taxes, density bonuses, and the like.

Responsibility: Planning Board

Stewardship: Planning Board

Timing: Ongoing

Costs: Costs associated with Review and Public Hearing Process

LU-16 Establish at least five main residential land use categories within the Zoning Ordinance to accommodate multiple residential land use densities and a planned residential development use and sub-categories plus a mixed use as follows:





- Very High Density Land Use – Residential Lot Density range of less than 7,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 7,000 square feet or less. Consider incorporating, at a minimum, the following zoning districts: R-Multi (Multi-family, 7,000 Square Feet minimum) and R-Comprehensive Permit (Multi-Family, 20 units maximum/acre); service from both public sewer and water as well as public transportation.
- High Density Land Use – Residential Lot Density range of 7,000 square feet or more and less than 14,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 14,000 square feet or less. Consider incorporating, at a minimum, the following zoning districts: R-7 Zone (Single family or Two-family, 7,000 Square Feet minimum); R-10 Zone (Single family or Two-family, 10,000 Square Feet minimum); service from both public sewer and water as well as public transportation.
- Medium Density Land Use - Residential Lot Density range of 14,000 square feet to 35,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 14,000 square feet to 35,000 square feet. Consider incorporating, at a minimum, the following zoning districts: R-15 Zone (Single family, 15,000 Square Feet minimum); R-20 Zone (Single family, 20,000 Square Feet minimum); R-30 Zone (Single family, 30,000 Square Feet minimum); service from both public sewer and water.
- Low Density Land Use - Residential Lot Density range of 35,000 square feet up to but not including 80,000 square feet. Delineate one or more residential zoning districts designations for a minimum lot size of 35,000 square feet or more. Consider incorporating, at a minimum, the following zoning districts: R-40 Zone (Single family, 40,000 Square Feet minimum); R-65 Zone (Single family, 65,000 Square Feet minimum); service from both public sewer or water.
- Very Low Density Land Use - Residential Lot Density range of 80,000 square feet or more. Delineate one or more residential zoning districts designations for a minimum lot size of 80,000 square feet or more. Consider incorporating, at a minimum, the following zoning districts: R-80W, “Watershed Protection Zone” (Single family, 80,000 Square Feet minimum); R-80S, “Environmental Sensitive Zone” (Single family, 80,000 Square Feet minimum); no public sewer or water access. Designated properties shall be in the area specifically located within the boundaries of the Scituate Reservoir Watershed, the State’s primary drinking water supplier.
- Planned Development Land Use – Single Family and/or multi-family uses which may combine various residential development uses plus business and/or commercial uses into a single planned residential development (PD) proposal with varying proportions which shall be classified as a major land development project, whether or not the property shall be subdivided. Designation of this any of the categories of this land use requires that all properties in the development proposal be contiguous, otherwise the project shall be reviewed as separate land development proposals. PD’s shall be reviewed as a major land development project by the Planning Board which may or may not require additional



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approvals from the Zoning Board of Review should special use permits be required as an integral element of the land development project's approval. Consider requiring that connection to public sewer and water be required for the approval of a PD zone and project proposal and that this zone continue to be categorized as a "Floating Zone" in the Zoning Ordinance whereby permission for the siting of a PD shall require approval by the Town Council as an Amendment to the Zoning Ordinance; service from both public sewer or water and possibly public transportation.

- Mixed Use - Single Family and/or multi-family uses which may combine various residential development uses plus business and/or commercial uses in areas specifically designated as a mixed use zone. This zone to be used primarily in those areas already represented by a mixed use zone such as Graniteville in vicinity of Putnam Pike and George Waterman Road, Manton in vicinity of Killingly Street, Hartford Avenue, and Greenville Avenue, Thornton in vicinity of Plainfield Street and Atwood Avenue; service from both public sewer or water and public transportation.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-17 Revise zoning map to include an 80,000 square foot or greater minimum lot size in the PWSB watershed and in other specific parts of Town, especially where no sewer or water is planned, west of I-295

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-18 Revise zoning regulations in accordance with the establishment of public utility service areas where water and sewer will be provided; areas outside these areas will require larger lots

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-19 Continue to permit large tracts adjacent to highways (US-6, I-295) to be considered for overlay zoning as a PD zoning designation as long as they possess access and connect to all public utilities, including public sewer and public water, and are compatible with surrounding land uses, existing and proposed.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing



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- Costs: Costs associated with Review and Public Hearing Process
- LU-20 Prioritize utility expansion in areas targeted by the Town for residential and non-residential development.
- Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Intermediate  
Costs: Costs associated with Review (later cost of utility construction)
- LU-21 Prepare a detailed database from the existing inventory of public water and sewer utilities and corresponding mapping no matter who the service provider and convert the information into a comprehensive GIS mapping of these facilities.
- Responsibility: Planning Office, Engineering Department, Public Works, Sewer Department, Water Department, NBC, PWSB  
Stewardship: Planning Board  
Timing: Intermediate  
Costs: Costs associated with Review
- LU-22 Re-examine the recommendations of the Facilities Management Plan and Wastewater Management Plan, develop priorities and strategies for future development that may occur, and determine whether or not the uses and the densities in these areas are sufficiently intense enough to make efficient use if these facilities are extended to these areas; incorporate these determinations into all land use decisions.
- Responsibility: Planning Office, Engineering Department, Public Works, Sewer Department, Water Department, NBC, PWSB  
Stewardship: Planning Board  
Timing: Intermediate  
Costs: Costs associated with Review
- LU-23 Prepare and annually update a formal Capital Improvement Program (CIP) which is adopted by the Town Council and implemented as an element of the fiscal budget.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- LU-24 Adopt regulations and ordinances requiring landowners, builders and developers to address the cumulative impacts of the use, or proposed use, of their properties on the community. Each must pay his/her fair share of the community impact of the proposed use. Such impacts include, but are not limited to, water supply and sewage disposal, groundwater protection, traffic flow, provision of recreation and open space areas, and support of required Town services.



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Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-25 Adopt regulations and ordinances that will minimize any adverse impacts from any proposed use of land. It is especially important that all landowners, contractors, builders, and developers consider the effect of any and all land use development under their jurisdiction on all elements of the community. They will be responsible for explaining their proposals and plans in an appropriate forum provided by the Town.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-26 Consider requiring that significant new subdivisions be phased over a specified time frame to control the rapid influx of new residential construction.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-27 Evaluate the relationship of the rate of commercial growth to the rate of population growth in growth management programs in order to achieve stability of the tax rate and provide necessary public services and facilities, while at the same time avoiding over-development of commercial land uses which may alter the character of the Town.

Responsibility: Planning Board, Planning Office, Finance Department  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review

LU-28 Perform a Build Out Analyses at least every five years to ascertain trends and to determine the success of this Plan's growth management strategies.

Responsibility: Planning Office, Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review

LU-29 Maintain land development requirements requiring the preservation and protection of open space and sensitive natural areas within residential neighborhoods and non-residential developments.

Responsibility: Planning Board  
Stewardship: Planning Board



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Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-30 Protect and preserve the Town’s valuable natural resources, including but not limited to, prime and significant farmland, rare species, critical habitats, unique natural areas, floodplains and floodways, natural buffers, trees and woodlands, groundwater aquifers, public surface drinking water reservoirs, water courses, river corridors, freshwater wetlands, and greenway corridors by requiring developers to provide this information during the development review process

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-31 Continue to require landscape enhancements in the land development review process so as to produce a “visually pleasing environment” and addressing the aesthetic aspects of new development in addition to and in conjunction with the existing built environment and natural landscape.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-32 Continue to require and update current “Design Guidelines” to more actively shape new construction and renovation work

Responsibility: Planning Office, Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-33 Provide incentives for combining open space preservation efforts with new housing construction such as through clustering or planned development.

Responsibility: Planning Office, Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-34 Revise the Zoning Ordinance and Land Development Regulations to permit clustering of residential developments so as to preserve greenspace and open space as well as to minimize infrastructure requirements by modifying existing language in the Zoning Ordinance and complementary sections of the Land Development Regulations to accomplish the following:

Responsibility: Planning Board, Town Council



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Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-35 Revise regulations and zoning ordinance to permit residential clustering in all residential zones with reduced minimum lot sizes and dimensional criteria and adequate set-aside areas to accomplish the general purposes of a cluster development with review to be solely by the Planning Board as a land development and/or subdivision project, as appropriate;

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-36 Simplify and streamline the application process to permit clustering by right in all residential zones as long as certain conditions and criteria are met.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-37 Continue the use of the planned development (PD) zone for mixed-residential/non-residential use development with its regulations for the siting of single family and/or multi-family units on the development site. The review of planned development projects shall continue to include a regulatory approval process involving both the Planning Board and the Town Council.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-38 Continue to provide in the Zoning Ordinance and Land Development Regulations the special considerations for a PD zone that permits denser mixed-residential/non-residential use development in higher density areas with good highway access that possess the availability of both public sewer and water within 1,000 feet to which the housing is required to be connected.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-39 During the development review process, ensure that targeted economic growth areas, such as the B3 zoning district, are served by public utilities and highways



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Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-40 Revise regulations and ordinances to require significant earthen and vegetated buffers between residential and non-residential uses

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-41 Continue to require and update requirements in land development regulations and ordinances to remove land with more than a 15% slope from minimum lot area calculations.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-42 Revise Zoning Ordinance to provide for modifications where the proposal involves infill or redevelopment within the urbanized areas of Town.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-43 Continue to require and update requirements in land development regulations and ordinances to remove constrained land, such as wetlands, flood plain, steep slopes, etc., from minimum lot area calculations and density determinations.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-44 Establish an Economic Development Commission which periodically meets with major businesses in the Town such as the RI Resource Recovery Corporation (Central Landfill), Florida Power and Light (large scale co-generation power plant), Stonehill Marketplace, Atwood Medical Center Complex, and FM Global, so as to set up continuing relationship and recognize the inextricable link between development activity at their facilities and other large sites and the Town's overall economic policies and fiscal health.

Responsibility: Mayor, Town Council  
Stewardship: Town Council



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Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-45 Periodically evaluate the Town's services and facilities provided within an economically feasible context while preserving the natural and cultural resources of the Town, the uniqueness of each neighborhood development pattern, and a non-residential presence that is compatible with the environment and the needs of the community.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-46 Assess, evaluate, and revise land use regulations, design guidelines, environmental protection, site planning, and landscaping regulations at least once every 2 years to ensure that measures are in place for the protection and enhancement of the Town's semi-rural, small-town character and natural resources of the Town.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-47 Adopt regulations and ordinances that discourage future residential growth which contributes to monotonous suburban-style subdivisions and encourages a high quality of design in creation of new neighborhoods. The process of growth must be directed toward the creation of communities and directed away from urban sprawl.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-48 Adopt regulations and ordinances that discourage new construction or expansion of existing commercial uses which contribute to strip highway commercial development patterns along major roads, or which are characterized by suburban-type shopping centers dominated by parking lots.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-49 Adopt regulations and ordinances that discourage the creation of multiple driveways along the frontage of existing public streets in such a way as to create traffic safety hazards and contribute to visual degradation of scenic roadside areas.

Responsibility: Planning Board, Town Council





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Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-50 Permit the conversion of private streets and/or unimproved platted streets to public streets for the purposes of maintenance according to an explicit road acceptance policy as provided in the Land Development Regulations. In particular, lots created outside the subdivision process must be approved by the Planning Board as a Minor Land Development Project in accordance with the Land Development Regulations. Prior to any Town acceptance of such private streets and/or unimproved platted streets the Planning Board shall first be required to review and approve the land development of these streets and lots in conformity with standards contained in the Land Development Regulations.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-51 During the development review process, encourage the preservation and protection of trees in the built environment by supporting policies and principles of good urban and community forestry as referenced in Element 156 of the State Guide Plan, “RI Urban and Community Forest Plan”.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-52 Revise the zoning ordinance and map to support a control of urban sprawl and dispersion by concentrating areas of population density in designated main Town “VILLAGE” areas and/or centers and by providing these areas with public transportation, services, facilities, and housing opportunities. The Town supports infill of development within these designated “Village” areas.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-53 Revise the zoning ordinance and map and Land Development Regulations to require that development and revitalization within older village areas shall be as walk-able communities, with bike paths and transit, and with access to appropriately scaled mixed use commercial and office development.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority



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- Costs: Costs associated with Review and Public Hearing Process
- LU-54 Revise the zoning ordinance and map to create mixed use in village centers, especially in areas which are walk-able from adjacent neighborhoods.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process
- LU-55 Revise Zoning Ordinance and Land Development Regulations to offer incentives for the inclusion of affordable housing units in new residential housing developments, both single family and multi-family, either within the development and/or through the provisions of land dedication to a Housing Land Trust.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process
- LU-56 During the development review process, ensure that solid waste management issues are adequately addressed in existing and new residential and non-residential developments.
- Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- LU-57 Revise Zoning Ordinance and Land Development Regulations to ensure that potentially hazardous land uses are adequately regulated in existing and new non-residential and residential developments.
- Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- LU-58 Evaluate and update requirements and provisions as necessary in the local Land Development Regulations and Zoning Ordinance to provide for construction measures ensuring safe pedestrian and vehicular movement.
- Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- LU-59 Prepare a detailed inventory and corresponding mapping of all properties where bikeways, sidewalks, and pedestrian facilities, and other related amenities are located.



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Responsibility: Planning Office, Public Works Department, Engineering  
Stewardship: Planning Board  
Timing: Priority  
Costs: Costs associated with Review

LU-60 Evaluate the adequacy of the existing locations of bikeways, sidewalks, and pedestrian facilities, and other related amenities. Identify the areas where future development may occur and determine whether or not the densities in this area are sufficiently intense enough to make efficient use if these facilities are installed in these areas.

Responsibility: Planning Office, Public Works Department, Engineering  
Stewardship: Planning Board  
Timing: Priority  
Costs: Costs associated with Review

LU-61 Evaluate current regulations, zoning requirements, ordinances, incentives, and performance controls, and policies to determine if they are meeting the broad range of needs of business owners and employees in order to stimulate the development of a variety of business, office, employment-related, industrial, and commercial facilities in terms of cost, size, location, and services.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Intermediate  
Costs: Costs associated with Review

LU-62 Reserve sites and buildings suitable for economic development, including urban infill and redevelopment areas. Initiate measures through local development ordinances and regulations to inhibit their preemption by or conversion to uses with much less demanding locational requirements.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-63 Establish and periodically update an inventory of industrial, commercial, agriculturally-based, and other business properties which includes parcel ID, ownership, zoning designation, existing land use, site availability, size, location, building and site conditions, characteristics, access, utilities and their availability, surrounding existing and proposed land uses, constraints to development, and related data. The existing electronic and archive tax assessment records shall be used as a basis for the establishment of the inventory.

Responsibility: Planning Office  
Stewardship: Planning Board  
Timing: Ongoing



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- Costs: Costs associated with Review, Data Entry
- LU-64 Review language in local regulations relative to zoning and land use and revise as necessary the text and maps to achieve the economic development goals of this Plan while maintaining compatibility and consistency with other Plan elements.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- LU-65 Develop amendments to the Town Zoning Ordinance to promote compatible development types and rezone property, as appropriate.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- LU-66 Review Performance Criteria in the Zoning Ordinance for industrial, commercial, and office development, including but not limited to, noise, traffic generation, air pollution, sewer and solid waste, hazardous materials, water quality impacts, odors, stormwater management, soil erosion and sedimentation control, site design, landscaping, exterior lighting, and related criteria, and revise regulatory text as necessary and appropriate.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- LU-67 Encourage selective economic development growth initiatives and diversification of those economic activities that will promote employment and business growth opportunities and that are compatible with surrounding land uses.
- Responsibility: Planning Board, Town Council  
Stewardship: Planning Board, Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- LU-68 Maintain relationships and coordination with Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation for the development of the industrial and business uses in the Town.
- Responsibility: Mayor, Planning Office, Planning Board  
Stewardship: Mayor  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process



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LU-69 Coordinate economic development of land in the vicinity of Plainfield Pike (RI-14) and the Central Landfill with the development efforts of the Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation by setting up periodic meetings to discuss status of plans and initiatives.

Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-70 Continue communication with Rhode Island Resource Recovery for the purpose of working with them as a partner in the development of the industrial park proposed in the vicinity of the Central Landfill.

Responsibility: Planning Office, Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-71 Evaluate the potential use of incentives to attract and encourage economic development, including but not limited to, tax incentives, infrastructure improvements, job training, loans, grants, and permitting assistance. If incentives are deemed appropriate, establish a standardized economic incentive program with defined criteria for evaluation.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-72 Review current zoning designations and establish/change Zoning Districts at I-295 intersections to promote appropriate development in accordance with this Plan.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-73 Review current planned development regulations for development in the vicinity of Atwood Avenue, Hartford Avenue, and Plainfield Pike.

Responsibility: Planning Office, Planning Board  
Stewardship: Planning Board  
Timing: Priority  
Costs: Costs associated with Review

LU-74 Guide business, commercial, and industrial development toward the specific areas designated for such development in the Town.



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Responsibility: Planning Board  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Review

LU-75 Revise existing requirements for planned development zones for business, residential, and industrial development that incorporates a continued use of the regulatory approval process involving the Town Council, Planning Board, and the Zoning Board of Review, but streamlines procedures and reduces review times during the approval process.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-76 Modify the uses section of the Zoning Ordinance to permit commercial, business, office, employment, and/or industrial uses by right in some zones and by special use permit in other zones.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-77 Consider allowing selected office uses by right and office building and/or mixed office-employment development by special use permit in all non-residential zones, such as, business, office, and industrial zones, and modify requirements accordingly.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

LU-78 Consider permitting select and limited retail development in business, office, and industrial zones, where the primary use is business, office, and/or industrial, and modify requirements accordingly.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

LU-79 Consider creating explicit performance standards for commercial, business, office, employment, and/or industrial uses to meet in place of existing special use permitting processes, and modify requirements accordingly. Performance standards may address such standards but not be limited to addressing noise, stormwater runoff, soil erosion and sedimentation controls, landscaping, buffers, and other related issues and environmental



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concerns. Standards should be explicit so that all involved are aware of the criteria being utilized for the development review and approval process.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

LU-80 Examine the current development review process for the purpose of streamlining requirements and reducing the length of the review process.

Responsibility: Planning Board, Town Council  
Stewardship: Planning Board, Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-81 Modify the existing planned development overlay zone to be incorporated as a mixed unit development and permit the inclusion of and combination of residential, commercial, business, office, employment, and/or industrial uses as a planned development and incorporate a regulatory approval process involving both the Planning Board and the Zoning Board subsequent to the creation of the overlay zone by the Town Council.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process

LU-82 Update zoning maps and the associated data base annually.

Responsibility: Planning Office, Engineering Department  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Mapping and Data Entry

LU-83 Develop additional information on the potential environmental and fiscal impacts of large scale residential and nonresidential projects for both on and off-site resources and enter into central database.

Responsibility: Planning Office  
Stewardship: Planning Board  
Timing: Ongoing  
Costs: Costs associated with Research and Data Entry

LU-84 Fund the Land Trust's land acquisition program so the Town may acquire the rights and/or fee to properties throughout Town which are substantially upland and more than 10 acres in size, for potential future use for public open space primarily as well as schools and other municipal uses.



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Responsibility: Mayor, Land Trust, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with annual budget allocation, \$ 60,000+

LU-85 Revise ordinances to more clearly identify what uses constitute “home occupations” and ensure that appropriate home occupations continue to be permitted

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

LU-86 Identify other uses that clearly are not home occupations and revise zoning ordinances to identify when and where such uses may be conducted within a dwelling structure.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process





## Implementation – Action Program

### Element #3 – Housing

- H-1 Revise Zoning and Subdivision Regulations to require and/or offer incentives for the inclusion of a limited number of affordable housing units<sup>1</sup> in all new residential, both single family and multi-family, housing developments.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process
- H-2 Increase number of state and federally subsidized housing units from current level of 8% to 10% of the housing units in Johnston.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process  
Construction costs to be borne by for-profit or non-profit developer
- H-3 Revise Zoning and Land Development and Subdivision Review Regulations to provide for mixed-use development in higher density areas and the resulting access to community services.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process
- H-4 Develop services and facilities in a manner that supports housing planned for the various Town neighborhoods.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review, Construction Costs TBD
- H-5 Actively seek federal and state loan and grant funds for construction and support of affordable housing.
- Responsibility: Planning Board, Town Council, Housing Authority  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

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<sup>1</sup> “affordable housing units” is defined as those units assured to remain below market rate.



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- H-6 Continue support of agencies such as the Tri-Town Community Action Committee.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review and Public Hearing Process
- H-7 Support of funding requests for programs such as Low Income Home Energy Assistance, Weatherization, and Emergency Housing Assistance.
- Responsibility: Mayor, Johnston Housing Authority, Planning Board, Town Council  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs negligible
- H-8: Provide incentives for development or redevelopment, such as, regulations, taxes, density bonuses, and the like.
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process
- H-9: Investigate feasibility of converting older, underutilized non-residential structures for housing, including housing for the elderly.
- Responsibility: Planning Office, Planning Board  
Stewardship: Planning Board  
Timing: Priority  
Costs: Costs associated with investigation
- H-10: Select and target buildings suitable for adaptive re-use. Support the effort with appropriate ordinances.
- Responsibility: Planning Office, Planning Board  
Stewardship: Planning Board  
Timing: Priority  
Costs: Costs associated with Review
- H-11: Inventory and evaluate the Town's entire housing stock.
- Responsibility: Planning Office, Building Department  
Stewardship: Planning Board  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process
- H-12: Revise zoning map to provide for denser housing in areas of good highway access, as well as in the areas that are already urbanized.



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Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

H-13: Identify and map potential “in-fill” lots.

Responsibility: Planning Office, Engineering Dept, Assessor’s Office  
Stewardship: Planning Board  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

H-14: Institute a code enforcement program to upgrade any substandard housing

Responsibility: Building Department, Minimum Housing  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with development of program and enforcement measures

H-15: Revise zoning ordinances to promote development of “in-fill” lots with minimal or streamlined permitting.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process



## **Affordable Housing Action Strategies**

AH-1 Promote higher density housing development within the villages, where services and other amenities are existing or planned except where there are other criteria which must be met or concerns that conflict with allowing higher density. Continue to require at least “one acre” minimum lot size per unit (R-40, 40,000 square feet) requirements in outlying areas of the community, where infrastructure, services, and amenities are not available or planned and the preservation of the Town’s more rural/semi-rural character is desired by the community at large to be maintained.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

AH-2 Mill Building Reuse - Support the reuse and rehabilitation of mill buildings for housing use in those locations where access, parking, environmental concerns etc., preclude continued industrial use.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review Process

AH-3 Provide additional and continue current incentives for combining open space preservation efforts with new affordable housing construction, such as through density bonuses.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review Process

AH-4 Create a new VILLAGE Zoning District in the Manton, Killingly Street, Graniteville, and Thornton sections of the Town that would permit mixed use of residential, both single and multi-family, alongside business, office, and retail development, thereby making use of the existing mixed use land use pattern and infill properties. The existing zones in these proposed village areas range in the area of 15,000 square feet for residential properties, single family use only, and 10,000 square feet for business uses, depending how a specific property is zoned. The Town’s present Zoning Ordinance (as amended through 2004) requires a defined separation of residential and business zones and their uses, that is, residential uses are not permitted in the business zones and businesses are not permitted in the residential zones. The new Village Zone would amend the present Zoning Ordinance by permitting a mixture of residential and business uses within a single



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zoning classification, instead of the historic practice incorporating a defined separation of residential and business uses from each other.

- The lot size for residential uses in the newly created Village Zoning District would be changed to 10,000 square feet and the density increased to two units per structure by right with conditions and three units or more by special use permit with conditions. Business lot sizes and setbacks would remain primarily the same.
- Detailed conditions would be established in the Zoning Ordinance for permitted uses as well as the uses allowed by special use permit. Both business and/or residential uses will be permitted within the Village Zone. In addition, business and residential uses may coexist within a single structure. Detailed criteria will be established in the Zoning Ordinance for this zone by the Affordable Housing Task Force.
- Dimensional requirements will require that any new construction and additions/renovations shall be at the same height or less as the surrounding, existing neighborhood uses and shall be designed so as to physically blend with surrounding market price units and neighborhoods in terms of height, property coverage, massing, site design, and architectural treatment. New construction and additions/renovations shall be developed only in those areas where there exists the necessary infrastructure to support the specific type of development proposed and where such siting seeks to preserve the existing natural landscape and does not negatively impact upon the environmental features and resources of the site and surrounding neighborhoods.
- Any site created as the result of this strategy shall have sufficient off-street parking to accommodate the new construction and/or expanded use. Extreme hardship and significant benefit to the neighborhood shall be proven before any variance is given for this type of development. The intent of this strategy is to permit construction only on properties that can meet the requirements of the zoning ordinance without variance.
- At least 33% of the units in each new residential structure when constructed as a two- or more multi-family dwelling shall be affordable for a minimum of 30 years. For example, for 2 family dwelling unit structures, at least one of the dwelling units shall be affordable; for 3 family dwelling unit structures, at least one of the dwelling units shall be affordable, and for 4 family dwelling unit structures, at least two of the dwelling units shall be affordable. A zoning certificate will be issued for the “by right” two family structures which will stipulate the affordability restriction of at least one of the two units created. In addition, a deed restriction relative to the required affordability of at least one of the units for at least the next 30 years will be placed on the property when the building permit is issued.

A condition for issuing a special use permit shall be a deed restriction requiring 33% of the three family or more units be affordable units for at least the next 30 years.



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The owner's unit may be counted as one of the required units if the owner meets the low-moderate income requirements.

Further requirements will be developed to insure the continuance of the affordable dwelling units in each structure. A land lease to insure the continuance of the affordability of the units is being considered as a potential method to insure continued affordability of the units in this strategy.

- Further details will be discussed by the Affordable Housing Task Force to be created and revisions to the Zoning Ordinance and Land Development Regulations proposed to the Town Council by October 1, 2005.
- Affordable Housing in the Village Districts shall be designed to give the residents of such housing as well as their neighbors pride in their homes, integrated with market price units, and so as to appear consistent with the surrounding properties and overall neighborhood.

There are approximately 100 buildable acres in the three areas identified as the Village Zoning District area. This zone would permit approximately 600 dwelling units at full build-out to be constructed over a 15 year period (2005-2020) if density bonuses were incorporated. Of these units, at least 240 of the units would be affordable. The number of dwelling units was determined by analyzing the property size of existing vacant lots and the conservative number of dwelling units that could be constructed thereon given the zone minimum requirements in conjunction with environmental constraints such as steep slopes, wetlands, and access.

**Number of LMI Units created: 240 units (over build-out) for <80% AMI, mix of family rental and ownership, elderly and support housing.**

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

AH-5 Allow and encourage the development or redevelopment of compatible small-scale affordable housing structures within existing neighborhoods. Small scale shall refer to structures with 4 or less units that are located and/or proposed to be located in a zone in which such multi-units are permitted by the Zoning Ordinance by right or by special use permit.

The Town presently permits the re-division of lots that have been merged, officially or technically, by the contiguous lot provision of the Zoning Ordinance for those owners who purchased these properties as two or more lots prior to the change of the Ordinance to a larger lot size zone. The amendments to the Ordinance adopted in 2003 presently



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stipulate that only the original owner of the lot prior to the merger is eligible for this relief. Approximately 75% of the residential dwelling units in the Town are located in the older neighborhoods east of I-295. Of the 4,000+ units, approximately 3,000 of the dwellings are now located on properties which have been classified as “non-conforming” in size and setbacks. When the comprehensive rezoning of the Town occurred in 1979, many of the lots in these older neighborhoods were rezoned to a lower density zone. Anyone owning two or more contiguous lots which did not meet the new zone’s minimum size were “technically” merged into one lot for zoning and building purposes.

- This strategy in this Plan proposes to offer this “re-division” option to all owners, regardless of when the merger occurred, as long as at least one new lot or 33% of new multiple lots created are designated as “affordable” for at least the next 30 years, meet the neighborhood conditions, and is eligible for a lower zone classification as the result of the Neighborhood Zoning Designation detailed in the contiguous lot provisions of the Zoning Ordinance. For properties where the zoning district permits 2-family and multi-family units, or where multiple lots may be created through re-division, at least 33% of the units in the dwelling structure constructed or converted shall be affordable units for at least the next 30 years. Where only one (1) new lot is created, that lot shall be designated as an “affordable unit” for at least the next 30 years. For each petition for this provision, a buildable lot determination shall be required and the applicant shall be required to follow the procedures from that determination, as applicable, whether it be the Zoning Board of Review, Planning Board, or some other regulating authority. A zoning certificate will be issued for the residential structures which will stipulate the affordability restriction of 100% for a single new lot created and at least 33% of the units when multiple lots and/or multi-units are created. Likewise, when only one (1) new lot is created, the lot must meet the affordability restrictions outlined in the strategy. In addition, a deed restriction relative to the required affordability of affordable units created for at least the next 30 years will be placed on the property when the building permit is issued.
- Affordable Housing created as a result of this strategy shall be designed to give the residents of such housing as well as their neighbors pride in their homes, integrated with market price units, and so as to appear consistent with the surrounding properties and overall neighborhood.
- Dimensional requirements will require that new construction and additions/renovations resulting from this strategy shall be at the same height or less as the surrounding, existing neighborhood uses and shall be designed so as to physically blend with surrounding market price units and neighborhoods in terms of height, property coverage, massing, site design, and architectural treatment.
- New construction and additions/renovations shall be developed only in those areas where there exists the necessary infrastructure to support the specific type of development proposed and where such siting seeks to preserve the existing natural



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landscape and does not negatively impact upon the environmental features and resources of the site and surrounding neighborhoods.

- Any site developed as the result of this strategy shall have sufficient off-street parking to accommodate the new construction. Extreme hardship and significant benefit to the neighborhood shall be proven before any variance is given relative to any reduction in parking for this infill development. The intent of this strategy is to permit construction only on properties that can meet the requirements of the zoning ordinance without variance.

Approximately 350 dwelling units could be created by this strategy. The number of dwelling units was determined by analyzing the property size of existing oversized lots and the conservative number of dwelling units that could be created by redivision and construction thereon given the zone minimum requirements in conjunction with frontage requirements as well as environmental constraints such as steep slopes, wetlands, and access.

**Number of LMI Units created: 200 units over build-out for <80% AMI, family rental and ownership, elderly and support housing**

**75 units for <50% AMI, family rental and ownership, elderly and support housing**

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

AH-6 Promote infill development by providing a zoning density bonus to allow scattered site two-family and multi-family dwellings in zones where they are permitted by the Zoning Ordinance by right (R-7 and R-10) and where there are covenants which will maintain 33% of the units as affordable for at least the next 30 years, provided that the underlying zone's regulatory requirements as well as environmental and other design standards are met. Conditions for this provision shall be established in the Zoning Ordinance whereby very specific criteria shall be met before this type of proposal can be approved. At the present time, the existing Zoning Ordinance provisions and corresponding Zoning Map provide for only 1.09% of the overall zoned properties as a multi-family designation, that is, zones R-7 or R-10. The following Strategy 1-H proposes the expansion of these zones into the surrounding area, thereby resulting in a greater percentage than the present 1.09% presently zoned as R-7 or R-10. Changes to the Zoning Ordinance proposed by this Strategy shall also establish whether or not this provision is permitted outright or by special use permit in the R-7 and R-10 zoning districts when density bonuses are awarded. Any site created as the result of this strategy shall have sufficient off-street parking to accommodate the new construction or expansion. Extreme hardship and significant benefit to the neighborhood shall be proven before any variance is given for





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this infill development. The intent of this strategy is to permit this infill construction only on properties that can meet the requirements of the zoning ordinance without variance.

Dimensional requirements will require that any new construction and additions/renovations resulting from this strategy shall be at the same height or less as the surrounding, existing neighborhood uses and shall be designed so as to physically blend with surrounding market price units and neighborhoods in terms of height, property coverage, clustering, site design, and architectural treatment. New construction and additions/renovations shall be developed only in those areas where there exists the necessary infrastructure to support the specific type of development proposed and where such siting seeks to preserve the existing natural landscape and does not negatively impact upon the environmental features and resources of the site and surrounding neighborhoods.

Affordable Housing created as a result of this strategy shall be designed to give the residents of such housing as well as their neighbors pride in their homes, integrated with market price units, and so as to appear consistent with the surrounding properties and overall neighborhood.

Approximately 450 dwelling units could be created by this strategy. The number of dwelling units was determined by analyzing the property size of existing vacant lots and the conservative number of dwelling units that could be constructed thereon given the zone minimum requirements in conjunction with environmental constraints such as steep slopes, wetlands, and access.

Number of LMI Units created:           **50 units for <80% AMI, family rental and ownership and support housing**  
**130 units for <50% AMI, family rental and ownership and support housing**

Responsibility:           Planning Board, Town Council  
Stewardship:           Town Council  
Timing:                   Priority  
Costs:                    Costs associated with Review and Public Hearing Process

AH-7 Investigate the development of additional subsidized, construction, rehabilitation or rental assistance housing for the elderly or families in locations favorable in terms of environmental constraints.

Responsibility:           Planning Board  
Stewardship:           Town Council  
Timing:                   Priority  
Costs:                    Costs associated with Review

AH-8 Expand range of R-7 and R-10 districts.



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- These high density zones (R-7 and R-10) represent only 1% of the zoned properties in the Town of Johnston. Adjacent to these areas are properties that prior to 1979 were zoned at this higher density but were then changed to 15,000 square feet minimum lot size to 40,000 square feet lot size. Both the R-7 and the R-10 zones permit multi-family dwellings with conditions and Town approval, as applicable. Currently the requirements for residential housing in an R-7 and R-10 Zone are as follows:

R-7	Single Family	minimum 7,000 sf
	Two-Family	minimum 8,500 sf
	Duplex	minimum 12,000 sf
	Multi-family	minimum 2 acres, 10 units/acre, no off-street parking, additional requirements
R-10	Single Family	minimum 10,000 sf
	Two-Family	minimum 12,000 sf
	Duplex	minimum 15,000 sf
	Multi-family	minimum 2 acres, 5 units/acre, no off-street parking, additional requirements

- This strategy would expand these districts to a larger area surrounding the existing high density zoned properties as long as they meet specific criteria to be provided in the Zoning Ordinance. A municipal subsidy will be provided for affordable units which will be required to remain affordable for a least the next 30 years as a condition of this subsidy. A zoning certificate will be issued for the residential structures which will stipulate the affordability restriction of at least 33% of the units created. In addition, a deed restriction relative to the required affordability of at least one of the units for at least the next 30 years will be placed on the property when the building permit is issued.

Approximately 200 acres are proposed for change to this zoning designation. It is projected that 200 new units will be created of which at least 33% will be affordable. The number of dwelling units was determined by analyzing the property size of existing vacant as well as oversized lots and the conservative number of dwelling units that could constructed thereon given the zone minimum requirements in conjunction with frontage requirements as well as environmental constraints such as steep slopes, wetlands, and access.

**Number of LMI Units created: 80 units over build-out for <80% AMI, family rental rental and ownership, elderly and support housing**

Responsibility: Planning Board, Town Council  
 Stewardship: Town Council  
 Timing: Priority  
 Costs: Costs associated with Review and Public Hearing Process

AH-9 Establish or participate in an existing Housing Land Trust.



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A local area Housing Land Trust should be created or the Town should participate in an existing Housing Land Trust for the primary purpose of receiving and managing funds and/or property which have been received by the Town for affordable housing development and preservation. This Trust would serve as the central depository for the receipt, management, and disbursement of funds received from the collection of any monies collected in-lieu-of affordable housing land dedication, unit construction, and the like through inclusionary zoning and other similar regulatory and/or municipal procedures.

The administration of funds will be overseen by the Town's Finance Department and Controller in consultation with the Planning Board. The creation of the Housing Trust, if created, shall be established by Town Council Ordinance.

Responsibility:	Planning Board, Town Council
Stewardship:	Town Council
Timing:	Priority
Costs:	Costs associated with Review and Public Hearing Process

AH-10 Provide density bonus of 25% for redevelopment projects such as Brownfields and intrusive Industrial areas located within and/or adjacent to predominantly residential neighborhoods that include 33% affordable housing yield components and achieve the development of a variety of housing types, including single family, two family, duplexes, accessory apartments, 3 and 4 family structures, congregate housing and other alternatives for persons unable to live with complete independence while at the same time conserving and restoring the natural resources of the site, where applicable.

- A municipal subsidy will be provided for affordable units which will be required to remain affordable for a least the next 30 years as a condition of this subsidy. A zoning certificate will be issued for the residential structures which will stipulate the affordability restriction of at least 33% of the units created. In addition, a deed restriction relative to the required affordability of 33% the new units created (at least one new unit, minimum) for at least the next 30 years will be placed on the property when the building permit is issued.

Approximately 500 dwelling units could be created by this strategy. Approximately 311 acres of land currently meet this criteria. These properties are located adjacent to the Woonasquatucket River (EPA Superfund designation), Simmons Brook, and the Pocasset River. Also represented in this acreage are pockets of industrial uses adjacent to predominantly residential neighborhoods and include uses such as asphalt plants, "open air" junk yards, metals recycling processing operations, and other heavy industrial uses adjacent to the high density residential areas off George Waterman Road, Greenville Avenue, Killingly Street, Hartford Avenue, Mill Street, Plainfield Street, and Atwood Avenue. Refer to the following Map 4 for a depiction of the locations of these areas. Some if not many of these properties would most probably be classified as "Brownfields" given the historic and existing uses of these properties;



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scientific environmental testing would be required for classification and eligibility for cleanup funding as a “Brownfields” project. The need to convert these properties to uses compatible with the surrounding neighborhoods is substantial.

**Number of LMI Units created: 154 units at build-out for <50% AMI, family ownership, family rental and ownership, elderly and support housing.**

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

AH-11 Continue to allow attached accessory family “in-law” apartments by Special Use Permit; these units shall be reviewed annually per the current Johnston Zoning Ordinance to determine if all conditions of approval are still being met – otherwise the units will be required to be vacated. An annual inspection of each of these units shall be conducted by the Building Department with a status report provided to the Town Council by April 1<sup>st</sup> of each year. Specific conditions for this Special Use Permit shall be established in the Zoning Ordinance and a policy for implementation as prepared by the Building Department be approved by the Town Council. Strict adherence shall be held that each unit created remains in conformance with the state’s definition of an accessory unit.

- A municipal subsidy will be provided for affordable units which will be required to remain affordable for a least the next 30 years as a condition of this subsidy. This subsidy may include a CDBG grant, density bonus, tax relief, other municipal subsidy that may be established by the Town, or some combination thereof. A zoning certificate will be issued for the residential structures which will stipulate the affordability restriction of at least 33% of the units created (50/51% if CDBG funding used per HUD requirements). In addition, a deed restriction relative to the required affordability of these designated units for at least the next 30 years will be placed on the property when the building permit is issued. Only those accessory units that meet these criteria will be included in the count towards the Town’s threshold 10% goal.
- Accessory units are required to be approved by the Zoning Board of Review. The Town of Johnston only permits family members to use these units and requires an annual accounting of the use of the granted unit. Each case must initially be presented to the Board and the applicant must submit proof that the resident of the unit is in need of this type of living quarters. As a result, the personal economic hardship and financial circumstances of the potential occupant(s) is one of the determining factors relative to whether or not the accessory use is granted. Consequently, these units are approved for family members who typically meet the LMI requirements because their petition frequently stipulates the person needs to live with their family due to some financial situation or disability. The accessory use ceases to exist upon the death or move of the resident from the premises. A



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comprehensive database of historic zoning data has not been kept, however, relative to the granting of these units in the past. As a result, the reporting requirement has been unenforceable in the past. The implementation of this strategy involves the maintenance of extensive records as well as the enforcement of the required annual reporting of unit usage.

- The number of dwelling units was determined by analyzing available individual zoning files for legal accessory apartments as well as property tax records created during past revaluations which provide a picture of dwellings and the number of dwelling units in the structure when they are located in a single family zone and constructed after the change of the zone to a single family use. A conservative number of accessory dwelling units was projected in accordance with that past compiled history.

**Number of LMI Units created: 50 units over build-out for <80% AMI, elderly and support rental housing**

**110 units for <50% AMI, elderly and support rental housing**

Responsibility: Planning Board, Town Council, Zoning Board of Review

Stewardship: Town Council

Timing: Priority

Costs: Costs associated with Review and Public Hearing Process

AH-12 Target specific Low-Moderate Income Sites in appropriate areas throughout the Town for larger-sized Affordable Housing developments that are sized 10 units or more.

The following properties have been recommended for the location of larger affordable housing developments due to their proximity to the following physical criteria and infrastructure:

- Access to a street that can handle increased volume of traffic
- Public water and public sewer as well as gas service availability and ability to connect to these existing services.
- Adjacent to or in close proximity to a public transportation route
- Near shopping
- Compatible with surrounding neighborhood conditions
- Possess limited to no significant environmental constraints to development
- Possess environmental conditions that are conducive to or will not be negatively impacted by development and/or result in the significant increase in the existing density zoning classification permitted by the property/ies involved.



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Development Projects proposed for most of these targeted properties/property vicinities shall provide 25% of the units as “affordable units for at least the next 30 years”. It is presumed that projects proposed under this strategy will be submitting Comprehensive Permit Applications for these targeted developments. The first project identified in this section, Strategy 2A-1, was determined, however, to be substantially complete pursuant to the 2004 affordable housing legislation and was approved in January 2005 as a comprehensive permit application using the former 20% LMI criterion. These properties will not be rezoned for multi-family development, hence encouraging prospective developers to incorporate the “overlay zone” aspect and subsidy requirements utilized for comprehensive permit applications. If the property owners choose not to develop affordable housing for these targeted parcels, these properties would continue the uses permitted under the Johnston Zoning Ordinance.

In addition, proposed projects and structures will be required to follow in the spirit and character of the neighborhood it is to be located with specific regard to the height, size, and style of other residential structures in the surrounding community. Said structure(s) shall be harmonious and blend with the existing landscape and is not to alter the character of the surrounding neighborhood. The Town of Johnston’s residential makeup is predominantly suburban/rural single family dwellings without large housing complexes. Therefore a “campus style” architectural style in a manner similar to the Town’s “Cedar Terrace” with multiple structures and open spaces shall be required for large affordable housing developments as opposed to one large building with many units, unless the specific site conditions and surrounding neighboring area within 1,000 feet radius of a specifically targeted piece of property provide a different environment from the typical residential neighborhoods. One large structure with many units has been determined by the Town to not be in character with a majority of neighborhoods in the Town of Johnston.

All developments within this category shall provide sufficient off-street parking for its residents as well as visitors and employees and shall be developed within the confines of the existing landscape and environmental conditions and constraints. For very large developments in the range of 100 units or more, the Town may require the upgrade of the surrounding infrastructure to accommodate the significant increase of units in the area, which may include, but is not limited to, road improvements, public water service upgrade, public sewer service upgrade, and/or drainage improvements as may be needed due to the existing adequacy/inadequacy of these facilities.

The following properties have been targeted for large-scale affordable housing development that are sized 10 units or more.



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- 1) Hartford Avenue - Vacant property area behind the Picerne Property and adjacent to Pocasset Bay Manor along Hartford Avenue.

A private developer is planning to construct a new multi-family apartment complex. In exchange for required zoning variances and land development waivers, the owner has agreed to set aside 20% of the 300 units proposed under the pre-2004 Comprehensive Permit Application Process. The site will be connected to public sewer and water. This site contains approximately 50 acres of which approximately 50% is free of wetlands. Some of this property is located in the FEMA delineated flood plain of the Pocasset River; Rhode Island Department of Environmental Management, Freshwater Wetlands, as well as the Rhode Island Emergency Management Flood Plain Coordinator were contacted for approvals. The site will have access to RIPTA Bus Routes 10 (North Scituate Line) and 28/50 (Hartford Line). This project was determined to be substantially complete pursuant to the 2004 Affordable Housing legislation and was subsequently approved with conditions for development by the Johnston Zoning Board in January 2005.

**Number of LMI Units created: 60 units for <50% AMI, family, elderly, and/or special needs rental**

- 2) Plainfield Pike – several large vacant parcels off Rome Avenue/vicinity and Plainfield Pike.

These sites contain an aggregate of approximately 23 acres of which most is free of wetlands. Some steep slopes are located on the properties but are not significant enough to prevent the properties from being developed. The properties are surrounded by other multi-family uses as well as community living types of housing; Allegria Court, Pell Manor, and a large condominium development of several hundred units. The vacant targeted sites have access to public sewer and water. The sites also possess access to RIPTA Bus Route 19 (Plainfield/Westminster Line). None of these properties are located in a FEMA delineated flood plain or the flood plain of the Simmons Brook. At a conservative estimate of 10 units per acre for a market total of 180 units of which at least 25% would be affordable, it is projected that at least 45 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 45 units for <80% AMI, family, elderly, and/or special needs rental**

- 3) Mill Street - Old factory building near Ranone Gym or other large abandoned buildings and vacant properties in the vicinity

These sites contain an aggregate of 10 acres of which approximately most is free of wetlands. The properties are surrounded by other multi-family housing. The



vacant targeted sites have access to public sewer and water. The sites also possess access to RIPTA Bus Route 19 (Plainfield/ Westminster Line). None of these properties are located in a FEMA delineated flood plain or the flood plain of the Simmons Brook, though several are of very close proximity. At a conservative estimate of 10 units per acre for a market total of 100 units of which at least 25% would be affordable, it is projected that at least 25 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 25 units for <80% AMI, family, elderly, and/or special needs rental**

4) George Waterman Road – former “Vito’s”

This site contains an aggregate of approximately 20 acres of which approximately 50% contains wetlands (mill pond). The property vicinity includes other multi-family housing, including a large apartment facility as well as a condominium project. The vacant targeted site has access to public sewer and water. The site also possesses access to RIPTA Bus Route 27 (Providence/Manton Line). This property is not located in a FEMA delineated flood plain or the flood plain of the Woonasquatucket River. At a conservative estimate of 10 units per acre for the wetlands free portion of the property at a market total of 100 units of which at least 25% would be affordable, it is projected that at least 25 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 25 units for <80% AMI, family, elderly, and/or special needs rental**

5) Atwood Avenue – Vacant property behind Atwood Grille bordering on US Route 6 and Ann Drive.

This site contains an aggregate of approximately 15 acres of which approximately 33% contains wetlands. The vacant targeted site has access to public sewer and water. The site will have access to RIPTA Bus Route 10 (North Scituate Line) and 28/50 (Hartford Line). This property may include some land in the FEMA delineated flood plain of the Pocasset River. If this property is developed, Rhode Island Department of Environmental Management, Freshwater Wetlands, as well as the Rhode Island Emergency Management Flood Plain Coordinator will be contacted for approvals. At a conservative estimate of 10 units per acre for the wetlands free portion of the property at a market total of 100 units of which at least 25% would be affordable, it is projected that at least 25 affordable units would be created with the development of these parcels.





**Number of LMI Units created: 25 units for <80% AMI, family, elderly, and/or special needs rental**

- 6) Killingly Street – Property located at the intersection of Killingly Street and U.S. Route 6 (express).

This site contains an aggregate of approximately 2 acres. The property vicinity includes other multi-family housing. The vacant targeted site has access to public sewer and water. The site also possesses access to RIPTA Bus Route 27 (Providence/Manton Line). This property is not located in a FEMA delineated flood plain or the flood plain of the Woonasquatucket River. At a conservative estimate of 10 units per acre at a market total of 20 units of which at least 25% would be affordable, it is projected that at least 5 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 5 units for <80% AMI, family, elderly, and/or special needs rental**

- 7) Cherry Hill Road – PD zoned area known as DePetrillo property and surrounding vicinity.

This site contains an aggregate of approximately 20 acres. The property vicinity includes other multi-family housing. The vacant targeted site has access to public sewer and water. The site also possesses access to RIPTA Bus Route 27 (Providence/Manton Line). This property is not located in a FEMA delineated flood plain or the flood plain of the Woonasquatucket River, however, contains approximately 50% of its land area in freshwater wetlands. At a conservative estimate of 10 units per acre for the wetlands free portion of the property at a market total of 100 units of which at least 25% would be affordable, it is projected that at least 25 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 25 units for <80% AMI, family, elderly, and/or special needs rental**

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

- B. Continue CDBG Home Repair Program for providing grant, loans, and other assistance for home improvements for low and moderate-in-come persons.



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Responsibility:	Planning Board, Town Council
Stewardship:	Town Council
Timing:	Priority
Costs:	Costs associated with Review and Public Hearing Process

- C. Develop Inclusionary Zoning Provisions to further the creation of Affordable Housing. Assign this task to the Affordable Housing Task Force to be created as the result of this Affordable Housing Plan. The Task Force shall report back to Town Council by October 1, 2005 with recommendations for the implementation of this strategy.

While the Task Force will determine the actual Zoning Ordinance provisions relating to an Inclusionary Zoning requirement, the Town will be mandating some form of this affordable housing measure. It will include density bonuses as well as an alternate provision for a fee in-lieu-of providing affordable housing within the development as opposed to an on-site construction. In addition, the Town will be incorporating some form of land lease coupled with deed restrictions if the unit(s) are constructed within the residential development.

The inclusionary zoning provision shall apply to all residential developments, regardless of project size, including both subdivisions as well as land development projects and planned development districts. The Town already provides for voluntary inclusionary zoning in its Planned Development district; however, to date no developer has made use of this 100% density bonus provided.

The Town presently has under consideration approximately 500 units of new development residential construction throughout the Town. This number includes both single family as well as multi-family dwelling units. The imposition of mandatory inclusionary zoning would require that these types of projects provide affordable housing within the development and/or pay a fee in-lieu-of providing on-site construction. As stipulated above, the Affordable Housing Task Force will establish detailed provisions for the mandatory program. A targeted inclusion percentage rate will be considered by the Task Force; this mandatory inclusionary rate shall not be less than 10% and shall be higher when density bonuses are granted for the project. The projected number of units created through inclusionary zoning requirements has been estimated based upon this historic and current development activity with the assumption that it will continue over the time period of this plan as the “West End” is developed. A conservative estimate of 100 units to be created either directly on-site and/or indirectly as the result of a fee in-lieu-of land dedication has been projected over 15 years.

**Number of LMI Units created:** 100 units for <80% AMI, family ownership

Responsibility:	Planning Board, Town Council
Stewardship:	Town Council
Timing:	Priority
Costs:	Costs associated with Review and Public Hearing Process

AH-13 Homestead Program implementation.



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Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with implementation

AH-14 Continuation of Exemptions for Elderly, Disabled, and other Special Needs Groups.

Responsibility: Town Council, Tax Assessor's Office  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs for exemptions

AH-15 Removing local barriers to affordable housing development.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs TBD

AH-16 Monitor Implementation of the Affordable Housing Plan.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with monitoring process

AH-17 Establish an Affordable Housing Task Force.

Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review and Public Hearing Process

AH-18 Work with the Johnston Housing Authority, Housing Network of Rhode Island, and other non-profit housing agencies to promote citizen awareness of issues relating to affordable housing.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs for informational materials

AH-19 Support the Housing Authority's efforts to expand the number of Section 8 certificates through technical or other assistance.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible



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AH-20 Promote appropriate programs of Rhode Island Housing (RIH), Farmer's Home Administration, and Fannie Mae.

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

AH-21 Work with the Housing Authority to ensure that existing units are maintained and modernized as necessary.

Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

AH-22 Continue to support and assist the Johnston Housing Authority to identify and secure parcels for redevelopment and provide additional subsidized housing to the extent State or federal programs make such development feasible.

Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Intermediate  
Costs: Costs negligible

AH-23 Develop partnerships and work with the Johnston Housing Authority, Tri-Town, E.O.C, as well as the Housing Network of Rhode Island and other non-profit housing agencies to further the implementation and achievement of affordable housing strategies.

Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible



## **Implementation – Action Program Element #4 – Economic Development**

ED-1 Establish and periodically update an Inventory of Industrial, Commercial, and other Business Properties which includes parcel ID, ownership, zoning designation, existing land use, site availability, size, location, building and site conditions, characteristics, access, utilities, surrounding existing and proposed land uses, constraints to development, and related data.

Responsibility: Planning Office  
Stewardship: Planning Board  
Timing: Priority, Ongoing  
Costs: Costs negligible

ED-2 Assess existing infrastructure, that is, public water, public sewer, access conditions, and constraints to its use or expansion.

Responsibility: Public Works  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

ED-3 Review language in local regulations relative to zoning and land use and revise as necessary the text and maps to achieve the economic development goals of this Plan while maintaining compatibility and consistency with other Plan elements.

Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

ED-4 Develop Zoning Regulations to promote compatible development types and rezone property, as appropriate.

Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

ED-5 Revise Zoning Regulations to ensure that large scale developments are required to utilize public water and public sewer.

Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible



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- ED-6 Establish Zoning Districts and Regulations at I-295 intersections to promote appropriate development.
- Responsibility: Mayor, Town Council, Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Public Hearing Costs
- ED-7 Review Performance Criteria in the Zoning Regulations for industrial, commercial, and office development, including but not limited to, noise, traffic generation, air pollution, sewer and solid waste, hazardous materials, water quality impacts, odors, stormwater management, soil erosion and sedimentation control, site design, landscaping, exterior lighting, and related criteria, and revise regulatory text as necessary and appropriate.
- Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible
- ED-8 Expand infrastructure to areas targeted for business uses, particularly office zones, light industrial and manufacturing zones, and service industry/employment oriented zones.
- Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Long-term  
Costs: TBD
- ED-9 Consider establishing a local Economic Development Commission and provide adequate funding to support the Commission's activities.
- Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD
- ED-10 Market available economic development sites in coordination with a local Economic Development Commission, local Chambers of Commerce, and the Rhode Island Economic Development Corporation.
- Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority, Ongoing  
Costs: Costs negligible



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ED-11 Work with existing businesses to ensure employment, infrastructure, and related needs are being met.

Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority, Ongoing  
Costs: Costs negligible

ED-12 Maintain relationship and coordination with Rhode Island Resource Recovery Corporation and Rhode Island Economic Development Corporation.

Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority, Ongoing  
Costs: Costs negligible

ED-13 Evaluate the potential use of incentives to attract and encourage economic development, including but not limited to, tax incentives, infrastructure improvements, job training, loans, grants, and permitting assistance. If incentives are deemed appropriate, establish a standardized economic incentive program with defined criteria for evaluation.

Responsibility: Mayor, Town Council, Planning Board,  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD

ED-14 Review and clarify economic development functions of local government departments and consider establishing an economic development coordinator position or restructuring an existing department to perform similar functions. At a minimum, designate a primary economic development liaison within the municipal government structure to serve as contact person for those inquiring about future development and for those existing businesses with concerns or needs.

Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

ED-15 Pursue economic development grants for mill preservation, business development and assistance, infrastructure construction, and related programs and projects.

Responsibility: Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible



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Ed-16 Inventory all mill buildings, whether vacant or in use. Prepare and maintain a database to include Parcel ID, Ownership, Zoning Designation, Existing Land Use, Site Availability, Size, Location, Building and Site Conditions, Characteristics, Access, Utilities, Constraints, and related data.

Responsibility: Planning Office  
Stewardship: Mayor  
Timing: Priority  
Costs: Costs negligible

ED-17 Establish and periodically update an Inventory of Agriculturally-based Properties which includes parcel ID, ownership, zoning designation, existing land use, site availability, size, location, building and site conditions, characteristics, access, utilities, surrounding existing and proposed land uses, constraints to development, and related data.

Responsibility: Planning Office  
Stewardship: Mayor  
Timing: Priority  
Costs: Costs negligible

ED-18 Work with existing local agricultural businesses to ensure employment, infrastructure, and related needs are being met in order to retain these business operations as a valuable element of the local economy.

Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

ED-19 Identify tax and regulatory mechanisms that impact agriculturally based businesses and amend policies as needed to insure the retention of local agriculturally enterprises.

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD

ED-20 Promote economic development that interacts with and supports recreational amenities.

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

ED-21 Promote the Town's historic, recreational, cultural, scenic, and natural resources and support local enterprises that sponsor local tourism activities.

Responsibility: Planning Board, Mayor, Town Council





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Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

ED-22 Work with the local Chambers of Commerce and Business Associations to further support their efforts.

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible

ED-23 Assist with the preparation of promotional and marketing materials that highlight the Town's historic, recreational, cultural, scenic, and natural resources.

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with preparation of materials



## **Implementation – Action Program**

### **Element #5 – Natural and Cultural Resources**

NC-1 Review inventory of all natural/cultural features in Johnston and categorize resources by type within a comprehensive database

Responsibility: Planning Office  
Stewardship: Planning Board  
Timing: Priority  
Costs: Costs associated with Review

NC-2 Explore the adoption of Aquifer Protection Ordinance or similar overlay ordinance

Responsibility: Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-3 Periodically review and update as necessary current ordinances relative to drainage, soil and erosion and sedimentation control, and wetland setbacks as they relate to surface water bodies in Town

Responsibility: Town Council, Planning Board, Town Engineer, Public Works Director  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-4 Periodically review RIDEM regulations and policies as they may affect water resources in Johnston and update Town ordinances and regulations when necessary.

Responsibility: Town Council, Planning Board, Town Engineer, Public Works Director  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-5 Complete review of mapped inventory of existing wetland systems in Town and add to Town mapping in CAD system for use in GIS when operational; Categorize wetlands by size and type.

Responsibility: Engineering Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with update; approx. \$15,000.



NC-6 Update inventory of existing agricultural operations in Johnston

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-7 Develop programs to assist the agricultural operations that are viable businesses in partnership with RIDEM; acquire properties for Town Land Trust where appropriate.

Responsibility: Town Council, Land Trust  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with program development and acquisition - TBD

NC-8 Examine the current school curriculum relative to programs relating to preservation and protection of natural resources; work with school department to implement programs where appropriate

Responsibility: Planning Office  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-9 Identify areas where a good match between program and resources would benefit the programs

Responsibility: Planning Office  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-10 Identify programs, grants, and alternative methods of purchasing properties

Responsibility: Land Trust  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-11 Evaluate options for preservation and protection without purchase, i.e., zoning changes

Responsibility: Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



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NC-12 Work with State agencies and statewide organizations to further their efforts in the Town of Johnston

Responsibility: Planning Board, Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-13 Identify in CAD system the location of key historic structures and areas.

Responsibility: Engineering Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-14 Catalog past characteristics and features of historic resources

Responsibility: Planning Office  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-15 Review possible methods of historic preservation and protection; prepare and adopt ordinances and regulations as necessary

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-16 Add findings of Preliminary Survey Report for the Town of Johnston, prepared by the RIHPC, to a Town database and the CAD system.

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-17 Contact the RIHCP to determine if any properties have either been added to the list or lost due to demolition

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



NC-18 Study the possible inclusion of new “districts” in Johnston for nomination

Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-19 Prepare revised listing to forward to the RIHPC, if appropriate

Responsibility: Planning Office  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with preparation

NC-20 Identify all Historical Cemeteries in Johnston

Responsibility: Engineering Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-21 Identify other cemeteries not presently identified with an “Historical Cemetery” designation

Responsibility: Planning Board, Engineering Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-22 Prepare a condition survey of each cemetery

Responsibility: Engineering Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-23 Prepare a maintenance and improvement program for all Historical Cemeteries in Johnston

Responsibility: Planning Board, Mayor, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with program development

NC-24 Investigate the role and duties of an Historic District Commission for Johnston

Responsibility: Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



NC-25 Investigate the possible format for an Historic District Ordinance and related amendments to the Zoning Ordinance

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-26 If acceptable, establish and charge a new Historic District Commission and adopt a companion Historic District Ordinance

Responsibility: Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-27 Examine the roadway network in Johnston based on a set of criteria which determines whether it is “scenic” in nature

Responsibility: Public Works Department, Engineering Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-28 Rank these roadways according to a priority of scenic value

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-29 Determine a range of alternative methods for preservation of roadway characteristics

Responsibility: Planning Board, Public Works, Engineering Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

NC-30 Implement roadway preservation based on priority, feasibility, and impact

Responsibility: Public Works Department, Engineering Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



## **Implementation – Action Program Element #6 – Services and Facilities**

SF-1 Pursue development of additional Town Hall office space and parking facilities

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

SF-2 Continue to make upgrades to all municipal buildings as necessary to facilitate handicap accessibility

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

SF-3 Continue to promote technology in the work place by continuing to provide computer resources and training

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

SF-4 Invest in a Geographic Information (or similar) System and convert digitized Assessor's, Zoning, Licensing and Permit information

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Intermediate  
Costs: TBD

SF-5 Periodically replace/upgrade vehicles and equipment to maintain service levels and reliability, and cut maintenance expenses

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



SF-6 Adopt zoning and other land use regulations to protect the Scituate Reservoir Watershed, which is the primary source for public drinking water in Johnston and elsewhere in the State

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Public Hearing

SF-7 Pursue interconnection of all water systems within and near the Town (PWSB, Greenville, Johnston WCD)

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

SF-8 Promote Water Conservation Measures when sending annual report to water system users

Responsibility: Water Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

SF-9 Create connections between existing components of the sanitary sewer system (Loops) to improve function, capacity and operation

Responsibility: Water Department  
Stewardship: Town Council  
Timing: Intermediate  
Costs: Costs associated with Review

SF-10 Adopt additional funding mechanisms to help the sewer department become self sufficient, being sure there is a nexus between fees and services

Responsibility: Sewer Department, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

SF-11 Investigate acquiring a new facility for the Police Department space.

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review





- SF-12 Acquire additional sites or otherwise expand relay and other emergency communications (police, fire, emergency services) antennae
- Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- SF-13 Continue to upgrade the in-house Police computer facilities, and update the portable computer network (in the vehicles)
- Responsibility: Town Council, Mayor, Police Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- SF-14 Support the efforts of the Library Board of Trustees in their quest for additional Library space that meets the community needs
- Responsibility: Town Council  
Stewardship: Library Board  
Timing: Priority  
Costs: Costs associated with Review
- SF-15 Work to expand water and sewer utilities to serve areas targeted in this Comprehensive Plan for development of non-residential uses.
- Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- SF-16 Pursue grant funds for building, equipment and program needs in all municipal departments.
- Responsibility: Public Works Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- SF-17 Pursue development of additional Town Hall office space and parking facilities
- Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



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SF-18 Work to eliminate “Rental Office Space and Storage” from the municipal budget  
– develop facilities in town-owned buildings

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

SF-19 Periodically replace/upgrade vehicles and equipment to maintain service levels  
and reliability, and cut maintenance expenses

Responsibility: Town Council, Public Works Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



## **Implementation – Action Program**

### **Element #7 – Recreation, Conservation, and Open Space**

RC-1 Apply for Federal and State bond funds whenever available.

Responsibility: Recreation Department, Land Trust  
Stewardship: Town Council  
Timing: Ongoing  
Costs: Costs associated with Review

RC-2 Develop a 5-Year Capital Improvement Program (CIP) for long-range planning of recreational opportunities and include acquisition of property and development of recreational resources as an ongoing element of this Program.

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-3 Prepare the Town for matching funds by inclusion of dollars in the capital improvement portion of the annual budget each fiscal year.

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority, Ongoing  
Costs: Costs associated with Review

RC-4 Continue to maintain and add to the list of properties desirable for acquisition.

Responsibility: Town Council, Land Trust, Recreation Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-5 Participate in any proposed new design efforts for Snake Den.

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Intermediate  
Costs: Costs associated with Review



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 10 – Implementation Plan

RC-6 Through the Mayor's Office and State Legislators representing Johnston, insure adequate funding for development of Snake Den Park by RIDEM.

Responsibility: Town Council, Mayor, State Legislators

Stewardship: Town Council

Timing: Priority

Costs: Costs associated with Review

RC-7 Continue designating Local Town Officials and citizens to serve on the RIDEM steering committee overseeing the design and construction process of Snake Den.

Responsibility: Town Council, Mayor

Stewardship: Town Council

Timing: Priority

Costs: Costs associated with Review

RC-8 Review current ordinances and regulations, including Land Development and Subdivision Review Regulations and Zoning Ordinance for existing language pertaining to dedications and propose modifications as necessary in the respective regulations and/or ordinances in order to require land dedications and/or fees in lieu of land dedications in larger scale development projects and all residential projects.

Responsibility: Planning Board, Town Council, Mayor

Stewardship: Town Council

Timing: Priority

Costs: Costs associated with Review

RC-9 Coordinate with local, state, regional, and federal agencies and conservation groups to identify and inventory significant land and water resources that are important to safeguard and preserve as open space. Agencies designated should include but not be limited to Northern Rhode Island Conservation District, Woonasquatucket Heritage River and Watershed Council, Pocasset River Watershed Study Committee, US Department of Agriculture, RI Department of Environmental Management, The Nature Conservancy, The Audubon Society.

Responsibility: Planning Board

Stewardship: Town Council

Timing: Priority

Costs: Costs associated with Review



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 10 – Implementation Plan

RC-10 Charge appointed members to the Johnston Land Trust with the implementation of the provisions of the Land Trust Ordinance, including a comprehensive inventory of significant open space properties that are important to protect and possibly acquire.

Responsibility: Town Council, Land Trust  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-11 Planning Board shall work with the Recreation Department to assess and update the adopted Johnston Recreation, Conservation, and Open Space Plan at least once every five years to ensure that it reflects local needs.

Responsibility: Planning Board, Recreation Department, Land Trust  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-12 Require Planning Board to complete yearly report to the Mayor and Town Council relative to the status of the Johnston Recreation, Conservation, and Open Space Plan's implementation schedule

Responsibility: Planning Board, Recreation Department, Land Trust  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-13 Provide financial support for recreation programs and new programs and developments through the annual budget process as well as a 5-Year Capital Improvement Program.

Responsibility: Town Council, Mayor  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-14 Continue to solicit funding from outside sources such as programs offered by the RI Department of Environmental Management and federal grant programs and opportunities in order to offset the cost to the Town for development of recreational resources and opportunities.

Responsibility: Recreation Department, Land Trust  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



Johnston, Rhode Island Comprehensive Community Plan

Chapter 10 – Implementation Plan

RC-15 Develop a 5-Year Capital Improvement Program (CIP) for long-range planning of recreational opportunities and resources for at a minimum the properties below:

<b>Needed Projects/Actions</b>	<b>Est. cost \$</b>
Develop additional multi-purpose athletic fields. This will help address needs of adult users	\$ 300,000
Continue to develop a multi-field soccer complex	500,000
Develop a multi use Community Center (in concert with Senior Center) that includes outdoor and indoor recreational opportunities	10,000,000
Continue to modernize, upgrade and maintain existing facilities	ongoing
Provide night lighting at Mazzulla	100,000
Provide night lighting at Woodlake (hardball)	150,000
Establish new playgrounds in neighborhoods (either in concert with schools, or independently of them). (In some cases, this requires land purchase.	ongoing
Establish new walking and bicycle trails	ongoing
Develop iceless roller and street hockey facilities, including restrooms, concession and office (convert Municipal Pool for this purpose?)	200,000
Expand Town Forest (acquire land adjacent to Pascone land)	500,000

Responsibility: Town Council, Mayor, Recreation Department, Land Trust  
 Stewardship: Town Council  
 Timing: Priority  
 Costs: Costs identified

RC-16 Prepare the Town for matching funds by inclusion of dollars in the capital improvement portion of the annual budget each fiscal year.

Responsibility: Town Council, Mayor  
 Stewardship: Town Council  
 Timing: Priority  
 Costs: Costs associated with Review

RC-17 Continue to maintain and update the list of properties desirable for acquisition.

Responsibility: Recreation Department and Land Trust  
 Stewardship: Town Council  
 Timing: Priority  
 Costs: Costs associated with Review



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 10 – Implementation Plan

RC-18 Proactively pursue the acquisition of the vacant and/or forested property adjacent to the Winsor Hill Elementary School, Brown Avenue School, Sarah Dyer Barnes School, and other schools for the purpose of expanding outdoor active and passive recreation opportunities and the preservation of conservation and open space in these densely populated areas.

Responsibility: Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with acquisition

RC-19 Continue current level of recreational programs in each district

Responsibility: Town Council, Mayor, Recreation Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-20 Provide for persons of all levels of physical and mental abilities

Responsibility: Town Council, Mayor, Recreation Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-21 Foster good working relationship between Recreation Department and School Department.

Responsibility: Town Council, Mayor, Recreation Department, School Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-22 Identify and earmark for purchase additional properties adjacent to school property

Responsibility: Town Council, Mayor, Recreation Department, School Department, Land Trust  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 10 – Implementation Plan

RC-23 Review current access to all Town recreational properties – both physical and monetary; modify the programs where necessary due to unequal access.

Responsibility: Recreation Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-24 Prepare plan to improve physical access to properties, including handicapped access.

Responsibility: Recreation Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-25 Continually update Maintenance and Rehabilitation Plan for Recreational Facilities.

Responsibility: Recreation Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-26 Seek assistance from the Johnston Police Department for security of facilities.

Responsibility: Recreation Department, Police Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-27 Establish local Crime Watch Programs

Responsibility: Recreation Department, Police Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review

RC-28 Improve visibility to all sites

Responsibility: Recreation Department, Police Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review





## **Implementation – Action Program Element #8 – Circulation**

- C-1 Continuously update the pavement management plan
- Responsibility: Public Works Department  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- C-2 Institutionalize the funding for maintenance and improvements, particularly in a Capital Improvement budget.
- Responsibility: Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD
- C-3 Revise Land Development Regulations to include construction specifications for the construction of new streets and the improvement of existing roads and paper streets to Town standard.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- C-4 Outline potential trail networks and submit proposals to state agencies for inclusion in plans and potential design and/or construction assistance.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- C-5 Promote non-vehicular facilities in recognition of their transportation opportunities, economic development benefits, recreational opportunities and overall contribution to the community.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible



Johnston, Rhode Island Comprehensive Community Plan

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- C-6 Continue to work with RIDOT and RIDEM to facilitate any planned or potential facilities.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible
- C-7 Encourage non-vehicular facilities in all new developments, including residential, industrial, and commercial development projects.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible
- C-8 Coordinate new proposals with existing or planned facilities.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible
- C-9 Develop criteria for Traffic Impact Studies
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- C-10 Determine range of off-site improvements and threshold(s) for requirement(s)
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- C-11 Continue to require a Traffic Impact Study for any subdivision or residential land development project
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 10 – Implementation Plan

- C-12 Require a Traffic Impact Study for any Site Plan Review or Special Use Permit for non-residential activity that results in the construction of more than 20,000 square feet for non-residential activity
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs to be borne by applicant
- C-13 Require off-site improvements under certain conditions
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs to be borne by applicant
- C-14 Foster good communication exchange with RIPTA
- Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible
- C-15 Continue to work with RIPTA to develop bus routes, bus shelters, and park n' ride facility that best accommodate the residents of Johnston
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible
- C-16 Continue to monitor and provide input into the Rhode Island Statewide Planning Program's Transportation Improvement Plan for all necessary Johnston projects.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible
- C-17 Maintain coordination with Statewide Planning and RIDOT relative to the TIP program and goals, objectives, and policies in the State Guide Plans.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible



## Johnston, Rhode Island Comprehensive Community Plan

### Chapter 10 – Implementation Plan

- C-18 Institute a program for maintenance and expansion of transportation facilities (Capital Improvements Plan)
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD
- C-19 Develop or discontinue “paper streets” based on an inventory and assessment of each.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- C-20 Acquire and sustain the requisite staffing and equipment to maintain highway facilities
- Responsibility: Public Works Department  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD
- C-21 Continue to work with the RIDOT in order to improve the roadway system in Johnston.
- Responsibility: Planning Board, Public Works Department  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD
- C-22 Adopt roadway specifications in the land use regulations that reflect the current roadway characteristics.
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review
- C-23 Develop and maintain roads so as to accommodate land uses likely to occur in accordance with the Future Land Use Plan.
- Responsibility: Planning Board, Public Works Department  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD
- C-24 Eliminate so-called “paper streets”
- Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs associated with Review



Johnston, Rhode Island Comprehensive Community Plan

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C-25 Eliminate dead-end roadways by connecting existing streets, where possible, and prohibit new dead-end streets from being built.

Responsibility: Planning Board  
Stewardship: Town Council  
Timing: Priority  
Costs: TBD

C-26 Maintain coordination with RI Resource Recovery Corporation whose traffic inherently impacts the Town road system

Responsibility: Planning Board, Town Council  
Stewardship: Town Council  
Timing: Priority  
Costs: Costs negligible



# **Town of Johnston Rhode Island**



## **AFFORDABLE HOUSING PLAN 2004**

Adopted 14 December 2004  
Approved – Statewide Planning Program – 5 July 2005



## **Acknowledgements**

### **Mayor of Johnston**

William R. Macera

#### **Johnston Town Council**

Robert V. Russo, President

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Stephanie Manzi

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Adopted by Johnston Planning Board  
14 December 2004

Adopted by Johnston Town Council as Town Policy  
14 December 2004

Approved by Rhode Island Statewide Program  
5 July 2005





Town of Johnston, Rhode Island

# Affordable Housing Plan

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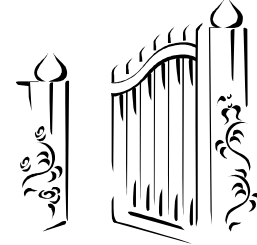


## Town of Johnston, Rhode Island **Affordable Housing Plan**

### **I. Introduction**

This plan was prepared in accordance with the Rhode Island Comprehensive Planning Act (RIGL 45-22.2) and the Low and Moderate-Income Housing Act (RIGL 45-53), as amended in July 2004. The Act promotes the development of low and moderate-income housing. This document provides a plan and corresponding implementation strategies to achieve and surpass the goal that at

least 10% of Johnston's housing units are affordable to residents earning less than or equal to 80% of the area median income. Johnston's Planning Board held a Public Hearing and approved this Plan as part of the "Housing Element" of its Comprehensive Community Plan on December 14, 2004, the Johnston Town Council adopted the Plan as Town policy subsequent to a Public Hearing on December 14, 2004. Approval from the Statewide Planning Program was granted on July 5, 2005.



The Town seeks to amend the Housing Element of the Town's Comprehensive Community Plan in order to accomplish the following goals:

**Goal 1: Create a range of housing opportunities and choices.**

Create a diversity and range of housing choices, types, and opportunities, including affordable housing options, that meet the current and future needs of the local citizenry so that the Town of Johnston can continue to be a home to a vital mix of people and special needs populations from all income levels.

*The intent of this goal is to provide a pattern of land use which ensures that all people living, working, and raising children in the Town of Johnston can afford to reside and continue to reside in the Town because a mix of residential housing opportunities are available to a heterogeneous community in terms of age, sex, race, ethnicity, and income and provide a realistic choice and potential for the children of today's residents to live in the Town as they enter their adult lives.*

**Goal 2: Provide adequate and affordable housing to the Town's low and moderate income population and increase the quantity of affordable, well-constructed, and well-maintained housing stock in the Town.**

Provide all current and future local citizens the opportunity to live in adequate and affordable housing, safe and desirable neighborhoods, and a high quality of life throughout the Town of Johnston, particularly the community's low-moderate income residents, employees, and special needs populations, for the purposes of achieving and surpassing the 10% affordable housing goal established by R.I.G.L. 45-53.



*The intent of this goal is to advance the availability of a safe, sanitary, and well-constructed housing stock through new construction and renovation, historic preservation, and maintenance of existing and future housing in order to ensure the long-term affordability of the Town's housing stock and the equal availability of municipal services and resources to all residents.*

*This goal seeks to achieve and maintain an affordable housing inventory which reflects state and federal policies and guidelines while maintaining and upgrading existing housing stock, including federally assisted rental housing, for low-moderate income and special needs individuals and families and provide adequate and safe environments for these populations while preserving natural features and moderating demands on town infrastructure, services, and resources.*

**Goal 3: Implement the Town's adopted Affordable Housing Strategies.**

Develop municipal policies and action recommendations that are capable of being implemented and reflect the Town's commitment to affordable housing and that are consistent with State and Federal Affordable Housing Acts and further Fair Housing goals. During this implementation, the predominant focus of affordable housing in the Town of Johnston shall reflect the following considerations:

- *Affordable Housing shall be dispersed throughout the Town and include individual sites as well as congregated housing complexes.*
- *Affordable Housing shall be developed in areas that are suitable for any type of housing development and the units integrated with market price units whenever possible.*
- *Affordable Housing shall be designed so as to physically blend with surrounding market price units and neighborhoods in terms of height, property coverage, massing, site design, and architectural treatment.*
- *Affordable Housing shall be designed to give the residents of such housing as well as their neighbors pride in their homes.*
- *Affordable Housing shall be developed only in those areas where there exists the necessary infrastructure to support the specific type of development proposed and where such siting seeks to preserve the existing natural landscape and does not negatively impact upon the environmental features and resources of the site and surrounding neighborhoods.*
- *Affordable Housing shall be developed to provide residents with the opportunity to share in the ownership of their units whenever feasible.*



AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

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**Goal 4: Promote citizen awareness relative to affordable housing issues.**

Promote citizen awareness of housing issues for the purpose of gaining community support and acceptance for affordable housing within the Town and forming partnerships to address challenges and develop affordable housing

**Goal 5: Develop partnerships to further the implementation and achievement of affordable housing strategies.**

Develop partnerships between the Town, non-profits, and private developers to address housing challenges and develop affordable housing; identify funding sources and other resources for affordable housing development and rehabilitation; and, proactively implement strategies that promote the creation and expansion of affordable housing opportunities throughout the Town of Johnston.





## II. Population Trends and Projections

### Past Growth and Present Population Characteristics

During the past 25 years, Johnston's population has grown at a rate that realized a 13.2% increase from 1980 to 2000. This increase exceeded the 20-year average for both Providence County (8.8%) as well as the State of Rhode Island (10.7%).

From 1990 to 2000, Johnston experienced a 6.23% population increase, while Providence County grew by 4.25% and the State of Rhode Island increased by 4.47%. The immediately adjacent communities of Providence to the east and Smithfield to the north have experienced slightly higher increases from 1990-2000; 8.0% and 7.6%, respectively. The Town of Scituate's population increase of 5.4% was a little higher than the State and Providence County's increase from 1990-2000, while North Providence and Cranston each experienced increases that were both less than the County and State increases; 1.0% and 4.2 %, respectively.

Johnston's population increase from 1990-2000 represents a steady rise in population which has permitted the community to absorb the added population somewhat more readily as compared to some of the community's that have grown much more quickly during the last decade – such as, Lincoln (15.8%) in Providence County, West Greenwich (45.6%) in Bristol County, and Richmond (35%), Charlestown (21.3%), and New Shoreham (20.8%) in Washington County.

Johnston's population density of 1,190 persons/square mile is less than the overall density for Providence County, 1,591 persons/square mile, but greater than the State's density, 1,003 persons/square mile. The Town's density has been rising steadily since 1980, increasing by 139 persons per square mile (13% increase), that is from 1,051 persons to 1,190 persons per square mile.

The following tables, Tables 1 through 5, show various population statistics for the Town of Johnston, Providence County, and the State of Rhode Island. Table 1 delineates population increases and densities as of 1990 and 2000. Tables 2, 3 and 5 present population projections through 2030 for the Town. Table 3 provides age group related data for the Town, County, and State, while Table 4 excerpts data from Table 3 for population projections for residents aged 65 years and older.

Over the next thirty years, the RI Statewide Planning Program's Population Projections anticipate that Johnston's population will continue to grow steadily at a rate of approximately 3 – 4% every 10 years for an overall 30-year increase of 10.63% by 2030. At this rate, approximately 1,213 new housing units would be needed to be constructed to support a projected increase of 2,997 residents by 2030, assuming that the current average household size of 2.47 persons continues.<sup>1</sup>

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<sup>1</sup> Projected 2010 Needs: 340 new units over Census 2000's # of units (10 years)  
Projected 2020 Needs: 831 new units over Census 2000's # of units (20 years)  
Projected 2030 Needs: 1,213 new units over Census 2000's # of units (30 years)



**Table 1**

**Population Density - 1980-2000**

*Town of Johnston, Providence County, and State of Rhode Island*

	<u>1980 Census</u>			<u>1990 Census</u>			<u>2000 Census</u>		
	Johnston	Providence County	RI	Johnston	Providence County	RI	Johnston	Providence County	RI
<b>Population</b>	24,907	571,449	947,154	26,542	596,270	1,003,464	28,195	621,602	1,048,319
# increase over previous Census	x	x	x	1,635	24,821	56,310	1,653	25,332	44,855
% increase over previous Census	x	x	x	6.56 %	4.34 %	5.95 %	6.23 %	4.25 %	4.47 %
<b>Land Area *</b> <i>(Square Miles)</i>	23.7	390.7	1,045	23.7	390.7	1,045	23.7	390.7	1,045
<b>Density</b> <i>Per Square Mile*</i>	1,051	1,462	906	1,120	1,526	960	1,190	1,591	1,003

Source: US Census 1980, 1990, 2000

\* Land Area does not include area of water bodies

Johnston possesses the same average household size of 2.5 persons per household as that of the State of Rhode Island. In the year 2000, average household sizes in the State of Rhode Island ranged from 2.1 to 2.9 persons per household.

The following tables, Table 3 and 4, details the Town's age distribution projections. The Table 3 shows that the population aged 65 and older as well as the school-age population will increase over the next 30 years, while the mid-range aged population from 21-65 years will decrease (from 60% down to 54%) by 2030. Tables 3 and 4 show that the increase in the number of elderly residents represents a proportionate percentage increase of 3% of the total Town distribution, that is, a change in the number of persons aged 65 years and older from a 17% share of the population to 20% of the Town's residents. This shift indicates a significant change in the types of services that the Town will need to provide based on the needs of this specific group. The proportion of school aged children in the Town is also expected to increase from a 22% share to 26% of the overall population distribution.

Based on historic figures, Johnston can reasonably expect that its proportion of growth in the number of elderly residents will not be consistent with the elderly State total population projections. The percentage of elderly residents in Johnston, therefore, is anticipated to continue to be higher than the proportion statewide. It appears the State's projected decrease in the elderly population may be flawed to some extent given historic trends and projections after 2010; the Town's projected affordable housing needs for the elderly reflect a higher need than would be expected if the Town had incorporated Statewide Planning's projections for this population



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group (see also Table 25 in Section V of this plan – strategies proposed reflect a much higher need for affordable elderly housing than estimated by Statewide Planning projections).

The last population related table, Table 5, compares Johnston’s age distributed population and projections to Providence County and the State of Rhode Island from the years 1990-2030.

**Table 2**  
**Population 2000 and Projections through 2030**  
*Town of Johnston, Providence County, and State of Rhode Island*

Projections	Year						
	2000*	2005	2010	2015	2020	2025	2030
<u>Johnston</u>							
# of Persons	28,195	28,654	29,036	29,609	30,247	30,793	31,192
# Increase **		459	382	573	638	546	399
% Increase **		1.6%	1.3%	2.0%	2.2%	1.8%	1.3%
<u>Providence County</u>							
# of Persons	621,602	628,617	634,457	643,208	652,970	661,312	667,414
# Increase **		7,015	5,840	8,751	9,762	8,342	6,102
% Increase **		1.6 %	1.3 %	2.0 %	2.2 %	1.8 %	1.3 %
<u>State</u>							
# of Persons	1,048,319	1,062,441	1,074,199	1,091,813	1,111,464	1,128,260	1,140,543
# Increase **		14,122	11,758	17,614	19,651	16,796	12,283
% Increase **		1.3 %	1.1 %	1.6 %	1.8 %	1.5	1.1 %

Source: Statewide Planning Program, Technical Paper #154, “RI Population Projections: State, County, and Municipal, 2000-2030”, August 2004; U.S.Census 2000

\* Actual Population, U.S. Census 2000. \*\*Increase over prior 10-year Census time period.



**Table 3**

**Age Distribution for Actual Population and Projections, 1960-2030**

*Town of Johnston*

Year	Under 20 years		Ages 20-64 years		65 years & over	
	# Persons	% of total	# Persons	% of total	# Persons	% of total
1960	6,510	38.1%	9,457	55.3%	1,143	6.7%
1970**	7,155	32.4%	12,711	57.6%	2,203	10.0%
1980	7,111	28.6%	14,745	59.2%	3,051	12.3%
1990*	5,953	22.4%	16,013	60.4%	4,567	17.2%
2000*	6,449	22.9%	16,431	58.3%	5,315	18.9%
2010	7,375	25.4%	17,608	60.6%	4,053	14.0%
2020	7,560	25.0%	17,582	58.1%	5,105	16.9%
2030	8,064	25.9%	16,737	53.7%	6,391	20.5%

Source: *Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S.Census U.S.Census 1960, 1980, 1990, 2000*

\* Actual Population, U.S. Census 1960, 1980, 1990, and 2000.

\*\* Interpolated numbers for U.S. Census 1970

**Table 4**

**Actual Population and Projections Persons Age 65 and Older, 1960-2030**

*Town of Johnston*

Year	# Elderly	% of Overall Population	# Increase over prior Census	% Increase over prior Census
1960	1,143	6.7%		
1970**	2,203	10.0%	1060	92.7%
1980	3,051	12.3%	848	38.5%
1990*	4,567	17.2%	1516	50.8%
2000*	5,315	18.9%	744	15.5%
2010	4,053	14.0%	-1,262***	-23.7% ***
2020	5,105	16.9%	1,053***	25.9%***
2030	6,391	20.5%	1,286***	25.2%***
2000-2030			1,076****	20.2%****

Source: *Statewide Planning Program, Technical Paper #154, "RI Population Projections: State, County, and Municipal, 2000-2030", August 2004; U.S.Census 1960, 1980, 1990, 2000*

*Actual Population, U.S. Census 1960, 1980, 1990 and 2000.*

\*\* Interpolated numbers for U.S. Census 1970

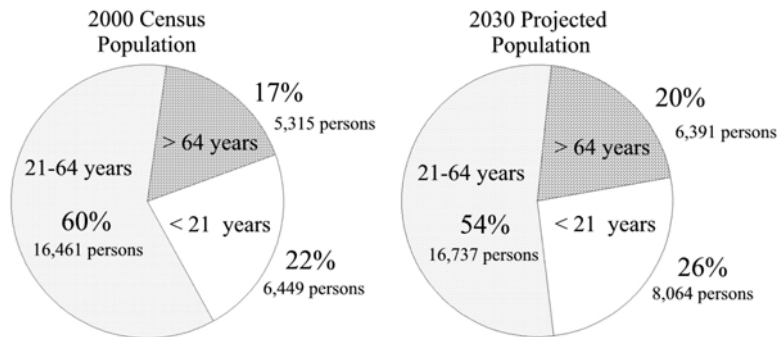
\*\*\* Statewide Planning Projection

\*\*\*\* Increase for 30 year period – 2000-2030



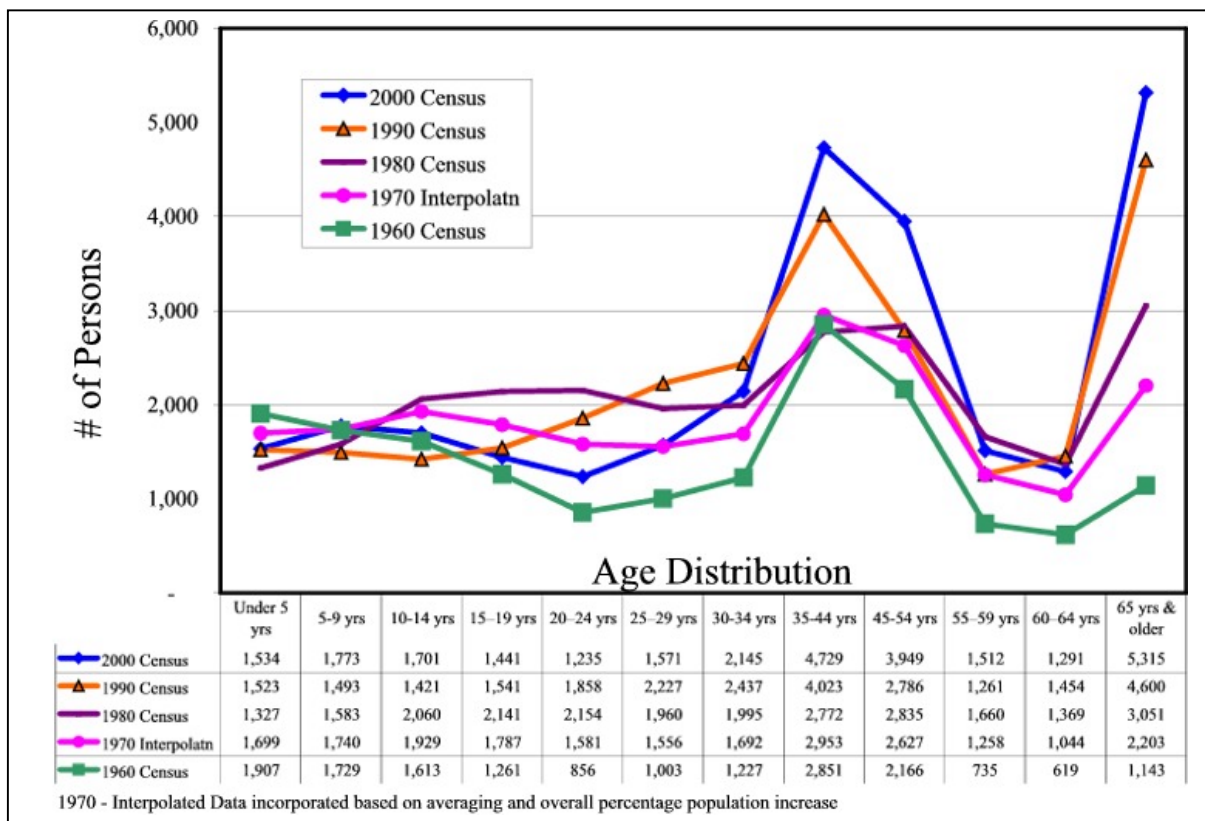
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**Distribution of Age Groups**  
 Town of Johnston



**Figure 1A**

**Age Group Distribution Pie Chart**  
 2000 Census compared to 2030 Population Projections  
 Town of Johnston



**Figure 1B**

**Age Group Distribution Line Chart**  
 Census 1960 – 2000  
 Town of Johnston



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**Table 5**

**Age Distribution for Actual Population and Projections, 1990-2030**  
*Town of Johnston, Providence County, State of Rhode Island*

	Johnston			Providence County			State of Rhode Island		
<u>1990</u> ages	# Persons	% of total		# Persons	% of total		# Persons	% of total	
under 20	5,953	22.4%	-	166,617	27.9%	-	260,968	26.0%	-
21-64	16,013	60.4%	-	335,851	56.3%	-	591,949	59.0%	-
65+	4,567	17.2%	-	93,802	15.7%	-	150,547	15.0%	-
Totals	26,533	100.0%	-	596,270	99.9%	-	1,003,464	100.0%	-
<u>2000</u> ages	# Persons	% of total	% Increase 1990-2000	# Persons	% of total	% Increase 1990-2000	# Persons	% of total	% Increase 1990-2000
under 20	6,449	22.9%	1.8%	171,329	27.6%	0.8%	282,616	27.0%	2.1%
21-64	16,431	58.3%	2.5%	359,614	57.9%	6.6%	613,301	58.5%	3.5%
65+	5,315	18.9%	37.2%	90,659	14.6%	-3.4%	152,402	14.5%	1.2%
Totals	28,195	100.1%	6.3%	621,602	100.1%	4.2%	1,048,319	100.0%	4.5%
<u>2010 *</u> ages	# Persons	% of total	% Increase over 2000	# Persons	% of total	% Increase over 2000	# Persons	% of total	% Increase over 2000
under 20	7,375	25.4%	14.4%	161,138	25.4%	-5.9%	272,802	25.4%	-3.5%
21-64	17,608	60.6%	7.2%	384,729	60.6%	7.0%	651,392	60.6%	6.2%
65+	4,055	14.0%	-23.7%	88,590	14.0%	-2.3%	150,005	14.0%	-1.6%
Totals	29,036	100.0%	3.0%	634,457	100.0%	2.1%	1,074,199	100.0%	2.5%
<u>2020 *</u> ages	# Persons	% of total	% Increase 2000-20	# Persons	% of total	% Increase 2000-20	# Persons	% of total	% Increase 2000-20
under 20	7,560	25.0%	17.2%	163,207	25.1%	-4.7%	277,763	25.0%	-1.7%
21-64	17,582	58.1%	7.0%	376,551	57.9%	4.7%	646,064	58.1%	5.3%
65+	5,105	16.9%	-4.0%	110,212	17.0%	21.6%	187,637	16.9%	23.1%
Totals	30,247	100.0%	7.3%	649,970	100.0%	4.6%	1,111,464	100.0%	6.0%
<u>2030 *</u> ages	# Persons	% of total	% Increase 2000-30	# Persons	% of total	% Increase 2000-30	# Persons	% of total	% Increase 2000-30
under 20	8,064	25.9%	25.0%	172,567	25.9%	0.7%	294,831	25.9%	4.3%
21-64	16,737	53.7%	1.9%	358,103	53.7%	-0.4%	611,963	53.7%	-0.2%
65+	6,391	20.5%	20.2%	136,744	20.5%	50.8%	233,749	20.5%	53.4%
Totals	31,192	100.1%	10.6%	667,414	100.1%	7.4%	1,140,543	100.1%	8.8%

Source: Rhode Island Statewide Planning, Technical Paper #154, August 2004; US Census 1990, 2000  
\* Projection



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**Income**

Median Family Income increased statewide in the period 1980-2000 as it did in Johnston, Providence County, and the Town's neighboring communities. As the following table illustrates, the median family income increase in Johnston for this period was slightly lower than the State average and the neighboring communities with the exception of the Town of North Providence. Johnston's median family income as of 2000 was less than both the Statewide Median Income as well as that of Providence County. On a statewide basis, however, Johnston improved its relative position in Median Family Income as compared to the State's 39 communities, ranking 32<sup>nd</sup> in 1990 and 28<sup>th</sup> in 2000. Median Family Income for the communities was drawn from the 1990 and 2000 Census.

**Table 6**

**Median Income Levels: Family Income, 1990-2000**

*Town of Johnston, Selected Communities, Providence County, and State*

Community	Median Family Income		% Change
	1990	2000	1990-2000
Johnston	\$ 38,864	\$ 41,273	6%
Scituate	\$ 41,065	\$ 52,032	27%
Smithfield	\$ 49,060	\$ 52,101	6%
Cranston	\$ 41,896	\$ 44,493	6%
No. Providence	\$ 39,556	\$ 42,008	6%
Providence County	\$ 36,541	\$ 46,694	27%
State	\$ 39,172	\$ 41,600	6%

*Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S. Census 2000*

**Median Income Levels: Household Income, 2000**

*Town of Johnston, Selected Communities, Providence County, and State*

Community	Median Household Income 2000
Johnston	\$ 41,273
Scituate	\$ 52,032
Smithfield	\$ 52,101
Cranston	\$ 44,493
No. Providence	\$ 42,008
Providence County	\$ 36,950
State of Rhode Island	\$ 41,600

*Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S. Census 2000*



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Median Household Income for 2000 was derived from the U.S. Census 2000. Johnston's median household income remained above the median for Providence County and only slightly below the State household median income. The Town is ranked 30<sup>th</sup> out of 39 communities.

**Table 7**

**Family Income Distribution: 2000**

Median Family Income = \$54,837

Year 2000	Less than \$10,000	\$ 10,000- 14,999	\$ 15,000- 24,999	\$ 25,000- 49,999	\$ 50,000- 99,999	\$ 100,000 or more	TOTAL
# of Families	335	286	861	1,839	3,265	1,176	7,762
% of Total	4.32%	3.68%	11.09%	23.69%	42.06%	15.15%	100.00%

*Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S. Census 2000*





### III. Housing Trends and Inventory

This section provides an inventory of the existing housing stock in the Town of Johnston. It establishes the foundation for an analysis of the Town’s housing needs in a later section of this Plan. During the 1990-2000 decade, Johnston’s housing base increased from 10,384 housing units in 1990 to 11,574 housing units in 2000, an increase of 11.46%. The State’s population increase during that time period evidenced only a 6.1% increase while Providence County realized only a 4.1% population increase.

#### Current Housing Inventory

A review of Johnston’s current housing inventory, including its current Low-Moderate Income (LMI) stock, was conducted to assess the Town’s affordable housing units. In the last ten years, 77 units of multi-family housing were built in Johnston. Table 8, following, provides information relating to the distribution of housing units, the age of the housing stock, and the existing LMI units.

Since 2000, an additional 333 housing units were constructed producing the total number of 11,907 housing units in the Town of Johnston by year end 2003, an increase of 14.7% over 1990. Although the past 6 – 7 years have realized an average of approximately 70 building permits issued each year, the overall average for the past 14 years is 105 single family permits per year. Additionally, 51 multi-units were constructed in 2003 in a development project known as “Allegría Court” located on Nardollillo Street in the southern end of the Town.

**Table 8**  
**Housing Units: 1990 vs. 2000**  
*by Town, County, State*

	<u>Johnston</u>			<u>Providence County</u>			<u>State of Rhode Island</u>		
	1990	2000	<i>% Increase from 1990 to 2000</i>	1990	2000	<i>% Increase from 1990 to 2000</i>	1990	2000	<i>% Increase from 1990 to 2000</i>
Total Housing Units	10,384	11,574	11.46%	243,224	253,214	4.11%	414,572	439,837	6.10%
Seasonal Units	24	48	100.00%	844	1,172	38.86%	12,037	12,988	7.90%
NET Housing Units	10,360	11,526	11.25%	242,380	252,042	3.99%	402,535	426,849	6.04%

*Source: Statewide Planning Program, Report #106, “Housing Data Base”, July 2003; U.S.Census 2000*



In 2000, 377 housing units were vacant, a decrease of 3.26 % since the 1990 Census (12 units). Both Providence County and the overall Statewide number of vacant units increased during this time period. The average number of persons was 2.5 persons per Johnston household while the average number of persons in a family was 3.0. Similar numbers were evidenced by the State average with an identical number of persons in a household at 2.5 persons and a slightly higher average for families with an average of 3.1 persons per family.

### **Housing Occupancy and Tenure**

As noted in the preceding Table 8, the number of housing units in Johnston increased by 1,190 units in the decade 1990-2000. Owner occupied units represented 71% and renter occupied represented 29% of the total units. Historically, prior to 1970, housing development in Johnston occurred predominately in the older, easterly and southerly sections of the Town. This area is generally defined by the Providence line on the east and Route I-295 on the west. Within this area are the higher density residential and commercial/manufacturing developments. In addition, most of this area has public water and sewer service and includes seven of the Town's eight schools. This section also has the availability of public transportation routes, thereby providing additional access opportunities to the capital city, Providence. This area has continued to grow as evidenced by the Town's elementary schools, which are operating at or above capacity (1998 school needs survey). The westerly section of the Town, also known as the "West End" has more sprawling development. There are also limitations to development that include the Statewide Central Landfill operation, several large conservation areas and a 1,000+ acre state park (Snake Den), and sensitive Scituate Reservoir Watershed properties owned by the Providence Water Supply Board.



**Table 9**  
**Housing Units by Tenure**  
**Owner Occupied versus Renter Occupied: 1990 vs. 2000**  
*by Town, County, State*

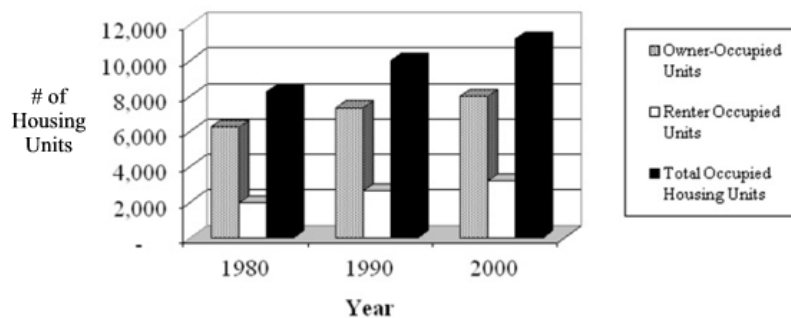
	<u>Johnston</u>				<u>Providence County</u>				<u>State of Rhode Island</u>			
	1990	% <sup>1</sup>	2000	% <sup>1</sup>	1990	% <sup>2</sup>	2000	% <sup>2</sup>	1990	% <sup>3</sup>	2000	% <sup>3</sup>
Total Housing Units*	10,384	100.00%	11,574	100.00%	243,224	100.00%	253,214	100.00%	414,572	100.00%	439,837	100.00%
Occupied Units	9,995	96.25%	11,197	96.74%	226,362	93.07%	239,936	94.76%	377,977	91.17%	408,424	92.86%
Vacant Units*	389	3.75%	377	3.26%	16,862	6.93%	13,278	5.24%	36,595	8.83%	31,413	7.14%
Seasonal Units*	24	0.23%	48	0.41%	889	0.37%	1,210	0.48%	12,037	2.90%	12,988	2.95%
Owner-Occupied Units	7,348	73.52%	7,999	71.44%	121,071	53.49%	127,584	53.17%	7,348	1.94%	245,150	60.02%
Renter Occupied Units	2,647	26.48%	3,198	28.56%	105,291	46.51%	112,352	46.83%	2,647	0.70%	163,274	39.98%

Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S. Census 2000

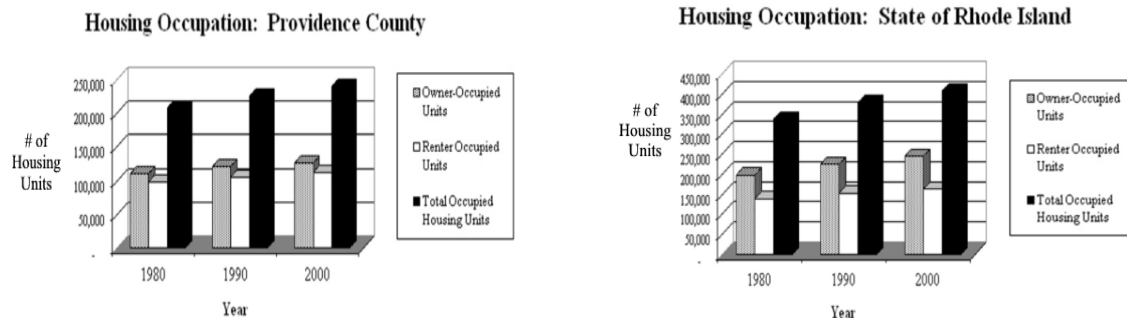
- Seasonal Vacant Unit Totals are included in totals for "Vacant Units" as well as "Total Housing Units"

<sup>1</sup> Percent of total for Housing Units in Johnston    <sup>2</sup> Percent of total for Housing Units in Providence County  
<sup>3</sup> Percent of total for Housing Units in State of Rhode Island

**Housing Occupation: Town of Johnston, RI**



**Figure 2: Housing Tenure for Johnston Residents, 2000**



**Figure 3: Housing Tenure for Providence County and Rhode Island, 2000**



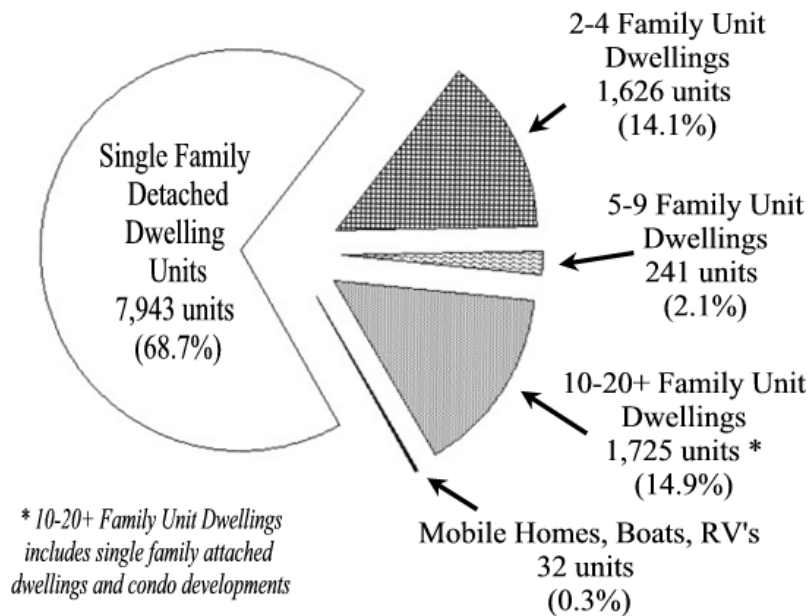
**Table 11**

**Number of Housing Units in Structure: 2000**  
*by Town, County, State*

	<u>Johnston</u>		<u>Providence County</u>		<u>State of Rhode Island</u>	
	2000	% of Total Units	2000	% of Total Units	2000	% of Total Units
Single Family Home (detached)	7,943	68.67%	111,047	43.86%	241,202	54.84%
Single Family Home (attached)	311	2.69%	6,569	2.59%	12,682	2.88%
2 Units	1,106	9.56%	39,540	15.62%	54,226	12.33%
3 – 4 Units	520	4.50%	45,643	18.03%	56,499	12.85%
5 – 9 Units	241	2.08%	16,590	6.55%	22,808	5.19%
10 – 19 Units	398	3.44%	9,130	3.61%	14,769	3.36%
20+ units	1,016	8.78%	23,394	9.24%	32,964	7.49%
Mobile Home	23	0.20%	1,259	0.50%	4,563	1.04%
Boats, RV's, Vans	9	0.08%	42	0.02%	124	0.03%
<b>Total Units in Structure</b>	<b>11,567</b>	<b>100.00%</b>	<b>253,214</b>	<b>100.00%</b>	<b>439,837</b>	<b>100.00%</b>

Source: Statewide Planning Program, Report #106, "Housing Data Base", July 2003; U.S.Census 2000

**Distribution of Housing Units x**  
**Number of Units in a Structure: Johnston, RI**  
**2000**



**Figure 4: Number of Housing Units in a Structure, Johnston 2000**



### Housing Stock Condition

Generally, the housing stock in Johnston is in good condition. The 2000 US Census data shows that there were 11,574 housing units in Johnston as of that date. Of this number, 1,656 or 14% were built before 1940 and 3,773 or 33% were built after 1979. Evidence of deteriorating housing, where it occurs, is found in scattered locations. It appears to be associated with small pockets in the higher density areas where the housing is more closely situated and impacted by nearby commercial or industrial uses.

Information from the 1988 America Housing Survey and Rhode Island Housing Biennial Survey indicates that 232 units in Johnston, or about 2.2% of all housing units, had severe or moderate physical problems. In addition, 776 housing units, or about 6.7% of all housing units, were lacking central heating or full bath. Also, a 1995 State report estimated that there were 5,911, or about 52% of occupied housing units, with lead-based paint. The Town's ongoing housing code enforcement, housing rehabilitation assistance programs, and the general upgrading of housing that has occurred during the past fifteen years will continue to work to address and correct these deficiencies. The Town's Community Development Block Grant (CDBG) Home Repair Program alone has rehabilitated over 500 housing units since 1987 and expended over 1.3 million dollars in actual repairs.

### Johnston Small Cities CDBG Home Repair Program

*Rehab Project Costs: 1987-2002*

<b>YEAR</b>	<b>Total Amount of Projects</b>	<b># PROJECTS</b>
1987	\$ 25,568	14
1988	75,458	30
1989	84,399	36
1990	74,400	40
1991	79,191	40
1992	85,075	40
1993	68,738	32
1994	90,024	42
1995	105,272	50
1996	126,400	52
1997	117,700	48
1998	72,088	26
1999	67,682	12
2000	84,378	16
2001	118,949	19
2002	109,709	24
<b>TOTAL:</b>	<b>\$ 1,385,032</b>	<b>521</b>



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Town of Johnston, Rhode Island

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A critical issue of concern for the Town relative to homes constructed before 1978 is the danger of lead based paint. The following excerpts from materials produced by Rhode Island Housing document this health and safety issue.

*“Making a home lead safe - Lead paint is found in most homes built before 1978, when lead paint was banned. Lead is particularly dangerous for children under the age of six. It can cause damage to the brain and cause learning problems. In adults, lead poisoning has been linked to migranes, chronic fatigue and sexual dysfunction. If you live in an older home, likely there is lead. ... Rhode Island has the nation's third highest rate of childhood lead poisoning. Nearly 80 percent of the state's housing stock was built before 1978, when lead paint was banned. ... Children under six are most at risk because their developing nervous systems are particularly vulnerable. Research has linked lead poisoning to brain damage, learning disabilities and behaviorial problems.*

*“Rhode Island has a very old housing stock. Older houses can be dangerous and unhealthy if they are not properly maintained. Most houses built before 1978 contain lead-based paint. Lead is a poison that can harm people when it enters the body.”*

The Rhode Island legislature has passed a law relating to this health and safety issue. *“The Lead Hazard Mitigation Law requires that all owners of rental properties built before 1978, or their designee, meet the following requirements:*

- (1) Attend a Lead Hazard Awareness Class,*
- (2) Conduct a visual assessment of their rental property,*
- (3) Fix hazards on their rental property,*
- (4) Have an Independent Clearance Inspection in order to obtain a Certificate of Conformance for their rental unit(s),*
- (5) Give tenants information about lead hazards and a copy of the Inspection Report,*
- (6) Respond to tenant concerns,*
- (7) Perform regular maintenance on their rental unit(s), and*
- (8) Keep their Certificate of Conformance current.*

*Meeting these requirements will ensure that {rental} units are properly maintained and safe for tenants.” ... “With the new Law, property owners who own housing built before 1978 have clear information on how to maintain their rental properties to preserve their value while providing a safe home for their tenants.” (RI Housing Web Site, 12-2004)*

Much of the existing older houses in the Town are located in the areas of the mills that were constructed along the Woonasquatucket and Pocasset Rivers. The villages of Thornton, Manton, Graniteville, and George Waterman Road (Centredale vicinity), evidence the largest concentrations of densely populated housing units and the older multi-family dwellings. The 2000 Census provides evidence that many of the Town’s lower priced housing is located in these village areas.



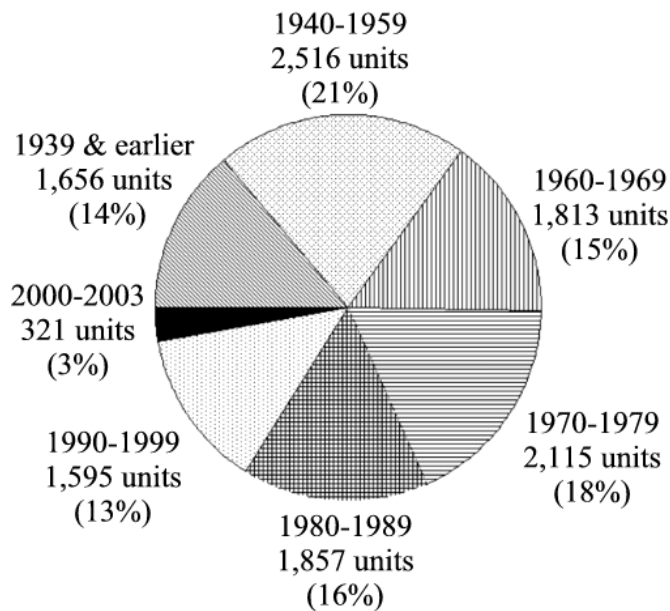
**Table 12**  
Age of Existing Housing as of 2003  
*by Town, County, State*

Year Built	Johnston		Providence County		State of Rhode Island	
	# Housing Units	% <sup>1</sup>	# Housing Units	% <sup>2</sup>	# Housing Units	% <sup>3</sup>
1939 or Earlier	1,656	13.95 %	87,753	34.15 %	129,217	28.75 %
1940-1959	2,516	21.19 %	62,565	24.34 %	105,709	23.52 %
1960-1969	1,813	15.27 %	30,641	11.92 %	56,989	12.68 %
1970-1979	2,115	17.81 %	30,721	11.95 %	58,999	13.13 %
1980-1989	1,857	15.64 %	24,567	9.56 %	50,618	11.26 %
1990- 1999	1,595	13.43 %	16,690	6.49 %	37,670	8.38 %
2000-2003	321	12.70 %	4,058	1.58 %	10,210	2.27 %

Sources: U.S. Census Bureau, Census 2000; RI Housing Data Base, 2003; HUD SOCDs Building Permits Issued, 2000-2003

- <sup>1</sup> Percent of total for Housing Units in Johnston
- <sup>2</sup> Percent of total for Housing Units in Providence County
- <sup>3</sup> Percent of total for Housing Units in State of Rhode Island

**Age of Existing Housing (2000)**  
**Johnston, RI**



**Figure 5**  
**Age of Existing Housing**  
**Stock, Distribution 2000**  
*Town of Johnston*



A number of condominium developments have been constructed throughout the Town. Most of the units in these nine complexes were constructed from 1970 to 1990 and contain 699 condo units. An additional number of multi-units are available from several elderly housing complexes located on Plainfield Street (54 units), Simmonsville Avenue (402 units), Greenville Avenue vicinity (168 units), and Atwood Avenue (62 units).

History of Johnston 's Building Permit Activity

Not unlike many Towns across the State, Johnston experienced a surge of building activity through the 1980's. From 1990-2000, however, the volume of new construction permits decreased. While the later 1990's illustrated an average of approximately 70 building permits issued each year, the activity of the very early 1990's, prior to the impact of the banking crisis, raised the overall annual average number of permits issued to 105 single family permits. Only three multi-family developments were constructed from 1990 to 2003 for a total of 128 additional multi-family units. As of 2005, the Town has no building caps for the construction of new residential dwelling units.

**Table 13**  
**Residential Building Permits in Johnston**  
*5-year Intervals from 1981 - 1995*

<b>YEAR</b>	<b>Single Family</b>	<b>Multi Family</b>	<b>Total</b>
1981-85	343	198	541
1986-90	733	345	1078
1991-95	450	15	465
<b>TOTALS</b>	<b>1,456</b>	<b>555</b>	<b>2,011</b>

**Table 14**  
**Johnston's Recent Building Permit Activity: 1997-2003**

<b>Year</b>	<b>Single Family Permits</b>	<b>Multi-Family Permits</b>	<b>Total Permits /Year</b>
1997	93	0	93
1998	67	62	129
1999	69	0	69
2000	76	0	76
2001	69	8	77
2002	67	0	67
2003	52	51	103





AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

Johnston 's Build-Out Analysis

A build-out analysis was conducted for the Town’s Comprehensive Plan's Land Use Element. The Town has five residential zones and provides a planned district option as an overlay zone. The residential zones range from R-7 to R-40. Only two residential zones and the Planned District Zone allow duplexes and/or multi-family development by right. Accessory Family Units are allowed by special use permit and require the accessory unit be occupied by a family member only. A more detailed build-out-analysis is provided in the Johnston Comprehensive Community Plan, Land Use Section. Table 15, below, “Land Use Distribution – 1995”, shows the number of acres of land allocated to each land use category as of the year 1995. There are 12,546 buildable acres (81%) out of the Town’s 15,773 acres overall; approximately 36% of this land area remains undeveloped (5,555 acres). The strategies described in this plan will develop approximately 801 acres during the next 15 years, thereby impacting the Town significantly less than full build-out potential. This table is based upon the distribution in accordance with data derived from the Rhode Island Geographic Information System (RIGIS). Map 1 on the following page provides a depiction of the location of these land uses identified above.

**Table 15**  
**RIGIS Land Use Distribution – 1995**  
*Town of Johnston, Rhode Island*

	acres	% of Total	acres	% of Total
Residential			4144	26.61 %
High Density	2,146	13.78 %		
Medium Density	1,743	11.19 %		
Low Density	255	1.64 %		
Urban Transitional ( <i>Infill Potential</i> )			82	0.53 %
Agricultural			903	5.80 %
Pasture-not suitable for tillage	92	0.59 %		
Cropland – tillable	548	3.52 %		
Orchards, Groves, Nurseries	120	0.77 %		
Idle Agricultural ( <i>Abandoned</i> )	143	0.92 %		
Commercial			499	3.20 %
Commercial-Industrial Mixed			71	0.46 %
Industrial			255	1.64 %
Waste Disposal ( <i>Landfills, Junk Yards, etc</i> )			627	4.02 %
Mines, Quarries, Gravel Pits			113	0.73 %
Government, Institutional, Cemeteries			209	1.34 %
Government, Schools, Hospitals,	159	1.02 %		
Cemeteries	50	0.32 %		
Recreation ( <i>Developed Acreage</i> )			139	0.90 %
Forest and Brushland ( <i>Undeveloped Acreage</i> )			5,513.58	35.41 %
Other Vacant Land ( <i>Vacant and Mixed Barren</i> )			41	0.26 %
Water and Wetlands			2,398	15.40 %
Transportation and Utilities			578	3.71 %
TOTAL ACRES			15,573	100.00 %
TOTAL BUILDABLE ACRES *			12,546	80.57 %

*“Buildable Acres” excludes acreage for cemeteries, water, wetlands, transportation and utilities from TOTAL ACRES*

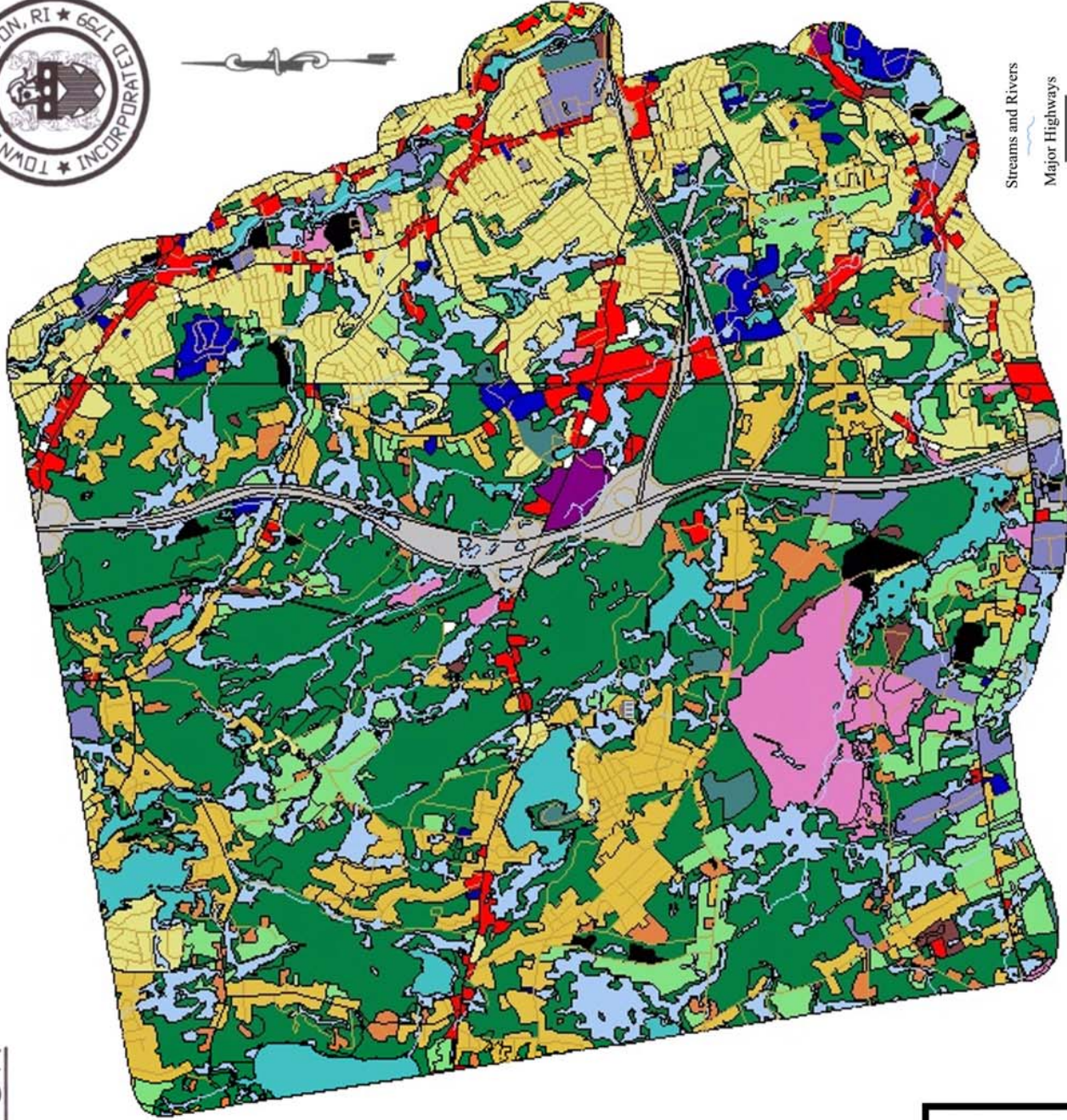


AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

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# TOWN OF JOHNSTON

PROVIDENCE COUNTY,  
RHODE ISLAND  
INCORPORATED 1759



Streams and Rivers  
Major Highways  
Local Roads

## Legend

### Land Use Classifications

- Residential - High Density (< 1/4 acre)
- Residential - Medium Density (1/4 - 1 Acre)
- Residential - Low Density (> 1 Acre)
- Agricultural (active and/or passive)
- Commercial
- Commercial/Industrial Mixed
- Industrial
- Waste Disposal, Landfill, and/or Junk Yards
- Government, Institutional
- Recreation, Conservation, and/or Open Space
- Transportation, Utility, and/or Communication
- Vacant Land
- Ponds and Reservoirs
- Other Freshwater Wetlands
- Forest and Brushland
- Gravel Pits, Barren, Quarries, and/or Mines

**Map 1**  
**Existing Land Uses**  
**as of 1995**



AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

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The following Table 16, “**Land Acreage x Zoning District<sup>1</sup> – 1997**”, provides a synopsis of the property acreage for each general land use category as it is allocated to various zoning district designations as of 1997.

**Table 16**  
**Land Acreage x Zoning District<sup>2</sup> – 1997**  
*Town of Johnston*

<b>Zoning District</b>	<b>Type</b>	<b>Area (acres)</b>	<b>% of Total</b>
R-7	Residential	92.1	0.59%
R-10	Residential	77.8	0.50%
R-15	Residential	1,781.6	11.44%
R-20	Residential	1,535.3	9.86%
R-40	Residential	8,993.7	57.74%
B-1	Commercial	184.0	1.18%
B-2	Commercial	733.1	4.71%
B-3	Commercial	933.9	6.00%
I	Industrial	751.9	4.83%
I-L	Industrial	122.8	0.79%
I-S	Industrial	370.5	2.38%
<b>Overall TOTAL Acres</b>		<b>15,576.7</b>	<b>100.00%</b>

*Johnston Comprehensive Community Plan, 1992 as amended*

In devising a method to accommodate Low-Moderate Income (LMI) housing units, the Johnston Town Council with the Planning Board reviewed the layout of the Town, its existing zoning, and patterns of development. This Plan offered a suitable opportunity to devise patterns of housing that complement the existing development and create strategies to expand that development in a direction most beneficial to the Town’s residents. This Plan also preserves the Town’s character with a proposal for a revitalization of the village areas and support for compact development within the existing villages of the Town.

<sup>1</sup> approximate number of acres

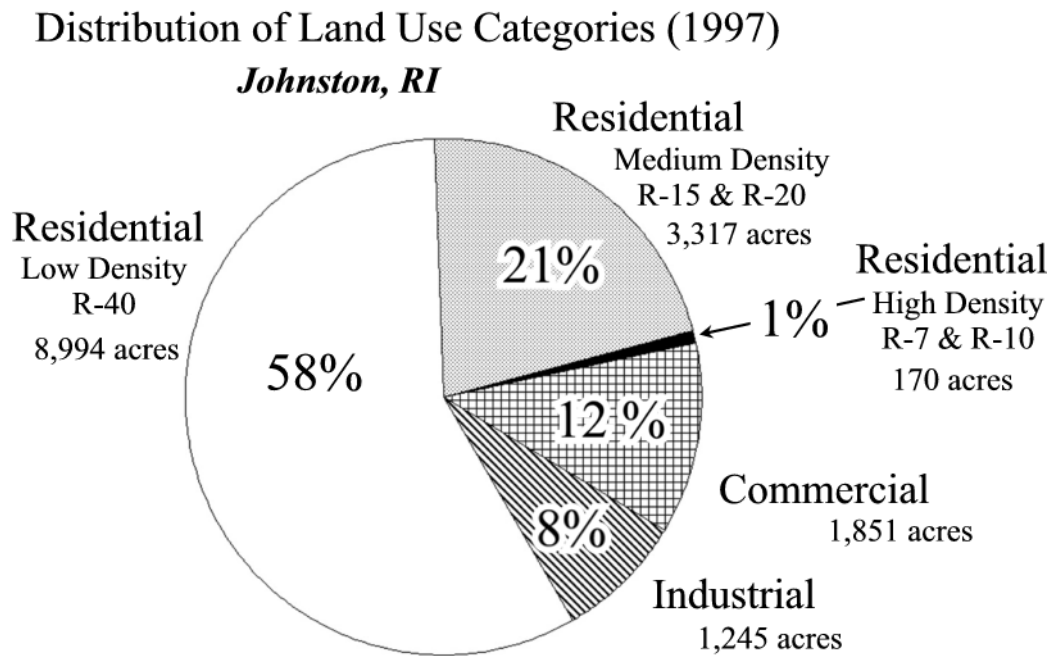
<sup>2</sup> approximate number of acres



**Table 17**  
**SUMMARY OF LAND USE CATEGORIES – 1997**  
*Town of Johnston*

Type of Land Use	Density	Total Acres	% of Total Land Area
Residential	<i>Low density</i>	8,993.7	57.75 %
	<i>Medium density</i>	3,316.9	21.29 %
	<i>High density</i>	169.9	1.09 %
Commercial		1,851.0	11.88 %
Industrial		1,245.2	7.99 %
Total		15,576.7	100.00 %

Source: RIGIS data, 1997



**Figure 6**  
**Distribution of Land Use Categories: 1997**  
*Town of Johnston*



#### **IV. Low and Moderate Income Housing in Johnston**

Johnston currently has 934 Low-Moderate Income (LMI) units that qualify under the definitions of the Low and Moderate Income Housing Act. These units represent 8.10% of the Town's overall 11,526<sup>1</sup> housing units that may be "counted" towards the Town's 10% affordable housing goal. The number of LMI units are updated annually by Rhode Island Housing and Mortgage Finance Corporation (Rhode Island Housing/RIH). The most recent update in July 2004 removed seasonal units from the determination as required by the General Assembly's legislation in the 2004 session. Rhode Island Housing's tabulation of LMI units for Johnston appears as Table 18.

Typically, those persons who qualify for a housing subsidy have their rents established so that rental changes do not exceed 30% of their adjusted personal income. Section 8 Vouchers, however, as administered by the Johnston Housing Authority, do not have this limitation. Johnston's overall number of housing units in the year 2000 was 11,526. The Affordable Housing Act requires at least 1,153 units of these units to be affordable to residents earning less than or equal to 80% of the AMI. As of June 2004, a shortfall of 219 LMI units existed in the Town of Johnston. The following sections of this Plan provide analyses as well as strategies and measures to be undertaken by the Town to achieve and surpass the 10% affordable housing goal established by Chapter 53 of Title 45 of General Laws of the State of Rhode Island (RIGL).

Eligibility for Section 8 or Public Housing units is established by meeting certain income limits as established by the United States Department of Housing and Urban Development (HUD) for the Providence Metropolitan Area.

As defined in RIGL §45-53-3(5), "Low or Moderate Income Housing" must:

- (1) be constructed or rehabilitated with a federal, state or municipal subsidy, and
- (2) must remain affordable for at least thirty (30) years.

#### **Subsidized Housing and Housing Assistance Programs in Johnston**

Within the Town of Johnston, there are several options for local, needy residents to consider relative to seeking housing assistance. Johnston has a number of Federal rental assistance programs in order to help assure the availability of affordable rents. These programs involve a total of 934 rental units. Of these rental units, 179 units are for families, 737 units are for elderly and/or handicapped persons, and 73 units are for special needs participants. Subsidies for 106 families are available for scattered rental housing. The following table provides a summary of subsidized housing in Johnston and the type of program assistance funding these subsidies.

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<sup>1</sup> as adjusted by Rhode Island Housing (RIH) for seasonal units, July 2004.





AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

**Table 18**

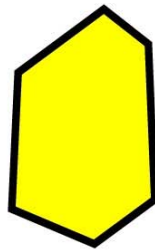
**Low and Moderate Income Units: Location, Quantity, and Funding Source**  
*Town of Johnston, Rhode Island*

Name	Address	# Units	Tenure	Occupancy	Funding Source
<b><u>Elderly</u></b>					
Allegria Court	Nardollilo Street	51	Rental	Elderly	HUD 202
Cedar Spring Terrace	10 Cheryl Drive	62	Rental	Elderly	HUD 202
Aime J. Forand	8 Forand Circle	74	Rental	Elderly	Public Housing
Claiborne Pell Manor	1609 Plainfield Pike	54	Rental	Elderly	Public Housing
Cherry Hill Apts	204 Greenville Ave	72	Rental	Elderly	RIH Section 8
Simmons Village I	343 Simmonsville Ave	172	Rental	Elderly	RIH Section 8
Simmons Village II	343 Simmonsville Ave	102	Rental	Elderly	RIH Section 8
Simmons Village III	343 Simmonsville Ave	128	Rental	Elderly	RIH Section 8
Ralph aRusso Manor	150 Rosemont Ave	22	Rental	Elderly	Tax Credit/State RAP
<b>Elderly Sub-Total:</b>		737	units		
<b><u>Families</u></b>					
Johnston Housing	Scattered Sites	29	Rental	Families	Public Housing
New Start Homes	Scattered Sites	13	Rental	Families	Public Housing
Tri-Town C.A.C.	1130 Hartford Ave	2	Rental	Families	RIH Home Program
Park Plaza	20 Park Street	62	Rental	Families	RIH Section 8
<b>Families Sub-Total:</b>		106	units		
<b><u>Special Needs</u></b>					
Group Home Beds	Scattered Sites	73	Rental	Special Needs	Various Sources
Cara Estates	1247 Atwood Ave	11	Rental	Special Needs	HUD 811
Operation Stand Down	1010 Hartford Ave	7	Rental	Special Needs	RIH Home/SHP
<b>Special Needs Sub-Total:</b>		91			
Total Low-Moderate Income Units:		934	units		
Total Housing Units		11,526	units		
% Low-Mod Income Units		8.1%			
Shortfall of Low-Mod Income Units as of July 2004		219	units		



# TOWN OF JOHNSTON

PROVIDENCE COUNTY  
RHODE ISLAND  
INCORPORATED 1759

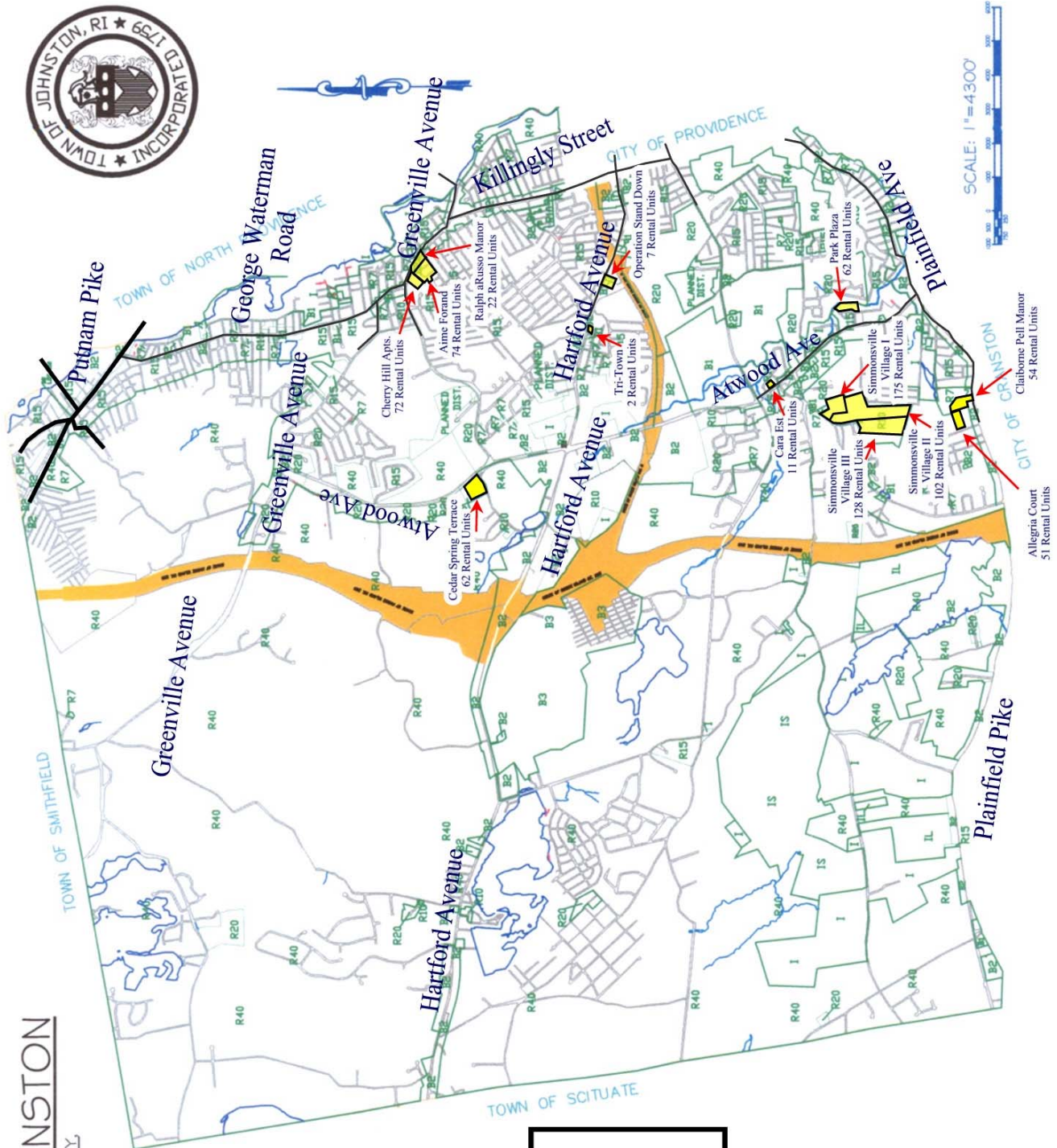


Existing Subsidized  
Affordable Housing  
Development Areas

## MAP 2

### Location of Existing Subsidized Affordable Housing Rental Units\*

\* Note: this Map does not  
include scattered sites of  
Public Housing or Group  
Home Beds (an additional  
42 rental units)



SCALE: 1"=4300'

ZONING UNITS
ZONING TEXT
DATE OF LAST REVISION: 08/24/04
ALL MAPS REVISED FROM EXISTING MAPS REVISED BY: BN

## ZONING DISTRICTS

Plot Date: 10/27/04



AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

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**Table 19**

**Summary: Low and Moderate Income Units as of July 2004**  
*Town of Johnston, Rhode Island*

Low-Moderate Income Units	# Units	% of Total
Elderly	737	78.91%
Family	106	11.35%
Special Needs	91	9.74%
<b>TOTAL</b>	<b>934</b>	<b>100.00%</b>

Housing Tenure of Low-Moderate Income Units	# Units	% of Total
Rental	934	100.0%
Homeownership	0	0.0%
<b>TOTAL</b>	<b>934</b>	<b>100.00%</b>

**Johnston Housing Authority**

The Johnston Housing Authority has documented a number of goals and implementation actions they hope to accomplish. A waiting list for subsidized housing is maintained by the Authority. The Authority's documented *Mission* is to "To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination."

The Town's Housing Authority has adopted the following goals in conjunction with HUD Strategic Goals. Objectives to quantify accomplishments have been established in conjunction with specific implementation actions that are provided in the immediately following section for each specified need.



## Johnston Housing Authority Goals and Objectives

---

### ***HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.***

#### Johnston Goals

1. Expand the supply of assisted housing.

##### Objectives

- a. Apply for additional rental vouchers
- b. Reduce public housing vacancies
- c. Leverage private or public funds to create additional housing opportunities
- d. Acquire, rebuild developments

2. Improve the quality of assisted housing.

##### Objectives

- a. Improve public housing management
- b. Improve voucher management
- c. Concentrate on efforts to improve specific management functions
- d. List, e.g. public housing finance, voucher unit inspections
- e. Renovate or modernize public housing units
- f. Provide replacement public housing
- g. Provide replacement vouchers.

3. Increase assisted housing choices.

##### Objectives

- a. Provide vouchers
  - b. Conduct outreach efforts to potential voucher landlords
  - c. Increase voucher payment standards
  - d. Implement voucher home ownership programs
  - e. Implement public housing or other home ownership programs
  - f. Implement public housing program
- 

### ***HUD Strategic Goal: Improve community quality of life and economic vitality.***

#### Johnston Goals

1. Provide an improved living environment.

##### Objectives

- a. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments
- b. Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.



Johnston Housing Authority Goals and Objectives, cont.

- c. Implement public housing security improvements.
  - d. Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- 

***HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.***

Johnston Goals

1. Promote self-sufficiency and asset development of assisted households.

Objectives

- a. Increase the number and percentage of employed persons in assisted families
  - b. Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- 

***HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.***

Johnston Goals

1. Ensure equal opportunity and affirmatively further fair housing.

Objectives

- a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
  - b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
- 

The Johnston Housing Authority presently issues housing vouchers for a program involvement of 205 participants – 177 extremely low income, 26 very low income, and 2 low income – comprised of 179 families with children, 11 Elderly families, and 15 Special Needs Families with a projected annual turnover of 8-10 participants/year . A waiting list exists that contains 738 applicants – 587 extremely low income, 121 very low income, and 30 low income with a projected annual turnover of 12-18 participants/year.

In order to accomplish HUD's goals and the corresponding local goals and objectives, the Housing Authority has documented the following list of needs, strategies for meeting those needs, and specific actions to be undertaken during implementation:



Housing Authority List of Needs, Strategies, and Implementation Actions

---

**NEED: Shortage of Affordable Housing for all eligible populations**

Strategy 1: Maximize the number of affordable units available to the Public Housing Authority (PHA) within its current resources by:

1. Employ effective maintenance and management policies to minimize the number of public housing units off-line.
2. Reduce turnover time for vacated public housing units.
3. Reduce time to renovate public housing units.
4. Seek replacement of public housing units lost to the inventory through mixed finance development.
5. Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
6. Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
7. Undertake measures to ensure access to affordable housing among families assisted by PHA, regardless of unit size required.
8. Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
9. Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
10. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units by:

1. Apply for additional Section 8 units should they become available.
  2. Leverage affordable housing resources in the community through the creation of mixed-finance housing.
  3. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- 

**NEED: Specific Family Types: Families at or below 30% of AMI (Average Median Income)**

Strategy 1: Target available assistance to families at or below 30% of AMI.

1. Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing.
  2. Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.
  3. Employ admissions preferences aimed at families with economic hardships.
  4. Adopt rent policies to support and encourage work.
-



Housing Authority List of Needs, Strategies, and Implementation Actions, cont.

---

**NEED: Specific Family Types: Families at or below 50% of AMI.**

Strategy 1: Target available assistance to families at or below 50% of AMI.

1. Employ admissions preferences aimed at families who are working.
  2. Adopt rent policies to support and encourage work.
- 

**NEED: Specific Family Types: The Elderly**

Strategy 1: Target available assistance to the elderly.

1. Seek designation of public housing for the elderly.
  2. Apply for special-purpose vouchers targeted to the elderly, should they become available.
- 

**NEED: Specific Family Types: Families with Disabilities**

Strategy 1: Target available assistance to families with disabilities.

1. Seek designation of public housing for families with disabilities.
  2. Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing.
  3. Apply for special-purpose vouchers targeted to families with disabilities, should they become available.
  4. Affirmatively market to local non-profit agencies that assist families with disabilities.
- 

**NEED: Specific Family Types: Races or Ethnicities with Disproportionate Housing Needs.**

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs.

1. Affirmatively market to races and ethnicities shown to have disproportionate housing needs.

Strategy 2: Conduct activities to affirmatively further fair housing.

1. Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.
  2. Market the Section 8 program to owners outside of areas of poverty/minority concentrations.
-



The Public Housing Authority has also provided the following factors and issues that were incorporated during the selection of specific strategies which will be pursued by the Housing Authority:

1. Funding constraints.
2. Staffing constraints.
3. Limited availability of sites for assisted housing.
4. Extent to which particular housing needs are met by other organizations in the community.
5. Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA.
6. Influence of the housing market on PHA programs.
7. Community priorities regarding housing assistance.
8. Results of consultation with local or state government.
9. Results of consultations with residents and the Resident Advisory Board.
10. Results of consultations with advocacy groups.

### **Other Housing Assistance Programs**

#### Tri-Town Community Action Committee

Housing Assistance Programs are also offered by Tri-Town Community Action Committee, a regional Community Action group with main offices located in Johnston, services six Rhode Island communities, including the towns of Johnston, North Providence, Smithfield, Burrillville, Glocester, and North Smithfield and provides a variety of housing services and programs. Some of Tri-Town's housing related programs are as follows:

- Low Income Home Energy Assistance Program (LIHEAP)  
Income eligible families receive financial assistance in meeting fuel and/or utility bills during the winter months.
- Weatherization Program  
Income eligible families receive weatherization services including insulation, weather stripping, caulking, window replacement, and efficiency testing of all furnaces.
- Emergency Housing Assistance Program  
Provides financial assistance for individuals or families experiencing a temporary housing crisis.
- Grants  
Funding as direct grants to qualifying families.
- Loans  
Funding to qualifying families as a low interest loan.





Town of Johnston

**General Public Assistance**

The Town of Johnston in conjunction with federal and state funding sources also oversees several assistance programs to aid low and moderate income persons. Some of these programs available include: Aid to Families with Dependent Children, Food Stamps, General Public Assistance, Supplemental Security Income, LIHEAP, and Medical Assistance.

**Property Tax Exemptions**

The Town presently offers various property tax exemption which are awarded to an applicant upon determination of specific eligibility criteria. Multiple exemptions can be given to a specific taxpayer. The current exemptions which reduce the Property Assessment of the real estate property or motor vehicle as follows:

Elderly >64 yrs	\$ 28,000	Veteran	
Widow/Widower	28,000	Real Estate or	\$ 4,970
> 62 years		Motor Vehicle	3,000
Totally Disabled	8,290	Unmarried Widow/er of Veteran	4,970
Hardship/Inability	10,000	Gold Star Parent	7,450
Certified Blindness	29,840	Military Service Connected Disability	9,980
		Totally Disabled Military Service Connected Disability	16,580

**Homestead Act**

In 2000, the General Assembly authorized the passage of a Homestead Exemption for qualified homeowners in the Town of Johnston. Due to the financial limitations of the Town at the time of its passage, the provisions of the Act have not been implemented to date. When this exemption is placed into effect, this exemption will apply to owner occupied properties whose owner is living in that dwelling as his/her principal residence. An exemption of up to 20% can be given by the Town and its Mayor subsequent to Town Council action. This exemption can be applied to up to five dwelling units in the dwelling house of the owner.

**CDBG Program**

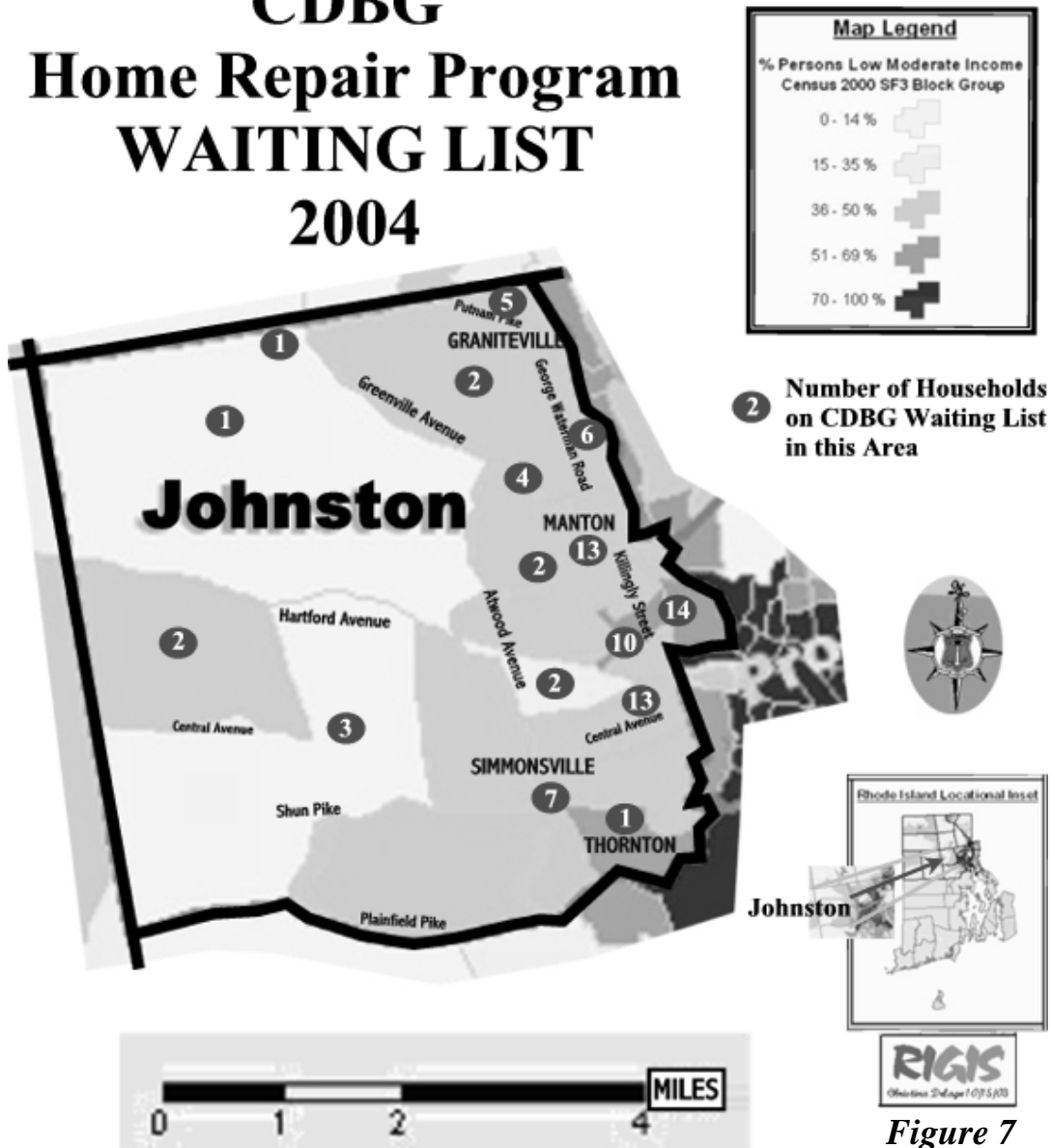
The Town participates in the Small Cities Community Development (CDBG) Program (HUD funded) and Rhode Island Housing's (RIH) program to assist in the rehabilitation of existing dwellings occupied by low and moderate income persons and families. The Johnston Community Development Office administers a housing rehabilitation program by providing assistance to low and moderate income families. A combination of Community Development Block Grant (CDBG) and RIH funds are utilized. The Town's Home Repair Program alone has



rehabilitated over 500 housing units since 1987 and expended 1.3 million dollars in actual repairs. In spite of these efforts, the Town still maintained a waiting list of 89 applicants as of 2004.

## Town of Johnston, Rhode Island

# CDBG Home Repair Program WAITING LIST 2004



Waiting List – CDBG Program,  
2004  
Town of Johnston



### Rhode Island Housing (RIH)

Rhode Island Housing, a self sufficient public corporation established by the General Assembly, provides financial and program support to help low and moderate income persons to own, rent or preserve shelter in safe, decent and affordable housing. First Home, a below-market-rate home mortgage program, is available through participating lenders for households earning up to \$43,250 annually; the program targets first time buyers. Refer to the Appendix for Income Requirements relative to the current programs offered by RIH. Other programs are offered by Rhode Island Housing are available to low and moderate income families, such as, for the creation of an accessory apartment or the provision of an elderly home equity loan. Some of these other programs are listed below:

- HOME Program  
Grants and low-interest loans to encourage the construction or rehabilitation of affordable housing.
- Home Repair Loans  
Low-interest loans of up to \$15,000 for owner-occupied, one- to four-unit homes.
- Rental Housing Production Program  
This is RIH's primary program for financing the construction and rehabilitation of affordable rental units. Proposed projects must be at least 12 units, and the units must be affordable to households earning no more than 60% of HUD's median family income.
- Targeted Loans  
Deferred-payment loans to encourage construction and rehabilitation of affordable rental housing. This program is intended to serve as gap financing to ensure long-term affordability in the absence of other subsidies. Typically, "Targeted Loans" are available only when used with RIH first mortgage financing.
- Next Step  
Nonprofit social service agencies may apply for deferred-payment loans for the development of transitional housing for families and individuals in crisis. The maximum loan is \$20,000.
- Pre-development Loan  
Short-term loans to qualified nonprofit developers to cover pre-closing costs incurred in determining development feasibility and obtaining site control.
- Thresholds  
RIH provides grants for the development of housing that integrates persons with long-term mental illness into the community. "Thresholds" funds generally are used to supplement development budgets. In exchange, one or more units in a project are reserved for residents who are referred and assisted by mental health sponsors.



- First Homes  
RIH offers income-qualified first-time homebuyers low-interest mortgages, and down-payment and closing cost assistance.
- Zero Down  
No down payment financing that combines low-interest mortgages with federal loan guarantees.
- Preservation  
RIH finances the purchase of or the re-financing of existing Section 8 housing in exchange for extending the affordability restrictions beyond the term of the original HAP contract. This program can also give Section 8 owners access to a project's residual reserves.
- Technical Assistance  
RIH provides "how to" help and short-term loans for individuals, municipalities and nonprofit groups to strengthen their capacity and to encourage the production and preservation of affordable housing.

## **HOUSING AFFORDABILITY**

A major reason for the current affordable housing crisis in Rhode Island is the significant increase in market values of buildable land and existing homes and rentals. Johnston is no different than the rest of the state in that since 2000 it has seen house values steadily and rapidly increase from a median of approximately \$131,700 locally to a median value of \$248,463 (*September 2004- RI Living WEB Site*). Unfortunately, household median incomes have not kept that same pace. While the steep increase in values have allowed a number of homeowners significant equity gains, it now makes for lack of homeownership opportunities for new younger households. Rental housing has faced a similar increase, whereby as of 2000, a two-bedroom apartment in Johnston rented for approximately \$569. Regardless of the reasons cited for such increases - out-of-state buyers, shortage of building sites - an increased supply of affordable rental and homeownership stock must be created in order to accommodate a wider range of incomes.

### **Home Ownership and Housing Sales Information**

As in the case throughout Rhode Island, middle income households are finding it difficult to purchase housing in Johnston. Because many households cannot afford to buy, the persons remain renters, thereby placing more demand on rental units and precipitating increases in rental rates. These higher rates result in making it exceedingly more difficult to save dollars for down payments. In addition, the number of rental units available is far less than the demand.

The gap between "income required to purchase" and "income available" affects many groups, including Town and School employees, as well as first time home-buyers.



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Affordability for first time homebuyers has been facilitated by the RIH “First Homes” program. Qualified applicants for new homes that meet price and income guidelines, are eligible for low interest mortgages and other types of assistance to help with first year costs.

The following two tables, Tables 20 and 21, provide data from the State’s and HUD’s Comprehensive Housing Affordability Strategy (CHAS) as of 2000. Table 20 projects future needs relative to rental housing for those persons and families whose incomes are less than 50% of the Average Median Income (AMI) in the Town of Johnston. Table 21 and additional CHAS tables in the Appendix provide background data with respect to existing housing and housing needs and problems.

**Table 20**

Future LMI Rental Housing Needs by CHAS data  
Town of Johnston

Household Type	Proportional Need for persons ≤ 80% AMI projected by 2000 CHAS*	# of LMI Units Needed by 2020* (1,329 units x CHAS %)	Existing Supply	Future Need	Future Need %**
Elderly	39.01 %	332	737	95	35%
Family	32.47 %	224	106	254	50%
Other	28.52 %	106	91	145	15%
<b>Total LMI units</b>	<b>100.00%</b>	<b>662</b>	<b>934</b>	<b>494</b>	<b>100%</b>

\* incorporates a 6.8% increase in population projection to the year 2020, that is, an annual average growth of 90 units/year is assumed, beginning in 2004 with 11,849 units (# of units per Census 2000 plus actual builds from 2000-2003) and Low Income Households < 80% AMI with housing problems

\*\* While the current proportion of the Town’s population representing number of affordable units for the elderly population appears to be adequate for the Town’s future needs, Town population projections through 2030 based on historic trends indicates a significant exponential growth in this age group much greater than other age group (most recently 15% from 1990 to 2000 – see also Table 4 in Section II); these exponential projections require the Town to plan ahead at this time for the future affordable housing needs of this population, contrary to what the current Statewide Planning projections appear to indicate. Johnston must provide its fair share of the proportion of elderly housing needed for the overall statewide needs as well as the local community needs.



**Table 21**

**SOCDS CHAS Data: Housing Problems**

*Town of Johnston*

Total Households	11,192
Total Low Income Households	5,252
# with Housing Problems	2,889
% with Housing Problems	55.0%

Household Type	Total Households	Total Low-Income Households	# Low Income Households with Housing Problems	% Low Income Households with Housing Problems	% of Total Housing Problems Low Income Households
Elderly	3,397	2,497	1,228	49.2%	42.5%
Small Family	5,232	1,562	978	62.6%	33.9%
Large Family	863	203	133	65.5%	4.6%
Other	1,700	990	550	55.6%	19.0%
<b>Total</b>	<b>11,192</b>	<b>5,252</b>	<b>2,889</b>	<b>55.0%</b>	<b>100.0%</b>

Household Tenure	Total Households	Total Low-Income Households	# Low Income Households with Housing Problems	% Low Income Households with Housing Problems	% of Total Housing Problems Low Income Households
Renters	3,215	2,500	1,252	51.0%	43.3%
Owners	7,977	2,752	1,637	59.5%	56.7%
<b>Total</b>	<b>11,192</b>	<b>5,252</b>	<b>2,889</b>	<b>55.0%</b>	<b>100.0%</b>

Household Income	total households	# Low Income Households with Housing Problems	% Low Income Households with Housing Problems	% of Total Housing Problems Low Income Households
< 30% AMI	1,863	1,127	60.5%	39.0%
30-50% AMI	1,427	938	65.7%	32.5%
50-80% AMI	1,962	824	42.0%	28.5%
<b>Total Low Income</b>	<b>5,252</b>	<b>2,889</b>	<b>55.0%</b>	<b>100.0%</b>



An examination of the Residential Real Estate Sales data for Johnston and its adjacent communities provides a comparison of the median sales price of an existing home relative to the median sales prices in other communities. The following table, Table 22 depicts these sale prices for the time period of 1990-1999.

During the time period studied, the average price in Johnston was frequently below the state average, whereas adjacent communities were typically higher than the state average. Johnston rebounded significantly better in the late 1990's, however, than its neighboring communities.

**Table 22**  
**Median Selling Price**  
Existing Single Family Homes  
*Town of Johnston and Selected Surrounding Communities*

	1990	1995	1999	2004*
<b>Johnston</b>	<b>\$ 118,000</b>	<b>\$ 110,500</b>	<b>\$ 125,000</b>	<b>\$ 248,463</b>
Cranston	122,750	105,500	112,500	238,250
Glocester	135,750	127,000	129,000	279,450
North Providence	122,000	108,000	111,000	239,950
Scituate	145,000	133,750	150,000	331,200
Smithfield	135,050	124,590	137,500	299,950
<b>State Average</b>	<b>\$ 128,300</b>	<b>\$ 85,000</b>	<b>\$ 96,000</b>	<b>\$ 260,000</b>

*Sources: U.S. Census, Multiple Listing Service \* as of September 2004, Multiple Listing Service*

### Home Rental and Residential Rental Market

In 1990, RIH's estimated the median renter income had climbed to \$26,601. This increase may be reflective of the number of middle income households who wish to buy but cannot do so because of the high cost of single family housing units in Town. During the 1990-2000 decade, 1,595 new housing units were constructed in Johnston. Of these, about three-quarters were owner occupied and about one-quarter were renter occupied.

As of 1990, the rental market in Johnston advertised an average rent "asked" of \$571 per month for all types of units, regardless of size or number of bedrooms. The unit types ranged from \$524 for a 1-bedroom unit, \$597 for a 2-bedroom unit and \$642 for a 3-bedroom apartment unit. Also in 1990, the median annual rental income according to RI Housing was \$26,601 and there were a total of 2,111 rental units.



As of 2000, the rental market in Johnston advertised an average rent “asked” of \$779 per month for all types of units, regardless of size or number of bedrooms. The unit types ranged from \$686 for a 1-bedroom unit, \$817 for a 2-bedroom unit and \$828 for a 3-bedroom apartment unit. The monthly gross rent for 2000 in Johnston was \$569. Also in 2000, the median annual income of a renter, according to Census 2000, was 20,619 with a total of 2,647 rental units.

The following chart, Table 23, illustrates the rental market trends in Johnston and surrounding communities during the time period of 1986 to 2000.

**Table 23**

**Comparison of Average Rental Rates: 1986-2000**

*Town of Johnston and select Rhode Island Communities*

Community	1986	1988	1990	1994	2000
<b>Johnston</b>	<b>\$ 488</b>	<b>\$ 601</b>	<b>\$ 597</b>	<b>\$ 599</b>	<b>\$ 569</b>
Scituate	450	545	647	604	579
Smithfield	439	734	670	589	608
Cranston	492	588	610	596	615
No. Providence	485	562	579	560	580
<b>State Average</b>	<b>\$ 487</b>	<b>\$ 591</b>	<b>\$ 589</b>	<b>\$ 581</b>	<b>\$ 560</b>

**Table 24**

**Fair Market Rents x Number of Bedrooms (2004)**

*Town of Johnston*

Community	<u>Number of Bedrooms</u>				
	0	1	2	3	4
Johnston	\$ 407	\$ 555	\$ 667	\$ 837	\$ 1,032

Rental rates in Johnston increased overall during the period 1986-2000 at a rate above that of the State average. Rate increases were greatest in 1988 and moderated from 1994 - 2000. Neighboring communities also evidenced similar increases in rental rates. Overall, Cranston’s rental rate change was similar to Johnston, while the Town of Smithfield’s rental rate change increased markedly over this period. North Providence’s rental rates also increased but less significantly than the other communities and the State average.





### Estimates of Demand

In 1990, 10,384 housing units<sup>2</sup> accommodated a population of 26,542 persons. This was equivalent to a housing unit density of approximately 2.7 persons per occupied dwelling unit. In 2000, 11,574 housing units<sup>3</sup> accommodated a population of 28,195 persons. This was equivalent to a housing unit density of approximately 2.5 persons per occupied dwelling unit. Over the next twenty years it is anticipated that the number of people per housing unit will continue its more recent reduction trend. This anticipated decrease is due primarily to a generally smaller household size, an aging population, and an increase of single parent families.

If the assumption is made that a factor of 2.47 persons per household will occur over the next ten years, then an estimated total of 11,282 housing units will provide for a projected population of 28,206<sup>4</sup> in the year 2010.

Over the next thirty years, the RI Statewide Planning Program's Population Projections anticipate that Johnston's population will continue to grow steadily at a rate of approximately 3 – 4% every 10 years for an overall 30-year increase of 10.63% by 2030. At this rate, approximately 1,213 new housing units would be needed to be constructed to support a projected increase of 2,997 residents, assuming that the current average household size of 2.47 persons continues.<sup>5</sup>

### Other Community Housing Needs

Within Rhode Island communities there are diverse populations with special housing needs. This includes the elderly (particularly frail elderly with mobility and/or self-care limitations), persons with physical, mental or developmental disabilities, substance abusers, HIV/AIDS persons, the homeless, and persons returning to the community. While these populations have their own particular needs, they do share needs with the remaining local residential populations that include housing, stable living environments, case management, and ongoing support services. Other residents that require community awareness and assistance are minority and single-headed households. As noted above some of these populations may have needs, depending on their particular circumstances, with respect to employment, income, housing, and supporting services. There will be a need to identify these special populations and strengthen community-based assistance components to enable them to live and function effectively within the Town. Overall, within Rhode Island, there are agencies, facilities, programs, and services that address these requirements. The Town of Johnston has in the past and will continue to work with outside agencies in addressing the necessities of its special needs citizens.

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<sup>2</sup> Total number of units includes 389 vacant units

<sup>3</sup> Total number of units includes 377 vacant units

<sup>4</sup> Rhode Island Statewide Planning Program population projection

<sup>5</sup> Projected 2010 Needs: 340 new units over Census 2000's # of units (10 years)  
Projected 2020 Needs: 831 new units over Census 2000's # of units (20 years)  
Projected 2030 Needs: 1,213 new units over Census 2000's # of units (30 years)



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The Johnston Housing Authority and private entities provide substantial support to meet elderly housing needs utilizing State and Federal programs. Although the number of elderly assisted housing units in Johnston has increased, the Housing Authority has a waiting list of 205 eligible persons. There will be a continuing need for this type of housing as the 65 years and over population is expected to increase locally and throughout Rhode Island. Population projections indicate those persons age 65 and over will increase; the age 85 and over population group is expected to evidence the greatest percentage increase. The US Census Bureau has observed that more Americans are surviving to their elder years. As a result it is reasonable to expect that the four-generation family will become common. Because more people are living to the oldest ages, people in their fifties and sixties are likely to have surviving relatives who need assistance. This will mean that needs and resources will change as the proportion of elderly increases.

Despite the availability of LMI units in most communities, the two populations of special needs and the homeless remain underserved throughout the state. These are the two hardest populations to house given the level of their needs and very low incomes.

There are currently 91 units serving the special needs population in Johnston, comprised of 73 group home beds, 7 transitional units, and 11 “HUD 811” units, which serve disabled households. According to the most recent Rhode Island Emergency Shelter Annual Report for 2002-2003, 30 shelter residents had identified Johnston as their last address.

Johnston recognizes the need to provide housing to both the special needs and homeless populations, not only within its borders but also as a resource for its region and more widely throughout the state. Working with local housing organizations, women's crisis centers and faith-based organizations, the Town of Johnston is seeking the reasonable accommodation of these populations through shelters, safe houses and, when feasible, transition to permanent housing units



## **V. Affordable Housing Plan and Strategies to Attain the Low and Moderate Income Housing Goal**

This Affordable Housing Plan builds upon and supplements the Housing Element of the Town's Comprehensive Community Plan. The purpose of this Plan is to establish precise guidelines as to the amount, type, and location of affordable housing development needed to meet the 10% low-moderate income housing goal stipulated by the State's Low and Moderate Income Housing Act. The Plan identifies strategies and recommendations to insure that the Town's diverse housing needs are met.

Given the need to ensure that all types of households be accommodated proportionate to their needs, Johnston has devised a variety of strategies to address its LMI housing needs. The goal is to create enough housing so that existing and future residents will always find suitable accommodations available to them at all stages of their lives.

### Housing Needs Analysis by CHAS Data

The U.S. Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database provides a means for a community to examine the housing needs and problems of its residents at all income levels. The most consistent finding in an analysis of CHAS data is that a significant number of households, especially those below 80% AMI, pay too large a percentage of their gross monthly income for housing.

An examination of Johnston's CHAS data reveals that there is slightly higher proportional need for rental units and home ownership for elderly housing (42.5%) as compared to family housing (38.4%) and other (19%). This is slightly inconsistent with Providence County's CHAS -elderly at 30.2%; family at 45.5 %, and other at 24.3% - and statewide - elderly at 31.5 %; family at 43.5%, and other at 25.0%. It appears that Johnston's need for affordable elderly housing is higher than in the surrounding communities and statewide where affordable family housing needs are more predominant. In fact, Johnston's rental housing needs for the elderly population is even greater than these averages at 50% for elderly rental units as compared to family rental units at 33.9% and other special needs rental units at 16.1%. All three CHAS data charts are attached as appendices at the end of this Plan.

Table 25, following, describes the household and tenure types to be served by the development strategies proposed. The goals depicted for each type correspond to the proportional CHAS needs discussed in this section.

When plotted against the current LMI units and those projected to be needed by 2020 the following breakdown by household type occurs:



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**Table 25**

**Number of LMI Units to be Produced, by Household and Tenure Type**  
*Town of Johnston*

Goal #	Strategy	TOTAL LMI Units Created	Elderly LMI Units		Family LMI Units		Special Needs LMI Units		Undocumented LMI Units
			Rental	Ownership	Rental	Ownership	Rental	Ownership	
1	1-A								X
	1-B								X
	1-C								X
	1-D	240	103		91		46		-
	1-E	275	118		105		52		-
	1-F	180			77	69	34		-
	1-G								X
	1-H	80	34			31	15		-
	1-I								X
	1-J	154	106				48		-
	1-K	160	80				80		-
2	2-A	210	45	45	80		40		-
	2-B								X
	2-C	100				100			-
3	3-A								X
	3-B								X
	3-C								X
	3-D								X
4	4-A								X
5	5-A								X
	5-B								X
	5-C								X
	5-D								X
Totals by HH Type and Tenure		1,399	486	45	353	200	315	0	
TOTALS by HH Type:		1,399 units	531 units **		553 units		315 units		
Future Need Goals by CHAS Data*		494 units	Goal - 95 units **		Goal - 254 units		Goal - 145 units		

\* incorporates a 6.8% increase in population projection to the year 2020, that is, an annual average growth of 90 units/year is assumed, beginning in 2004 with 11,849 units (# of units per Census 2000 plus actual builds from 2000-2003) and Low Income Households < 80% AMI with housing problems

\*\* While the current proportion of the Town's population representing number of affordable units for the elderly population appears to be adequate for the Town's future needs, Town population projections through 2030 based on historic trends indicates a significant exponential growth in this age group much greater than other age group (most recently 15% from 1990 to 2000 – see also Table 4 in Section II); these exponential projections require the Town to plan ahead at this time for the future affordable housing needs of this population, contrary to what the current Statewide Planning projections appear to indicate. Johnston must provide its fair share of the proportion of elderly housing needed for the overall statewide needs as well as the local community needs.



The strategies for implementation fall into two categories—development activities and non-development activities. The time frame for the development activities stretches out over 15 years, that is, through 2020. The timeframe for the non-development activities, such as zoning changes, is projected in Table 26 following the discussion of strategies.

#### Achieving the Low- and Moderate-Income Housing Goal

The existing quantity of year-round housing units in the Town of Johnston is 11,526 units. The required number of housing units needed to meet the 10% Goal for Affordable Housing Units is 1,153 units. At the present time, the Town possesses an affordable housing unit gap of 219 units. However, the most recent population projections released by the State of Rhode Island indicate that the Town's population will be increasing at a rate of approximately 3-4% each year. As a result, by 2020, an estimate of the Town's population is projected to be 30,247. This projected population increase of 2,052 people will require the addition of an estimated 831 additional housing units with an average household size of 2.47 persons each. In accordance with the Low and Moderate Income Housing Act of 2004, 83 of these additional units should be affordable housing. The Town must be proactive and plan for the creation of these units in this Plan. As a result, this Plan addresses a shortfall of current 219 housing units plus a projected additional 83 units for a total affordable housing unit goal of 302 units.

Based on current market conditions, it is projected that if the Town increases the number of its average number of annually issued building permits to 90 per year and assuming that at least 27.4% of those permits will be for LMI units, then the 10% LMI goal for affordable housing units can be achieved within 15 years. At that time the total housing units is expected to have increased to 13,289 units and the total number LMI units developed as the result of the strategies outlined in this Plan will number 395 units. Combined with the existing 934 affordable housing units, the total of LMI housing units would equal 1,329 units or 10.0 % of its total housing stock.

The Town's Planning Board has been meeting to assist in devising strategies that both create opportunities for LMI units and upgrade the standard of living for all of Johnston's residents. Their goal and that of this Affordable Housing Plan is to provide for affordable housing while maintaining the character of the community and moderating the impacts upon the Town's natural features and demands on Town infrastructure, services, and resources.

The strategies outlined on the following pages have been identified as reasonable opportunities to reach the Town's LMI housing shortfall. These strategies have been designed to be consistent with the Town's Comprehensive Community Plan as well as the Affordable Housing Goals detailed in this Plan. They present a practical and realistic approach to achieving the Town's achievement of the 10% Affordable Housing Goal.

In the following section, more details are provided regarding how the particular policies and actions accommodate the Town's housing needs and specify the strategies that are consistent with Johnston's Comprehensive Plan. The Town must generate a sufficient quantity of LMI units to satisfy the current deficit in its Affordable Housing Goal as well as provide an adequate



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number of future units to meet the 10% goal during new construction. In addition, the Town has targeted large-scale multi-family development projects for eligibility under the new comprehensive permit application process with a state-mandated 25% LMI requirement. It has also been determined that during new construction, an actual minimum of 27.4% of the units will need to be LMI in order to keep pace with the “10% Goal” in conjunction with new building permits for residential construction. Consequently, the Town’s existing deficit combined with State law permitting a lower percentage rate for LMI units under the comprehensive permit application than is needed to maintain and/or achieve the “10% Goal”, most of the remaining strategies proposed in this Plan utilize a 33% LMI requirement for these strategies so that the overall average of 27.4% needed to realize this goal can be met and thereby permitting the Town to maintain its goal attainment.



## **AFFORDABLE HOUSING STRATEGIES**

### **Goal 1: Create a range of housing opportunities and choices.**

#### ***Strategies***

- 1-A. Promote higher density housing development within the villages, where services and other amenities are existing or planned except where there are other criteria which must be met or concerns that conflict with allowing higher density. Continue to require at least “one acre” minimum lot size per unit (R-40, 40,000 square feet) requirements in outlying areas of the community, where infrastructure, services, and amenities are not available or planned and the preservation of the Town’s more rural/semi-rural character is desired by the community at large to be maintained.
- 1-B. Mill Building Reuse - Support the reuse and rehabilitation of mill buildings for housing use in those locations where access, parking, environmental concerns etc., preclude continued industrial use.
- 1-C. Provide additional and continue current incentives for combining open space preservation efforts with new affordable housing construction, such as through density bonuses.
- 1-D. Create a new VILLAGE Zoning District in the Manton, Killingly Street, Graniteville, and Thornton sections of the Town that would permit mixed use of residential, both single and multi-family, alongside business, office, and retail development, thereby making use of the existing mixed use land use pattern and infill properties. The existing zones in these proposed village areas range in the area of 15,000 square feet for residential properties, single family use only, and 10,000 square feet for business uses, depending how a specific property is zoned. The Town’s present Zoning Ordinance (as amended through 2004) requires a defined separation of residential and business zones and their uses, that is, residential uses are not permitted in the business zones and businesses are not permitted in the residential zones. The new Village Zone would amend the present Zoning Ordinance by permitting a mixture of residential and business uses within a single zoning classification, instead of the historic practice incorporating a defined separation of residential and business uses from each other.
  - The lot size for residential uses in the newly created Village Zoning District would be changed to 10,000 square feet and the density increased to two units per structure by right with conditions and three units or more by special use permit with conditions. Business lot sizes and setbacks would remain primarily the same.
  - Detailed conditions would be established in the Zoning Ordinance for permitted uses as well as the uses allowed by special use permit. Both business and/or residential uses will be permitted within the Village Zone. In addition, business and residential uses may coexist within a single structure. Detailed criteria will be established in the Zoning Ordinance for this zone by the Affordable Housing Task Force.



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- Dimensional requirements will require that any new construction and additions/renovations shall be at the same height or less as the surrounding, existing neighborhood uses and shall be designed so as to physically blend with surrounding market price units and neighborhoods in terms of height, property coverage, massing, site design, and architectural treatment. New construction and additions/renovations shall be developed only in those areas where there exists the necessary infrastructure to support the specific type of development proposed and where such siting seeks to preserve the existing natural landscape and does not negatively impact upon the environmental features and resources of the site and surrounding neighborhoods.
- Any site created as the result of this strategy shall have sufficient off-street parking to accommodate the new construction and/or expanded use. Extreme hardship and significant benefit to the neighborhood shall be proven before any variance is given for this type of development. The intent of this strategy is to permit construction only on properties that can meet the requirements of the zoning ordinance without variance.
- At least 33% of the units in each new residential structure when constructed as a two- or more multi-family dwelling shall be affordable for a minimum of 30 years. For example, for 2 family dwelling unit structures, at least one of the dwelling units shall be affordable; for 3 family dwelling unit structures, at least one of the dwelling units shall be affordable, and for 4 family dwelling unit structures, at least two of the dwelling units shall be affordable. A zoning certificate will be issued for the “by right” two family structures which will stipulate the affordability restriction of at least one of the two units created. In addition, a deed restriction relative to the required affordability of at least one of the units for at least the next 30 years will be placed on the property when the building permit is issued.

A condition for issuing a special use permit shall be a deed restriction requiring 33% of the three family or more units be affordable units for at least the next 30 years.

The owner’s unit may be counted as one of the required units if the owner meets the low-moderate income requirements.

Further requirements will be developed to insure the continuance of the affordable dwelling units in each structure. A land lease to insure the continuance of the affordability of the units is being considered as a potential method to insure continued affordability of the units in this strategy.

- Further details will be discussed by the Affordable Housing Task Force to be created and revisions to the Zoning Ordinance and Land Development Regulations proposed to the Town Council by October 1, 2005.
- Affordable Housing in the Village Districts shall be designed to give the residents of such housing as well as their neighbors pride in their homes, integrated with market price units, and so as to appear consistent with the surrounding properties and overall neighborhood.





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There are approximately 100 buildable acres in the three areas identified as the Village Zoning District area. This zone would permit approximately 600 dwelling units at full build-out to be constructed over a 15 year period (2005-2020) if density bonuses were incorporated. Of these units, at least 240 of the units would be affordable. The number of dwelling units was determined by analyzing the property size of existing vacant lots and the conservative number of dwelling units that could be constructed thereon given the zone minimum requirements in conjunction with environmental constraints such as steep slopes, wetlands, and access.

**Number of LMI Units created: 240 units (over build-out) for <80% AMI, mix of family rental and ownership, elderly and support housing.**

- 1-E. Allow and encourage the development or redevelopment of compatible small-scale affordable housing structures within existing neighborhoods. Small scale shall refer to structures with 4 or less units that are located and/or proposed to be located in a zone in which such multi-units are permitted by the Zoning Ordinance by right or by special use permit.

The Town presently permits the re-division of lots that have been merged, officially or technically, by the contiguous lot provision of the Zoning Ordinance for those owners who purchased these properties as two or more lots prior to the change of the Ordinance to a larger lot size zone. The amendments to the Ordinance adopted in 2003 presently stipulate that only the original owner of the lot prior to the merger is eligible for this relief. Approximately 75% of the residential dwelling units in the Town are located in the older neighborhoods east of I-295. Of the 4,000+ units, approximately 3,000 of the dwellings are now located on properties which have been classified as “non-conforming” in size and setbacks. When the comprehensive rezoning of the Town occurred in 1979, many of the lots in these older neighborhoods were rezoned to a lower density zone. Anyone owning two or more contiguous lots which did not meet the new zone’s minimum size were “technically” merged into one lot for zoning and building purposes.

- This strategy in this Plan proposes to offer this “re-division” option to all owners, regardless of when the merger occurred, as long as at least one new lot or 33% of new multiple lots created are designated as “affordable” for at least the next 30 years, meet the neighborhood conditions, and is eligible for a lower zone classification as the result of the Neighborhood Zoning Designation detailed in the contiguous lot provisions of the Zoning Ordinance. For properties where the zoning district permits 2-family and multi-family units, or where multiple lots may be created through re-division, at least 33% of the units in the dwelling structure constructed or converted shall be affordable units for at least the next 30 years. Where only one (1) new lot is created, that lot shall be designated as an “affordable unit” for at least the next 30 years. For each petition for this provision, a buildable lot determination shall be required and the applicant shall be required to follow the procedures from that determination, as applicable, whether it be the Zoning Board of Review, Planning Board, or some other regulating authority. A zoning certificate will be issued for the



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- residential structures which will stipulate the affordability restriction of 100% for a single new lot created and at least 33% of the units when multiple lots and/or multi-units are created. Likewise, when only one (1) new lot is created, the lot must meet the affordability restrictions outlined in the strategy. In addition, a deed restriction relative to the required affordability of affordable units created for at least the next 30 years will be placed on the property when the building permit is issued.
- Affordable Housing created as a result of this strategy shall be designed to give the residents of such housing as well as their neighbors pride in their homes, integrated with market price units, and so as to appear consistent with the surrounding properties and overall neighborhood.
  - Dimensional requirements will require that new construction and additions/renovations resulting from this strategy shall be at the same height or less as the surrounding, existing neighborhood uses and shall be designed so as to physically blend with surrounding market price units and neighborhoods in terms of height, property coverage, massing, site design, and architectural treatment.
  - New construction and additions/renovations shall be developed only in those areas where there exists the necessary infrastructure to support the specific type of development proposed and where such siting seeks to preserve the existing natural landscape and does not negatively impact upon the environmental features and resources of the site and surrounding neighborhoods.
  - Any site developed as the result of this strategy shall have sufficient off-street parking to accommodate the new construction. Extreme hardship and significant benefit to the neighborhood shall be proven before any variance is given relative to any reduction in parking for this infill development. The intent of this strategy is to permit construction only on properties that can meet the requirements of the zoning ordinance without variance.

Approximately 350 dwelling units could be created by this strategy. The number of dwelling units was determined by analyzing the property size of existing oversized lots and the conservative number of dwelling units that could be created by redivision and construction thereon given the zone minimum requirements in conjunction with frontage requirements as well as environmental constraints such as steep slopes, wetlands, and access.

**Number of LMI Units created:**      **200 units over build-out for <80% AMI, family rental and ownership, elderly and support housing**  
**75 units for <50% AMI, family rental and ownership, elderly and support housing**



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- 1-F. Promote infill development by providing a zoning density bonus to allow scattered site two-family and multi-family dwellings in zones where they are permitted by the Zoning Ordinance by right (R-7 and R-10) and where there are covenants which will maintain 33% of the units as affordable for at least the next 30 years, provided that the underlying zone's regulatory requirements as well as environmental and other design standards are met. Conditions for this provision shall be established in the Zoning Ordinance whereby very specific criteria shall be met before this type of proposal can be approved. At the present time, the existing Zoning Ordinance provisions and corresponding Zoning Map provide for only 1.09% of the overall zoned properties as a multi-family designation, that is, zones R-7 or R-10. The following Strategy 1-H proposes the expansion of these zones into the surrounding area, thereby resulting in a greater percentage than the present 1.09% presently zoned as R-7 or R-10. Changes to the Zoning Ordinance proposed by this Strategy shall also establish whether or not this provision is permitted outright or by special use permit in the R-7 and R-10 zoning districts when density bonuses are awarded. Any site created as the result of this strategy shall have sufficient off-street parking to accommodate the new construction or expansion. Extreme hardship and significant benefit to the neighborhood shall be proven before any variance is given for this infill development. The intent of this strategy is to permit this infill construction only on properties that can meet the requirements of the zoning ordinance without variance.

Dimensional requirements will require that any new construction and additions/renovations resulting from this strategy shall be at the same height or less as the surrounding, existing neighborhood uses and shall be designed so as to physically blend with surrounding market price units and neighborhoods in terms of height, property coverage, clustering, site design, and architectural treatment. New construction and additions/renovations shall be developed only in those areas where there exists the necessary infrastructure to support the specific type of development proposed and where such siting seeks to preserve the existing natural landscape and does not negatively impact upon the environmental features and resources of the site and surrounding neighborhoods.

Affordable Housing created as a result of this strategy shall be designed to give the residents of such housing as well as their neighbors pride in their homes, integrated with market price units, and so as to appear consistent with the surrounding properties and overall neighborhood.

Approximately 450 dwelling units could be created by this strategy. The number of dwelling units was determined by analyzing the property size of existing vacant lots and the conservative number of dwelling units that could be constructed thereon given the zone minimum requirements in conjunction with environmental constraints such as steep slopes, wetlands, and access.

Number of LMI Units created:           **50 units for <80% AMI, family rental and ownership and support housing**  
**130 units for <50% AMI, family rental and ownership and support housing**



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1-G. Investigate the development of additional subsidized, construction, rehabilitation or rental assistance housing for the elderly or families in locations favorable in terms of environmental constraints.

1-H. Expand range of R-7 and R-10 districts.

- These high density zones (R-7 and R-10) represent only 1% of the zoned properties in the Town of Johnston. Adjacent to these areas are properties that prior to 1979 were zoned at this higher density but were then changed to 15,000 square feet minimum lot size to 40,000 square feet lot size. Both the R-7 and the R-10 zones permit multi-family dwellings with conditions and Town approval, as applicable. Currently the requirements for residential housing in an R-7 and R-10 Zone are as follows:

R-7	Single Family	minimum 7,000 sf
	Two-Family	minimum 8,500 sf
	Duplex	minimum 12,000 sf
	Multi-family	minimum 2 acres, 10 units/acre, no off-street parking, additional requirements
R-10	Single Family	minimum 10,000 sf
	Two-Family	minimum 12,000 sf
	Duplex	minimum 15,000 sf
	Multi-family	minimum 2 acres, 5 units/acre, no off-street parking, additional requirements

- This strategy would expand these districts to a larger area surrounding the existing high density zoned properties as long as they meet specific criteria to be provided in the Zoning Ordinance. A municipal subsidy will be provided for affordable units which will be required to remain affordable for a least the next 30 years as a condition of this subsidy. A zoning certificate will be issued for the residential structures which will stipulate the affordability restriction of at least 33% of the units created. In addition, a deed restriction relative to the required affordability of at least one of the units for at least the next 30 years will be placed on the property when the building permit is issued.

Approximately 200 acres are proposed for change to this zoning designation. It is projected that 200 new units will be created of which at least 33% will be affordable. The number of dwelling units was determined by analyzing the property size of existing vacant as well as oversized lots and the conservative number of dwelling units that could be constructed thereon given the zone minimum requirements in conjunction with frontage requirements as well as environmental constraints such as steep slopes, wetlands, and access.

**Number of LMI Units created: 80 units over build-out for <80% AMI, family rental rental and ownership, elderly and support housing**



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1-I. Establish or participate in an existing Housing Land Trust.

A local area Housing Land Trust should be created or the Town should participate in an existing Housing Land Trust for the primary purpose of receiving and managing funds and/or property which have been received by the Town for affordable housing development and preservation. This Fund would serve as the central depository for the receipt, management, and disbursement of funds received from the collection of any monies collected in-lieu-of affordable housing land dedication, unit construction, and the like through inclusionary zoning and other similar regulatory and/or municipal procedures.

The administration of the fund will be overseen by the Town's Finance Department and Controller in consultation with the Planning Board. The creation of the Local Housing Trust Fund shall be established by Town Council Ordinance.

1-J. Provide density bonus of 25% for redevelopment projects such as Brownfields and intrusive Industrial areas located within and/or adjacent to predominantly residential neighborhoods that include 33% affordable housing yield components and achieve the development of a variety of housing types, including single family, two family, duplexes, accessory apartments, 3 and 4 family structures, congregate housing and other alternatives for persons unable to live with complete independence while at the same time conserving and restoring the natural resources of the site, where applicable.

- A municipal subsidy will be provided for affordable units which will be required to remain affordable for a least the next 30 years as a condition of this subsidy. A zoning certificate will be issued for the residential structures which will stipulate the affordability restriction of at least 33% of the units created. In addition, a deed restriction relative to the required affordability of 33% the new units created (at least one new unit, minimum) for at least the next 30 years will be placed on the property when the building permit is issued.

Approximately 500 dwelling units could be created by this strategy. Approximately 311 acres of land currently meet this criteria. These properties are located adjacent to the Woonasquatucket River (EPA Superfund designation), Simmons Brook, and the Pocasset River. Also represented in this acreage are pockets of industrial uses adjacent to predominantly residential neighborhoods and include uses such as asphalt plants, "open air" junk yards, metals recycling processing operations, and other heavy industrial uses adjacent to the high density residential areas off George Waterman Road, Greenville Avenue, Killingly Street, Hartford Avenue, Mill Street, Plainfield Street, and Atwood Avenue. Refer to the following Map 4 for a depiction of the locations of these areas. Some if not many of these properties would most probably be classified as "Brownfields" given the historic and existing uses of these properties; scientific environmental testing would be required for classification and eligibility for cleanup funding as a "Brownfields" project. The need to convert these properties to uses compatible with the surrounding neighborhoods is substantial.



**Number of LMI Units created: 154 units at build-out for <50% AMI, family ownership, family rental and ownership, elderly and support housing.**

- 1-K. Continue to allow attached accessory family “in-law” apartments by Special Use Permit; these units shall be reviewed annually per the current Johnston Zoning Ordinance to determine if all conditions of approval are still being met – otherwise the units will be required to be vacated. An annual inspection of each of these units shall be conducted by the Building Department with a status report provided to the Town Council by April 1<sup>st</sup> of each year. Specific conditions for this Special Use Permit shall be established in the Zoning Ordinance and a policy for implementation as prepared by the Building Department be approved by the Town Council. Strict adherence shall be held that each unit created remains in conformance with the state’s definition of an accessory unit.
- A municipal subsidy will be provided for affordable units which will be required to remain affordable for a least the next 30 years as a condition of this subsidy. This subsidy may include a CDBG grant, density bonus, tax relief, other municipal subsidy that may be established by the Town, or some combination thereof. A zoning certificate will be issued for the residential structures which will stipulate the affordability restriction of at least 33% of the units created (50/51% if CDBG funding used per HUD requirements). In addition, a deed restriction relative to the required affordability of these designated units for at least the next 30 years will be placed on the property when the building permit is issued. Only those accessory units that meet these criteria will be included in the count towards the Town’s threshold 10% goal.
  - Accessory units are required to be approved by the Zoning Board of Review. The Town of Johnston only permits family members to use these units and requires an annual accounting of the use of the granted unit. Each case must initially be presented to the Board and the applicant must submit proof that the resident of the unit is in need of this type of living quarters. As a result, the personal economic hardship and financial circumstances of the potential occupant(s) is one of the determining factors relative to whether or not the accessory use is granted. Consequently, these units are approved for family members who typically meet the LMI requirements because their petition frequently stipulates the person needs to live with their family due to some financial situation or disability. The accessory use ceases to exist upon the death or move of the resident from the premises. A comprehensive database of historic zoning data has not been kept, however, relative to the granting of these units in the past. As a result, the reporting requirement has been unenforceable in the past. The implementation of this strategy involves the maintenance of extensive records as well as the enforcement of the required annual reporting of unit usage.
  - The number of dwelling units was determined by analyzing available individual zoning files for legal accessory apartments as well as property tax records created during past revaluations which provide a picture of dwellings and the number of dwelling units in the structure when they are located in a single family zone and



constructed after the change of the zone to a single family use. A conservative number of accessory dwelling units was projected in accordance with that past compiled history.

**Number of LMI Units created:**      **50 units over build-out for <80% AMI, elderly and support rental housing**  
**110 units for <50% AMI, elderly and support rental housing**

**Goal 2:      Provide adequate and affordable housing to the Town’s low and moderate income population and increase the quantity of affordable, well-constructed, and well-maintained housing stock in the Town.**

*Strategies*

A. Target specific Low-Moderate Income Sites in appropriate areas throughout the Town for larger-sized Affordable Housing developments that are sized 10 units or more.

The following properties have been recommended for the location of larger affordable housing developments due to their proximity to the following physical criteria and infrastructure:

- Access to a street that can handle increased volume of traffic
- Public water and public sewer as well as gas service availability and ability to connect to these existing services.
- Adjacent to or in close proximity to a public transportation route
- Near shopping
- Compatible with surrounding neighborhood conditions
- Possess limited to no significant environmental constraints to development
- Possess environmental conditions that are conducive to or will not be negatively impacted by development and/or result in the significant increase in the existing density zoning classification permitted by the property/ies involved.

Development Projects proposed for most of these targeted properties/property vicinities shall provide 25% of the units as “affordable units for at least the next 30 years”. It is presumed that projects proposed under this strategy will be submitting Comprehensive Permit Applications for these targeted developments. The first project identified in this section, Strategy 2A-1, was determined, however, to be substantially complete pursuant to the 2004 affordable housing legislation and was approved in January 2005 as a comprehensive permit application using the former 20% LMI criterion. These properties will not be rezoned for multi-family development, hence encouraging prospective developers to incorporate the “overlay zone” aspect and subsidy requirements utilized for comprehensive permit applications. If the property owners choose not to develop



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affordable housing for these targeted parcels, these properties would continue the uses permitted under the Johnston Zoning Ordinance.

In addition, proposed projects and structures will be required to follow in the spirit and character of the neighborhood it is to be located with specific regard to the height, size, and style of other residential structures in the surrounding community. Said structure(s) shall be harmonious and blend with the existing landscape and is not to alter the character of the surrounding neighborhood. The Town of Johnston's residential makeup is predominantly suburban/rural single family dwellings without large housing complexes. Therefore a "campus style" architectural style in a manner similar to the Town's "Cedar Terrace" with multiple structures and open spaces shall be required for large affordable housing developments as opposed to one large building with many units, unless the specific site conditions and surrounding neighboring area within 1,000 feet radius of a specifically targeted piece of property provide a different environment from the typical residential neighborhoods. One large structure with many units has been determined by the Town to not be in character with a majority of neighborhoods in the Town of Johnston.

All developments within this category shall provide sufficient off-street parking for its residents as well as visitors and employees and shall be developed within the confines of the existing landscape and environmental conditions and constraints. For very large developments in the range of 100 units or more, the Town may require the upgrade of the surrounding infrastructure to accommodate the significant increase of units in the area, which may include, but is not limited to, road improvements, public water service upgrade, public sewer service upgrade, and/or drainage improvements as may be needed due to the existing adequacy/inadequacy of these facilities.

The following properties have been targeted for large-scale affordable housing development that are sized 10 units or more.

1) Hartford Avenue - Vacant property area behind the Picerne Property and adjacent to Pocasset Bay Manor along Hartford Avenue.

A private developer is planning to construct a new multi-family apartment complex. In exchange for required zoning variances and land development waivers, the owner has agreed to set aside 20% of the 300 units proposed under the pre-2004 Comprehensive Permit Application Process. The site will be connected to public sewer and water. This site contains approximately 50 acres of which approximately 50% is free of wetlands. Some of this property is located in the FEMA delineated flood plain of the Pocasset River; Rhode Island Department of Environmental Management, Freshwater Wetlands, as well as the Rhode Island Emergency Management Flood Plain Coordinator were contacted for approvals. The site will have access to RIPTA Bus Routes 10 (North Scituate Line) and 28/50 (Hartford Line). This project was determined to be substantially complete pursuant to the 2004 Affordable Housing legislation and was subsequently





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approved with conditions for development by the Johnston Zoning Board in January 2005.

**Number of LMI Units created: 60 units for <50% AMI, family, elderly, and/or special needs rental**

- 2) Plainfield Pike – several large vacant parcels off Rome Avenue/vicinity and Plainfield Pike.

These sites contain an aggregate of approximately 23 acres of which most is free of wetlands. Some steep slopes are located on the properties but are not significant enough to prevent the properties from being developed. The properties are surrounded by other multi-family uses as well as community living types of housing; Allegria Court, Pell Manor, and a large condominium development of several hundred units. The vacant targeted sites have access to public sewer and water. The sites also possess access to RIPTA Bus Route 19 (Plainfield/Westminster Line). None of these properties are located in a FEMA delineated flood plain or the flood plain of the Simmons Brook. At a conservative estimate of 10 units per acre for a market total of 180 units of which at least 25% would be affordable, it is projected that at least 45 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 45 units for <80% AMI, family, elderly, and/or special needs rental**

- 3) Mill Street - Old factory building near Ranone Gym or other large abandoned buildings and vacant properties in the vicinity

These sites contain an aggregate of 10 acres of which approximately most is free of wetlands. The properties are surrounded by other multi-family housing. The vacant targeted sites have access to public sewer and water. The sites also possess access to RIPTA Bus Route 19 (Plainfield/ Westminster Line). None of these properties are located in a FEMA delineated flood plain or the flood plain of the Simmons Brook, though several are of very close proximity. At a conservative estimate of 10 units per acre for a market total of 100 units of which at least 25% would be affordable, it is projected that at least 25 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 25 units for <80% AMI, family, elderly, and/or special needs rental**

- 4) George Waterman Road – former “Vito’s”

This site contains an aggregate of approximately 20 acres of which approximately 50% contains wetlands (mill pond). The property vicinity includes other multi-family housing, including a large apartment facility as well as a condominium



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project. The vacant targeted site has access to public sewer and water. The site also possesses access to RIPTA Bus Route 27 (Providence/Manton Line). This property is not located in a FEMA delineated flood plain or the flood plain of the Woonasquatucket River. At a conservative estimate of 10 units per acre for the wetlands free portion of the property at a market total of 100 units of which at least 25% would be affordable, it is projected that at least 25 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 25 units for <80% AMI, family, elderly, and/or special needs rental**

- 5) Atwood Avenue – Vacant property behind Atwood Grille bordering on US Route 6 and Ann Drive.

This site contains an aggregate of approximately 15 acres of which approximately 33% contains wetlands. The vacant targeted site has access to public sewer and water. The site will have access to RIPTA Bus Route 10 (North Scituate Line) and 28/50 (Hartford Line). This property may include some land in the FEMA delineated flood plain of the Pocasset River. If this property is developed, Rhode Island Department of Environmental Management, Freshwater Wetlands, as well as the Rhode Island Emergency Management Flood Plain Coordinator will be contacted for approvals. At a conservative estimate of 10 units per acre for the wetlands free portion of the property at a market total of 100 units of which at least 25% would be affordable, it is projected that at least 25 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 25 units for <80% AMI, family, elderly, and/or special needs rental**

- 6) Killingly Street – Property located at the intersection of Killingly Street and U.S. Route 6 (express).

This site contains an aggregate of approximately 2 acres. The property vicinity includes other multi-family housing. The vacant targeted site has access to public sewer and water. The site also possesses access to RIPTA Bus Route 27 (Providence/Manton Line). This property is not located in a FEMA delineated flood plain or the flood plain of the Woonasquatucket River. At a conservative estimate of 10 units per acre at a market total of 20 units of which at least 25% would be affordable, it is projected that at least 5 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 5 units for <80% AMI, family, elderly, and/or special needs rental**



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7) Cherry Hill Road – PD zoned area known as DePetrillo property and surrounding vicinity.

This site contains an aggregate of approximately 20 acres. The property vicinity includes other multi-family housing. The vacant targeted site has access to public sewer and water. The site also possesses access to RIPTA Bus Route 27 (Providence/Manton Line). This property is not located in a FEMA delineated flood plain or the flood plain of the Woonasquatucket River, however, contains approximately 50% of its land area in freshwater wetlands. At a conservative estimate of 10 units per acre for the wetlands free portion of the property at a market total of 100 units of which at least 25% would be affordable, it is projected that at least 25 affordable units would be created with the development of these parcels.

**Number of LMI Units created: 25 units for <80% AMI, family, elderly, and/or special needs rental**

B. Continue CDBG Home Repair Program for providing grant, loans, and other assistance for home improvements for low and moderate-income persons.

C. Develop Inclusionary Zoning Provisions to further the creation of Affordable Housing. Assign this task to the Affordable Housing Task Force to be created as the result of this Affordable Housing Plan. The Task Force shall report back to Town Council by October 1, 2005 with recommendations for the implementation of this strategy.

While the Task Force will determine the actual Zoning Ordinance provisions relating to an Inclusionary Zoning requirement, the Town will be mandating some form of this affordable housing measure. It will include density bonuses as well as an alternate provision for a fee in-lieu-of providing affordable housing within the development as opposed to an on-site construction. In addition, the Town will be incorporating some form of land lease coupled with deed restrictions if the unit(s) are constructed within the residential development.

The inclusionary zoning provision shall apply to all residential developments, regardless of project size, including both subdivisions as well as land development projects and planned development districts. The Town already provides for voluntary inclusionary zoning in its Planned Development district; however, to date no developer has made use of this 100% density bonus provided.

The Town presently has under consideration approximately 500 units of new development residential construction throughout the Town. This number includes both single family as well as multi-family dwelling units. The imposition of mandatory inclusionary zoning would require that these types of projects provide affordable housing within the development and/or pay a fee in-lieu-of providing on-site construction. As stipulated above, the Affordable Housing Task Force will establish detailed provisions for the mandatory program. A targeted inclusion percentage rate will be considered by the Task Force; this mandatory inclusionary rate shall not be less than 10% and shall be higher when density bonuses are granted for the



project. The projected number of units created through inclusionary zoning requirements has been estimated based upon this historic and current development activity with the assumption that it will continue over the time period of this plan as the “West End” is developed. A conservative estimate of 100 units to be created either directly on-site and/or indirectly as the result of a fee in-lieu-of land dedication has been projected over 15 years.

**Number of LMI Units created:                    100 units for <80% AMI, family ownership**

**Goal 3:            Implement the Town’s adopted Affordable Housing Strategies.**

*Strategies*

- A. Homestead Program implementation.
- B. Continuation of Exemptions for Elderly, Disabled, and other Special Needs Groups.
- C. Removing local barriers to affordable housing development.
- D. Monitor Implementation of the Affordable Housing Plan.

**Goal 4:            Promote citizen awareness relative to affordable housing issues.**

*Strategies*

- A. Establish an Affordable Housing Task Force.
- B. Work with the Johnston Housing Authority, Housing Network of Rhode Island, and other non-profit housing agencies to promote citizen awareness of issues relating to affordable housing.

**Goal 5:            Develop partnerships to further the implementation and achievement of affordable housing strategies.**

*Strategies*

- A. Support the Housing Authority's efforts to expand the number of Section 8 certificates through technical or other assistance.
- B. Promote appropriate programs of Rhode Island Housing (RIH), Farmer's Home Administration, and Fannie Mae.
- C. Work with the Housing Authority to ensure that existing units are maintained and modernized as necessary.
- D. Continue to support and assist the Johnston Housing Authority to identify and secure parcels for redevelopment and provide additional subsidized housing to the extent State or federal programs make such development feasible.



- E. Develop partnerships and work with the Johnston Housing Authority, Tri-Town, E.O.C, as well as the Housing Network of Rhode Island and other non-profit housing agencies to further the implementation and achievement of affordable housing strategies.

#### Locations Where Strategies Will Be Implemented

Map 3 on the next page depicts the locations of selected targeted strategies to increase the low and moderate income housing in Johnston. Map 4 on the page following Map 3 depicts proposed areas for redevelopment and represents existing areas containing intrusive industrial uses located within residential neighborhoods which may or may not be designated for “Brownfields” designation and funding.

#### Analysis of Feasibility of Goal and Consistency with the Comprehensive Plan

In this Affordable Housing Plan, Johnston has sought to demonstrate its intention to develop new units of low and moderate income housing over the next 15 years. The success or failure of the various strategies will be significantly dependent upon market conditions. It is anticipated that these strategies, however, will meet the projected need ofr affordable housing and achieve the Town’s affordable housing threshold of 10% LMI. If all the strategies are successful, approximately 4,200 residential units would be created overall; 2,801 market units plus 1,399 LMI units. The new units created by these proposed strategies would be added to the Town’s current LMI unit total of 934 for a grand total of 1,329 affordable units as projected against an anticipated total housing unit count of 13,289 by 2020 and that would provide for 10.0% LMI housing units within 15 years.

Given the choice of placement of a significant number of these units within publicly infrastructured areas and the plan to extend public services to the Villages, the Town will be able to adequately service this housing. The expansion of these services is also consistent with other relevant elements of the Town’s Comprehensive Plan including its intention to bring in new economic development.



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# TOWN OF JOHNSTON

PROVIDENCE COUNTY,  
RHODE ISLAND  
INCORPORATED 1759

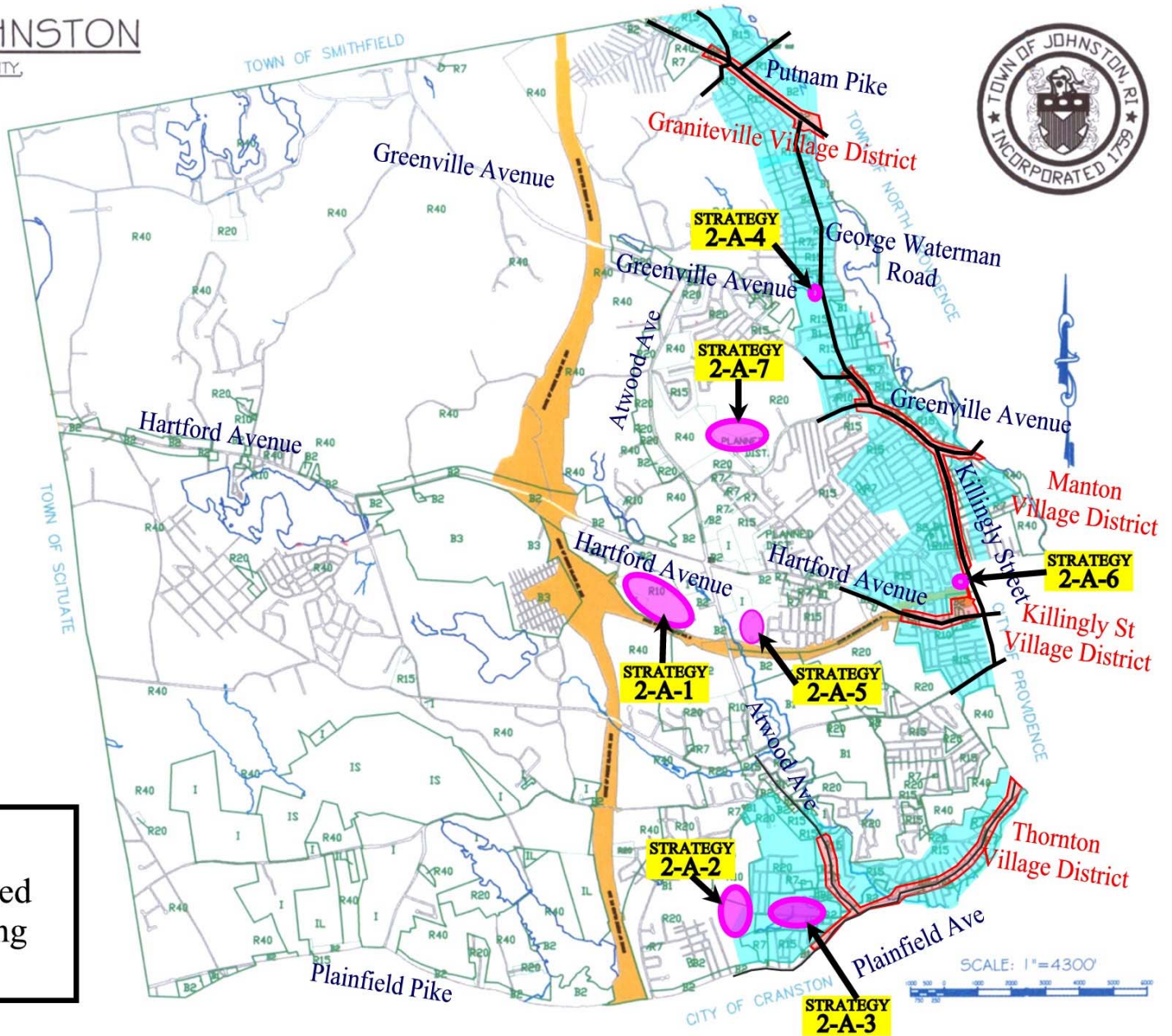


  
Strategy 1-D  
Create New "Village" Districts

  
Strategy 1-I  
Expand High Density  
Zoning Districts  
(to R-10 primarily & R-7)

  
Strategy 2-A  
targeted, specific  
Large Scale  
Affordable Housing  
Development Areas

**MAP 3**  
Location of Selected  
Affordable Housing  
Strategies



ZONING LINES  
ZONING TEXT

DATE OF LAST REVISION: 09/24/04  
ALL MAPS REVISED FROM EXISTING MAPS.  
REVISED BY: DN

## ZONING DISTRICTS

Plot Date: 10/27/04

SCALE: 1" = 4300'



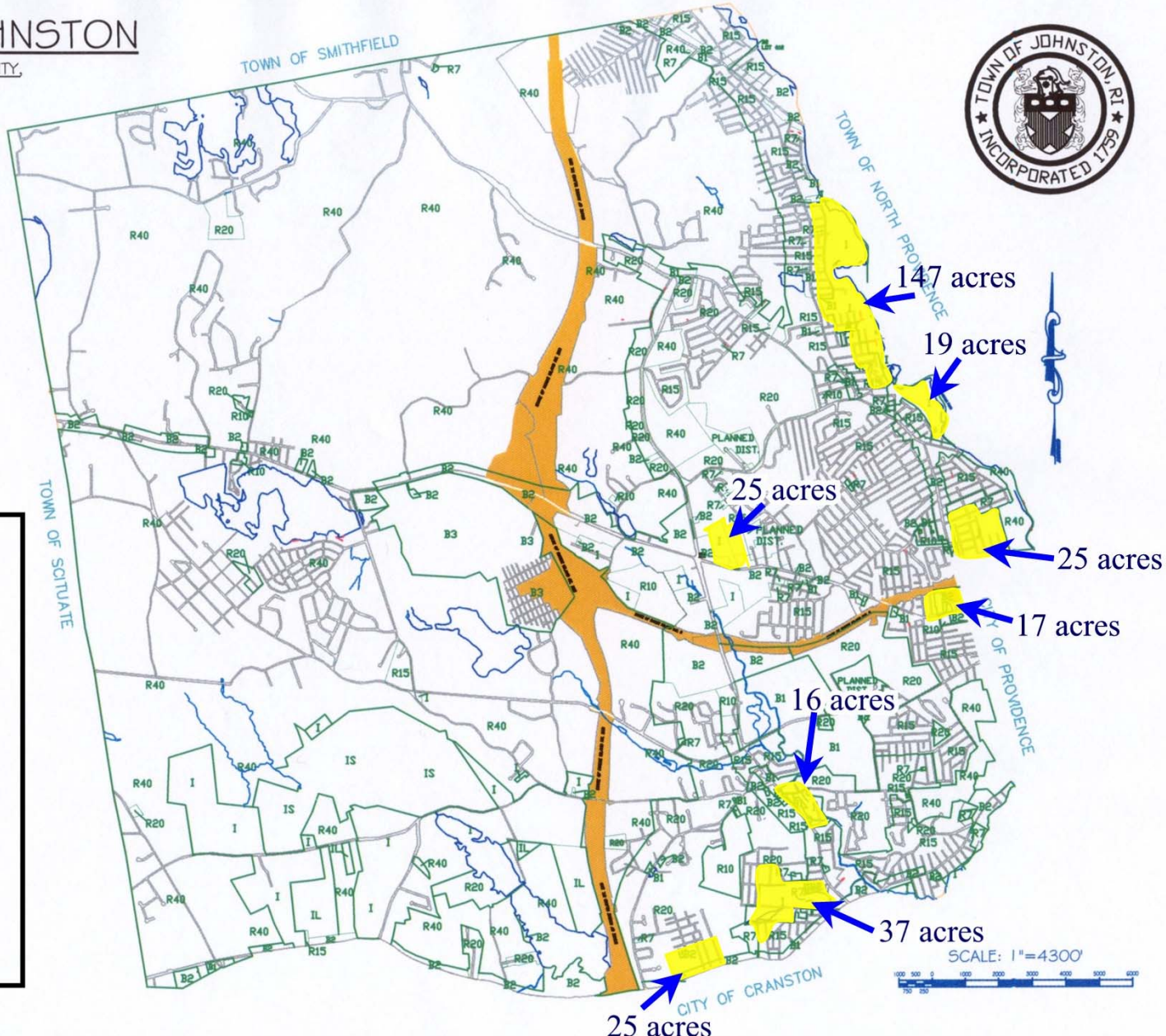
AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

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# TOWN OF JOHNSTON

PROVIDENCE COUNTY,  
RHODE ISLAND  
INCORPORATED 1759



## MAP 4

### Strategy 1-J

## Proposed Sites for Redevelopment

Brownfields Sites  
and Pockets of  
Intrusive Industrial Areas  
within  
Residential Neighborhoods

— ZONING LINES  
— ZONING TEXT  
— STATE HIGHWAY

DATE OF LAST REVISION: 09/24/04  
ALL MAPS REVISED FROM EXISTING MAPS.  
REVISED BY: DN

### ZONING DISTRICTS

Plot Date: 10/27/04

**NOTE:** LOT NUMBERS HAVE NOT BEEN CHECKED FOR ACCURACY. SEE INDIVIDUAL PLAT MAPS FOR ACCURATE LOT NUMBERS AND AREAS.



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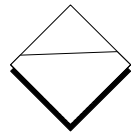
Actions & Expected Outcomes

Table 26, on the following page, restates the implementation of the development and non-development strategies, as described in this section. In some cases the projected resource or partner may change, however, the overall number of units projected and the achievement of the 10% goal will remain. It is the intention of the Town to regularly review and report the status of the implementation strategy. The table below outlines actions taken to date and those needing to be done and the intended timeframe in which to accomplish them. Where strategies are implemented on an ongoing basis over the course of the Plan period, the number of projected LMI units created are anticipated to primarily be produced proportionately equally over the 15 years timeframe.



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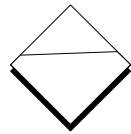
**Table 26**  
**Johnston's**  
**Low & Moderate Income**  
**Housing Action Table**

**Table 26**  
Johnston's Low- and Moderate-Income Housing Action Table

Goal #	Action	TOTAL LMI Units to be Created per STRATEGY	Responsible Party*	Resource*	Funding	Timeframe	2005-2010	2010-2015	2015-2020
<b>Goal 1 Strategies</b>									
1-A.	Promote higher density housing in existing villages	X	TC, M, PB, PDpt	PDpt Staff, Gr, RIH, CDBG	Town Appropriation, Grant Funding Federal/Grant Funding (HUD-CDBG), RIH Assistance	within 6 months of adoption and updates ongoing throughout Plan period	Develop and Adopt changes in local ordinances, regulations, and policies	Review local ordinances, regulations, and policies and update as needed to implement strategies	Review local ordinances, regulations, and policies and update as needed to implement strategies
1-B.	Support Mill Building Reuse and Rehabilitation	X	TC, M, PB, PDpt	PDpt Staff, Gr, RIH, CDBG	Town Appropriation, Grant Funding Federal/Grant Funding (HUD-CDBG), RIH Assistance	within 6 months of adoption and updates ongoing throughout Plan period	Develop and Adopt changes in local ordinances, regulations, and policies	Review local ordinances, regulations, and policies and update as needed to implement strategies	Review local ordinances, regulations, and policies and update as needed to implement strategies
1-C.	Provide incentives for clustering development such as through density bonuses	X	TC, PB – Amendments to Zoning Ordinance, Land Development Regulations	PDpt Staff, Gr	Town Appropriation, Grant Funding	within 6 months of adoption and updates ongoing throughout Plan period	Develop and Adopt changes in local ordinances, regulations, and policies	Review local ordinances, regulations, and policies and update as needed to implement strategies	Review local ordinances, regulations, and policies and update as needed to implement strategies
1-D.	Create new Village Zoning District and designate specific areas for new district	240 Rental	TC, PB – Amendments to Zoning Ordinance	PDpt Staff, Gr	Town Appropriation, Grant Funding	within 6 months of adoption and updates ongoing throughout Plan period	<u>79 Rental Units created</u> 34 Elderly, 30 Family, 15 Special Needs	<u>79 Rental Units created</u> 34 Elderly, 30 Family, 15 Special Needs	<u>79 Rental Units created</u> 35 Elderly, 31 Family 16 Special Needs
1-E	Encourage expanded development in existing areas where higher density housing already exists	275 Rental	TC, M, PB, PDpt	PDpt Staff, Gr, RIH, CDBG	Town Appropriation, Grant Funding Federal/Grant Funding (HUD-CDBG), RIH Assistance	ongoing throughout Plan period	<u>93 Rental Units created</u> 40 Elderly, 35 Family, 18 Special Needs	<u>91 Rental Units created</u> 39 Elderly, 35 Family, 17 Special Needs	<u>91 Rental Units created</u> 39 Elderly, 35 Family 17 Special Needs
1-F	Promote infill development through incentives such as density bonuses	180 units 111 Rental 69 Owner	TC, PB – Amendments to Zoning Ordinance, Land Development Regs	PDpt Staff, Gr, RIH, CDBG	Town Appropriation, Grant Funding Federal/Grant Funding (HUD-CDBG), RIH Assistance	ongoing throughout Plan period	<u>38 Rental Units created</u> 26 Elderly, <u>12 Spec Needs</u> 23 Owned Family Units created	<u>37 Rental Units created</u> 26 Elderly, <u>11 Spec Needs</u> 23 Owned Family Units created	<u>36 Rental Units created</u> 25 Elderly, <u>11 Spec Needs</u> 23 Owned Family Units created

Abbreviations used in Table 26:

TC	Town Council	M	Mayor	HUD	US Dept of Housing & Urban Development
PB	Planning Board	RIH	RI Housing	AHTF	Affordable Housing Task Force
PDpt	Planning Dept.	Dev-P	Developer-For Profit	CDBG	Community Development Block Grants
JHA	Johnston Housing Authority	Dev-NP	Developer-NonProfit	Gr	Grants, Subsidies, Exemptions



***Table 26, continued***  
**Johnston's  
Low & Moderate Income  
Housing Action Table**

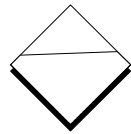
*Table 26, Continued.*

Johnston's Low- and Moderate-Income Housing Action Table

Goal #	Action	TOTAL LMI Units to be Created per STRATEGY	Responsible Party*	Resource*	Funding	Timeframe	2005-2010	2010-2015	2015-2020
<b>Goal 1 Strategies</b>									
1-G	Investigate ways to expand subsidized development and rehabilitation of existing housing	X	TC, M, PB, PDpt, JHA, Dev-NP	PDpt Staff, Gr, , HUD, RIH, CDBG	Town Appropriation, Grant Funding, Federal/Grant Funding (HUD-CDBG), RIH Assistance	ongoing throughout Plan period	Investigate ways to increase the number of affordable units - ongoing	Investigate ways to increase the number of affordable units - ongoing	Investigate ways to increase the number of affordable units - ongoing g
1-H	Expand range of R-7 and R-10 Zoning Districts	80 units 49 Rental 31 Owner	TC, PB – Amendments to Zoning Ordinance	PDpt Staff	Town Appropriation	Develop and Adopt changes in local ordinances, regulations, and policies within 6 months of adoption and updates ongoing throughout Plan period	Develop and Adopt changes in local ordinances, regulations, and policies <u>17 Rental Units created</u> 12 Elderly <u>5 Special Needs</u> 11 Owned Family Units created	Review ordinances, regulations, and policies and update as needed to implement strategy <u>16 Rental Units created</u> 11 Elderly <u>5 Special Needs</u> 10 Owned Family Units created	Review ordinances, regulations, and policies and update as needed to implement strategy <u>16 Rental Units created</u> 11 Elderly <u>5 Special Needs</u> 10 Owned Family Units created
1-I	Establish a Local Housing Trust Fund	X	TC	PDpt Staff	Town Appropriation, Grant Funding, RIH Assistance	within 6 months of adoption	Adopt Ordinance to establish Housing Land Trust, appoint members, periodically meet	Review and update policies and procedures, periodically meet	Review and update policies and procedures, periodically meet
1-J	Provide incentives for redevelopment of Brownfield sites providing affordable housing	154 Rental	TC, PB – Amendments to Zoning Ordinance, Land Development Regulations	PDpt Staff, RIH, CDBG	Town Appropriation, Grant Funding Federal/Grant Funding (HUD-CDBG)	ongoing throughout Plan period	no units created	<u>77 Rental Units created</u> 53 Elderly, 24 Family, 24 Special Needs	<u>77 Rental Units created</u> 53 Elderly, 24 Family, 24 Special Needs
1-K	Continue Accessory Units for family members by Special Use Permit with monitoring program implementation	160 Rental	TC, PB	PDpt Staff, CDBG	Town Appropriation, Grant Funding (HUD-CDBG)	ongoing throughout Plan period	<u>54 Rental Units created</u> 27 Elderly, 27 Special Needs	<u>54 Rental Units created</u> 27 Elderly, 27 Special Needs	<u>52 Rental Units created</u> 26 Elderly, 26 Special Needs

Abbreviations used in Table 26:

TC	Town Council	M	Mayor	HUD	US Dept of Housing & Urban Development
PB	Planning Board	RIH	RI Housing	AHTF	Affordable Housing Task Force
PDpt	Planning Dept.	Dev-P	Developer-For Profit	CDBG	Community Development Block Grants
JHA	Johnston Housing Authority	Dev-NP	Developer-NonProfit	Gr	Grants, Subsidies, Exemptions



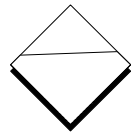
*Table 26, Continued.*

Johnston's Low- and Moderate-Income Housing Action Table

Goal #	Action	TOTAL LMI Units to be Created per STRATEGY	Responsible Party*	Resource*	Funding	Timeframe	2005-2010	2010-2015	2015-2020
<b>Goal 2 Strategies</b>									
2-A	Target specific locations for construction and/or rehabilitation of property for affordable housing	210 units 165 Rental 45 Owner	TC, PB, JHA, AHTE, PDpt	PDpt and JHA Staff, RIH, CDBG	Town Appropriation, Federal/Grant Funding (HUD-CDBG)	ongoing throughout Plan period	<u>60 Rental Units created</u> 15 Elderly 30 Family <u>15 Special Needs</u> 15 Owned Elderly Units created	<u>50 Rental Units created</u> 15 Elderly 25 Family <u>10 Special Needs</u> 10 Owned Elderly Units created	<u>50 Rental Units created</u> 15 Elderly 25 Family <u>10 Special Needs</u> 15 Owned Elderly Units created
2-B	Continue CDBG Home Repair Program	X	TC, M, PB, PDpt	CDBG Staff	Town Appropriation, Grant Funding (HUD-CDBG)	ongoing throughout Plan period	Continue operation of CDBG Program and coordination with municipal subsidy program	Continue operation of CDBG Program and coordination with municipal subsidy program	Continue operation of CDBG Program and coordination with municipal subsidy program
2-C	Develop Inclusionary Zoning Provisions	100 Owner	TC, PB, JHA, AHTE, PDpt	AHTE, PDpt and JHA Staff	Town Appropriation, Federal Funding (HUD)	within 6 months of adoption	<u>34 Family Owned Units created</u>	<u>33 Family Owned Units created</u>	<u>33 Family Owned Units created</u>
<b>Goal 3 Strategies</b>									
3-A	Implement Homestead Program	X	M, TC	Town staff, Taxes	Town Appropriation, Town Subsidy	within 2 years of adoption	Implement Homestead Exemption	Continue providing Homestead Exemption	Continue providing Homestead Exemption
3-B	Continue exemptions for elderly, disabled, and other special needs groups	X	M, TC	Town staff, Taxes	Town Appropriation, Town Subsidy	ongoing throughout Plan period	Continue exemptions for elderly, disabled, and other special needs groups	Continue exemptions for elderly, disabled, and other special needs groups	Continue exemptions for elderly, disabled, and other special needs groups
3-C	Remove Local Barriers to affordable housing development	X	TC, M, PB, PDpt, JHA, Dev-NP	PDpt Staff, Gr, , HUD, RIH	Town Appropriation, Grant Funding (RIH, HUD)	ongoing throughout Plan period	Investigate ways to increase the number of affordable units by removing local barriers - ongoing	Investigate ways to increase the number of affordable units by removing local barriers - ongoing	Investigate ways to increase the number of affordable units by removing local barriers - ongoing
3-D	Monitor implementation of Affordable Housing Plan	X	TC, M, PB, PDpt, JHA, Dev-NP	PDpt Staff, Gr, , HUD, RIH	Town Appropriation, Grant Funding (RIH, HUD)	ongoing throughout Plan period	Monitor Implementation of Affordable Housing; develop and adopt modifications as necessary	Monitor Implementation of Affordable Housing; develop and adopt modifications as necessary	Monitor Implementation of Affordable Housing; develop and adopt modifications as necessary

Abbreviations used in Table 26:

TC	Town Council	M	Mayor	HUD	US Dept of Housing & Urban Development
PB	Planning Board	RIH	RI Housing	AHTE	Affordable Housing Task Force
PDpt	Planning Dept.	Dev-P	Developer-For Profit	CDBG	Community Development Block Grants
JHA	Johnston Housing Authority	Dev-NP	Developer-NonProfit	Gr	Grants, Subsidies, Exemptions



***Table 26, continued***  
**Johnston's  
Low & Moderate Income  
Housing Action Table**

*Table 26, Continued.*

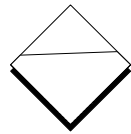
Johnston's Low- and Moderate-Income Housing Action Table

Goal #	Action	TOTAL LMI Units to be Created per STRATEGY	Responsible Party*	Resource*	Funding	Timeframe	2005-2010	2010-2015	2015-2020
<b>Goal 4 Strategies</b>									
4-A	Establish an Affordable Housing Task Force	X	TC	Town	Town Appropriation	within 6 months of adoption	Adopt Ordinance to establish Housing Land Trust, appoint members, periodically meet	Review and update policies and procedures, periodically meet	Review and update policies and procedures, periodically meet
4-B	Work with Housing Authority and Non-profits to promote awareness	X	TC, M, PB, PDpt, JHA, Dev-NP	PDpt and JHA Staff	Town Appropriation, Federal Funding (HUD)	ongoing throughout Plan period	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Develop and implement public awareness campaign	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Develop and implement public awareness campaign	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Develop and implement public awareness campaign
<b>Goal 5 Strategies</b>									
5-A	Support Housing Authority's efforts to expand their programs	X	TC, M, PB, AHTF	Town Staff	Town Appropriation	ongoing throughout Plan period	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand programs	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand programs	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand programs
5-B	Promote appropriate housing programs	X	TC, M, PB, JHA, AHTF	Town Staff	Town Appropriation	ongoing throughout Plan period	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand programs	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand programs	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand programs

*Abbreviations used in Table 26:*

TC	Town Council	M	Mayor	HUD	US Dept of Housing & Urban Development
PB	Planning Board	RIH	RI Housing	AHTF	Affordable Housing Task Force
PDpt	Planning Dept.	Dev-P	Developer-For Profit	CDBG	Community Development Block Grants
JHA	Johnston Housing Authority	Dev-NP	Developer-NonProfit	Gr	Grants, Subsidies, Exemptions





***Table 26, continued***  
**Johnston's  
Low & Moderate Income  
Housing Action Table**

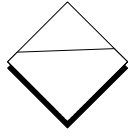
*Table 26, Continued.*

Johnston's Low- and Moderate-Income Housing Action Table

Goal #	Action	TOTAL LMI Units to be Created per STRATEGY	Responsible Party*	Resource*	Funding	Timeframe	2005-2010	2010-2015	2015-2020
<b>Goal 5 Strategies</b>									
5-C	Work with Housing Authority to ensure that affordable units are maintained	X	TC, M, PB, AHTF	Town Staff	Town Appropriation	ongoing throughout Plan period	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand and maintain programs	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand and maintain programs	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand and maintain programs
5-D	Support and assist Housing Authority in identification and securing of properties and additional units	X	TC, M, PB, AHTF	Town Staff	Town Appropriation	ongoing throughout Plan period	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand and maintain programs and units	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand and maintain programs and units	Periodically meet with Housing Authority and Non-Profits at least 2 times/year; Support efforts to expand and maintain programs and units
5-E	Develop partnerships with Housing Authority and non-profits to further implement and achieve affordable housing goals.	X	TC, M, PB, PDpt, JHA, Dev-NP	PDpt and JHA Staff	Town Appropriation, Federal Funding (HUD)	ongoing throughout Plan period	Develop partnerships with Housing Authority and Non-Profits and meet periodically at least 2 times/year; Support efforts to expand and maintain programs	Develop partnerships with Housing Authority and Non-Profits and meet periodically at least 2 times/year; Support efforts to expand and maintain programs	Develop partnerships with Housing Authority and Non-Profits and meet periodically at least 2 times/year; Support efforts to expand and maintain programs

*Abbreviations used in Table 26:*

TC	Town Council	M	Mayor	HUD	US Dept of Housing & Urban Development
PB	Planning Board	RIH	RI Housing	AHTF	Affordable Housing Task Force
PDpt	Planning Dept.	Dev-P	Developer-For Profit	CDBG	Community Development Block Grants
JHA	Johnston Housing Authority	Dev-NP	Developer-NonProfit	Gr	Grants, Subsidies, Exemptions





## **History of Plan**

Approved by Johnston Planning Board:	12-10-2004
Adopted by Johnston Town Council as Town Policy:	12-10-2004
Approved by Statewide Planning:	7-5-2005

## **Revisions**



# APPENDIX

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# Appendix A

## Johnston, RI - SODS CHAS Data:

Housing Problems

Housing Problem Output for all Households

Affordability Mismatch Output for all Households



AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

**SOCDS CHAS Data: Housing Problems**

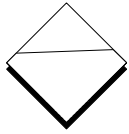
*Town of Johnston*

Total Households	11,192
Total Low Income Households	5,252
# with Housing Problems	2,750
% with Housing Problems	52.36%

Household Type	Total Households	Total Low-Income Households	% Low Income Households with Problems	# Low Income Households with Problems	% of Total Problem Low Income Households
Elderly	3,397	2,497	49.2%	1,228	42.5%
Small Family	5,232	1,562	62.6%	978	33.9%
Large Family	863	203	65.5%	133	4.6%
Other	1,700	990	55.6%	550	19.0%
<b>Total</b>	<b>11,192</b>	<b>5,252</b>	<b>55.0%</b>	<b>2,889</b>	<b>100.0%</b>

Household Tenure	Total Households	Total Low-Income Households	% Low Income Households with Problems	# Low Income Households with Problems	% of Total Problem Low Income Households
Renters	3,215	2,500	51.0%	1,252	43.3%
Owners	7,977	2,752	59.5%	1,637	56.7%
<b>Total</b>	<b>11,192</b>	<b>5,252</b>	<b>55.0%</b>	<b>2,889</b>	<b>100.0%</b>

Household Income	Total Households	% Low Income Households with	# Low Income Households with Problems	% of Total Problem Low Income Households
< 30% AMI	1,863	60.5%	1,127	39.0%
30-50% AMI	1,427	65.7%	938	32.5%
50-80% AMI	1,962	42.0%	824	28.5%
<b>Sub-Total Low Income</b>	<b>5,252</b>	<b>55.0%</b>	<b>2,889</b>	<b>100.0%</b>
> 80% AMI	5,940	10.0%	594	
<b>Total</b>	<b>11,192</b>	<b>31.1%</b>	<b>3,481</b>	



SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction:		Source of Data:				Data Current as of:					
Johnston town, Rhode Island		CHAS Data Book				2000					
Household by Type, Income, & Housing Problem	Renters					Owners					Overall
	Elderly	Small Family	Large Family	All Other	Total Renters	Elderly	Small Family	Large Family	All Other	Total Owners	Total HHs
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	894	499	24	410	1,827	994	279	55	135	1,463	3,290
2. Household Income <=30% MFI	645	224	14	290	1,173	445	160	10	75	690	1,863
3. % with any housing problems	39.5	77.7	100	53.4	51	80.9	78.1	100	46.7	76.8	60.5
4. % Cost Burden >30%	39.5	77.7	100	53.4	51	80.9	78.1	100	46.7	76.8	60.5
5. % Cost Burden >50%	27.1	67	71.4	27.6	35.4	56.2	78.1	0	46.7	59.4	44.3
6. Household Income >30 to <=50% MFI	249	275	10	120	654	549	119	45	60	773	1,427
7. % with any housing problems	53.8	72.7	0	79.2	65.6	57.2	91.6	100	66.7	65.7	65.7
8. % Cost Burden >30%	53.8	72.7	0	79.2	65.6	57.2	91.6	100	66.7	65.7	65.7
9. % Cost Burden >50%	24.1	18.2	0	16.7	19.9	22.8	29.4	77.8	33.3	27.8	24.2
10. Household Income >50 to <=80% MFI	204	269	15	185	673	405	515	109	260	1,289	1,962
11. % with any housing problems	44.1	29.7	0	29.7	33.4	18.5	56.3	58.7	65.4	46.5	42
12. % Cost Burden >30%	44.1	22.3	0	29.7	30.5	18.5	56.3	58.7	65.4	46.5	41
13. % Cost Burden >50%	36.8	0	0	0	11.1	8.6	13.6	3.7	17.3	11.9	11.7
14. Household Income >80% MFI	80	380	30	225	715	820	3,290	630	485	5,225	5,940
15. % with any housing problems	12.5	2.6	33.3	4.4	5.6	7.9	11.1	7.9	15.5	10.6	10
16. % Cost Burden >30%	0	0	0	4.4	1.4	7.9	10.2	4	15.5	9.6	8.6
17. % Cost Burden >50%	0	0	0	0	0	2.4	1.1	0	2.1	1.2	1.1
18. Total Households	1,178	1,148	69	820	3,215	2,219	4,084	794	880	7,977	11,192
19. % with any housing problems	41.5	40.4	34.8	38.4	40.2	36.7	21.8	21.3	36.4	27.5	31.1
20. % Cost Burden >30	40.7	37.8	20.3	38.4	38.6	36.7	21	18.1	36.4	26.8	30.2
21. % Cost Burden >50	26.3	17.4	14.5	12.2	19.3	19.4	6.5	4.9	12.5	10.6	13.1





AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

**SOCDS CHAS Data: Affordability Mismatch Output for All Households**  
*Town of Johnston, Rhode Island*

Name of Jurisdiction	Source of Data:				Data Current as of:				
<b>Johnston, Rhode Island</b>	CHAS Data Book				2000				
	Renter Units by # of Bedrooms					Owned or For Sale Units by # of Bedrooms			
Housing Units by Affordability	0-1	2	3+	Total		0-1	2	3+	Total
	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
<b>1. Rent &lt;= 30%</b>					<b>Value &lt;=30%</b>				
# occupied units	680	220	125	1,025		N/A	N/A	N/A	N/A
% occupants <=30%	82.4	45.5	24	67.3		N/A	N/A	N/A	N/A
% built before 1970	24.3	45	80	35.5		N/A	N/A	N/A	N/A
% some problem	24.3	18.2	8	21		N/A	N/A	N/A	N/A
# vacant for rent	20	10	0	30		N/A	N/A	N/A	N/A
<b>2. Rent &gt;30 to &lt;=50%</b>					<b>Value &lt;= 50%</b>				
# occupied units	365	555	260	1,180		70	175	380	625
% occupants <=50%	63	50.5	34.6	50.8		57.1	37.1	23.7	31.2
% built before 1970	63	64.9	94.2	70.8		50	48.6	86.8	72
% some problem	38.4	45	38.5	41.5		14.3	11.4	3.9	7.2
# vacant for rent	0	75	10	85	# vacant for sale	0	0	0	0
<b>3. Rent &gt;50 to &lt;=80%</b>					<b>Value &gt;50 to &lt;=80%</b>				
# occupied units	230	430	165	825		34	1,030	3,490	4,554
% occupants <=80%	63	58.1	72.7	62.4		41.2	47.6	34.5	37.5
% built before 1970	39.1	27.9	66.7	38.8		29.4	62.6	55.6	57
% some problem	54.3	40.7	69.7	50.3		0	6.8	5.9	6
# vacant for rent	35	4	0	39	#vacant for sale	0	4	50	54
<b>4. Rent &gt;80%</b>					<b>Value &gt;80%</b>				
# occupied units	155	14	39	208		159	585	2,065	2,809
# vacant for rent	15	15	0	30	# vacant for sale	0	10	10	20



# Appendix B

## Providence County - SODS CHAS Data

Housing Problems

Housing Problem Output for all Households

Affordability Mismatch Output for all Households



**AFFORDABLE HOUSING PLAN**  
Town of Johnston, Rhode Island

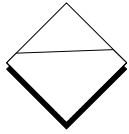
**SOCDS CHAS Data: Housing Problems**  
*Providence County*

Total Households	239,846
Total Low Income Households	130,829
# with Housing Problems	69,574
% with Housing Problems	53.18%

Household Type	Total Households	Total Low Income Households	% Low Income Households with Problems	# Low Income Households with Problems	% of Total Problem Low Income Households
Elderly	60,449	45,007	46.7%	21,002	30.2%
Small Family	104,338	42,503	55.9%	23,740	34.1%
Large Family	22,232	11,382	69.7%	7,937	11.4%
Other	52,827	31,937	52.8%	16,872	24.3%
<b>Total</b>	<b>239,846</b>	<b>130,829</b>	<b>53.2%</b>	<b>69,550</b>	<b>100.0%</b>

Household Tenure	Total Households	Total Low Income Households	% Low Income Households with Problems	# Low Income Households with Problems	% of Total Problem Low Income Households
Renters	112,345	84,792	51.8%	43,963	63.2%
Owners	127,501	46,037	55.6%	25,602	36.8%
<b>Total</b>	<b>239,846</b>	<b>130,829</b>	<b>53.2%</b>	<b>69,565</b>	<b>100.0%</b>

Household Income	Total Households	% Low Income Households with Problems	# Low Income Households with Problems	% of Total Problem Low Income Households
< 30% AMI	49,352	70.9%	34,991	50.3%
30-50% AMI	33,964	56.5%	19,190	27.6%
50-80% AMI	47,513	32.4%	15,394	22.1%
<b>Sub-Total Low Income</b>	<b>130,829</b>	<b>53.2%</b>	<b>69,574</b>	<b>100.0%</b>
> 80% AMI	109,017	9.8%	10,684	
<b>Total</b>	<b>239,846</b>	<b>33.5%</b>	<b>80,348</b>	



AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction:		Source of Data:					Data Current as of:				
Providence, county, Rhode Island		CHAS Data Book					2000				
Household by Type, Income, & Housing Problem	Renters					Owners					Overall
	Elderly	Small Family	Large Family	All Other	Total Renters	Elderly	Small Family	Large Family	All Other	Total Owners	Total HHs
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)
1. Household Income <= 50% MFI	19,053	19,370	5,130	17,265	60,818	13,747	4,669	1,413	2,669	22,498	83,316
2. Household Income <=30% MFI	13,143	11,665	2,860	11,545	39,213	6,317	2,065	373	1,384	10,139	49,352
3. % with any housing problems	55	78.4	87.1	67.1	67.9	82.4	84.7	93.3	76.2	82.4	70.9
4. % Cost Burden >30%	54.4	75.1	76.2	65.5	65.4	82.3	84	89.5	76.2	82.1	68.8
5. % Cost Burden >50%	33.2	55	49.5	50.3	45.9	49.8	74.8	69.7	65.3	57.8	48.3
6. Household Income >30 to <=50% MFI	5,910	7,705	2,270	5,720	21,605	7,430	2,604	1,040	1,285	12,359	33,964
7. % with any housing problems	48.1	57.1	71.1	62.2	57.5	40.1	77	80.3	74.3	54.8	56.5
8. % Cost Burden >30%	47	52.2	30.2	61.2	50.8	39.9	76	69.7	74.3	53.6	51.8
9. % Cost Burden >50%	14.6	5.6	1.3	13	9.6	16.6	43.8	34.6	48.2	27.1	16
10. Household Income >50 to <=80% MFI	3,785	9,065	2,294	8,830	23,974	8,422	9,399	2,545	3,173	23,539	47,513
11. % with any housing problems	26.7	13.3	47	18.3	20.5	20.6	55.7	61.7	61.2	44.5	32.4
12. % Cost Burden >30%	26	6.9	3.2	17	13.3	20.2	55	48.3	61.2	42.7	27.8
13. % Cost Burden >50%	7.3	0.6	0	1.6	2	6.6	9.8	4.9	23.1	9.9	5.9
14. Household Income >80% MFI	2,888	11,800	1,730	11,135	27,553	12,554	50,035	9,120	9,755	81,464	109,017
15. % with any housing problems	8.8	4.7	43.6	2.5	6.7	7.8	8.9	16.4	19.4	10.9	9.8
16. % Cost Burden >30%	6.5	0.8	0.9	1	1.5	7.5	8.3	7.5	19	9.4	7.4
17. % Cost Burden >50%	3.1	0.2	0	0	0.4	0.8	0.4	0.5	1.9	0.7	0.6
18. Total Households	25,726	40,235	9,154	37,230	112,345	34,723	64,103	13,078	15,597	127,501	239,846
19. % with any housing problems	44	38.1	64.9	35.5	40.8	31.4	21	32.5	37.5	27	33.5
20. % Cost Burden >30	43.1	33.6	32.3	34.1	35.8	31.1	20.3	22.7	37.2	25.6	30.4
21. % Cost Burden >50	21.7	17.2	15.8	18	18.4	14.5	5.9	6	15.7	9.5	13.6



**SOCDS CHAS Data:**  
**Affordability Mismatch Output for All Households**  
*Providence County*

Name of Jurisdiction: <b>Providence County</b>		Source of Data: CHAS Data Book				Data Current as of: 2000			
Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
	0-1	2	3+	Total		0-1	2	3+	Total
	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
<b>1. Rent &lt;= 30%</b>					<b>Value &lt;=30%</b>				
# occupied units	680	220	125	1,025		N/A	N/A	N/A	N/A
%occupants <=30%	82.4	45.5	24	67.3		N/A	N/A	N/A	N/A
%built before 1970	24.3	45	80	35.5		N/A	N/A	N/A	N/A
%some problem	24.3	18.2	8	21		N/A	N/A	N/A	N/A
#vacant for rent	20	10	0	30		N/A	N/A	N/A	N/A
<b>2. Rent &gt;30 to &lt;=50%</b>					<b>Value &lt;= 50%</b>				
# occupied units	365	555	260	1,180		70	175	380	625
%occupants <=50%	63	50.5	34.6	50.8		57.1	37.1	23.7	31.2
%built before 1970	63	64.9	94.2	70.8		50	48.6	86.8	72
% some problem	38.4	45	38.5	41.5		14.3	11.4	3.9	7.2
#vacant for rent	0	75	10	85	#vacant for sale	0	0	0	0
<b>3. Rent &gt;50 to &lt;=80%</b>					<b>Value &gt;50 to &lt;=80%</b>				
# occupied units	230	430	165	825		34	1,030	3,490	4,554
%occupants <=80%	63	58.1	72.7	62.4		41.2	47.6	34.5	37.5
%built before 1970	39.1	27.9	66.7	38.8		29.4	62.6	55.6	57
%some problem	54.3	40.7	69.7	50.3		0	6.8	5.9	6
#vacant for rent	35	4	0	39	#vacant for sale	0	4	50	54
<b>4. Rent &gt;80%</b>					<b>Value &gt;80%</b>				
# occupied units	155	14	39	208		159	585	2,065	2,809
#vacant for rent	15	15	0	30	# vacant for sale	0	10	10	20



# Appendix C

## State of Rhode Island - SODS CHAS Data

Housing Problems

Housing Problem Output for all Households

Affordability Mismatch Output for all Households



**AFFORDABLE HOUSING PLAN**  
Town of Johnston, Rhode Island

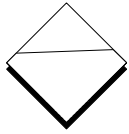
**SOCDS CHAS Data: Housing Problems**  
*State of Rhode Island*

Total Households	408,381
Total Low Income Households	197,594
# with Housing Problems	105,183
% with Housing Problems	53.24%

Household Type	Total Households	Total Low-Income Households	% Low Income Households with Problems	# Low Income Households with Problems	% of Total Problem Low Income Households
Elderly	103,013	71,390	46.4%	33,154	31.5%
Small Family	183,245	62,321	56.7%	35,339	33.6%
Large Family	35,380	15,430	67.7%	10,443	9.9%
Other	86,743	48,453	54.2%	26,247	25.0%
<b>Total</b>	<b>408,381</b>	<b>197,594</b>	<b>53.2%</b>	<b>105,183</b>	<b>100.0%</b>

Household Tenure	Total Households	Total Low-Income Households	% Low Income Households with Problems	# Low Income Households with Problems	% of Total Problem Low Income Households
Renters	163,252	117,514	51.5%	60,485	57.5%
Owners	245,129	80,080	38.0%	44,661	42.5%
<b>Total</b>	<b>408,381</b>	<b>197,594</b>	<b>53.2%</b>	<b>105,183</b>	<b>100.0%</b>

Household Income	Total Households	% Low Income Households with Problems	# Low Income Households with Problems	% of Total Problem Low Income Households
< 30% AMI	68,185	70.6%	48,139	45.8%
30-50% AMI	51,923	57.8%	30,011	28.5%
50-80% AMI	77,486	34.9%	27,043	25.7%
<b>Sub-Total Low Income</b>	<b>197,594</b>	<b>53.2%</b>	<b>105,183</b>	<b>100.0%</b>
> 80% AMI	210,878	10.4%	21,922	
<b>Total</b>	<b>408,381</b>	<b>31.1%</b>	<b>127,006</b>	



SOCDS CHAS Data: Housing Problems Output for All Households

Name of Jurisdiction:		Source of Data:					Data Current as of:					
Rhode Island		CHAS Data Book					2000					
Household by Type, Income, & Housing Problem	Renters					Owners						
	Elderly 1 & 2 members (A)	Small Related 2 to 4 members (B)	Large Related 5 or more members (C)	All Other (D)	Total Renters (E)	Elderly 1 & 2 members (F)	Small Related 2 to 4 members (G)	Large Related 5 or more members (H)	All Other (I)	Total Owners (J)	Total Households (K)	
1. Household Income <= 50% MFI	26,566	24,985	5,980	24,435	81,966	23,473	7,912	2,027	4,730	38,142	120,108	
2. Household Income <=30% MFI	17,842	14,865	3,235	15,485	51,427	10,723	3,183	577	2,275	16,758	68,185	
3. % with any housing problems	53.8	77.3	86.6	67	66.6	82.5	84.8	93.2	78.5	82.8	70.6	
4. % Cost Burden >30%	53	74.2	76.4	65.3	64.3	82.4	84.2	90.8	78.5	82.5	68.8	
5. % Cost Burden >50%	33	54.6	49.8	50.7	45.6	49.7	74.9	77.1	67.5	57.8	48.6	
6. Household Income >30 to <=50% MFI	8,724	10,120	2,745	8,950	30,539	12,750	4,729	1,450	2,455	21,384	51,923	
7. % with any housing problems	48.8	59.8	71	64.1	58.9	42	76.8	82.8	75.2	56.3	57.8	
8. % Cost Burden >30%	47.7	55.6	34.2	62.9	53.6	41.5	75.9	74.8	74.7	55.2	54.2	
9. % Cost Burden >50%	15.6	7.8	1.5	15.6	11.8	17.1	46	34.8	47.5	28.2	18.5	
10. Household Income >50 to <=80% MFI	5,650	13,300	3,098	13,500	35,548	15,701	16,124	4,325	5,788	41,938	77,486	
11. % with any housing problems	29.9	16.5	45	22.1	23.2	21.7	57.5	59.2	60.8	44.7	34.9	
12. % Cost Burden >30%	29	11.2	6.1	20.9	17.3	21.4	56.8	48.3	60.5	43.2	31.3	
13. % Cost Burden >50%	6.8	1	0.1	2.2	2.3	7	11.7	6.7	19.4	10.5	6.8	
14. Household Income >80% MFI	4,618	19,950	2,620	18,550	45,738	27,005	100,974	17,330	19,740	165,049	210,787	
15. % with any housing problems	9.8	4.5	37	2.9	6.3	8.1	10.1	16.1	19.5	11.5	10.4	
16. % Cost Burden >30%	8.4	1.1	1.7	1.5	2	7.9	9.5	9.2	19.1	10.3	8.5	
17. % Cost Burden >50%	2.8	0.1	0	0.1	0.4	1	0.7	0.4	2	0.9	0.7	
18. Total Households	36,834	58,235	11,698	56,485	163,252	66,179	125,010	23,682	30,258	245,129	408,381	
19. % with any housing problems	43.4	35.5	60.8	34.8	38.8	29.9	20.6	29.9	36.3	26	31.1	
20. % Cost Burden >30	42.5	31.6	31.1	33.3	34.6	29.6	20	22.3	36	24.8	28.7	
21. % Cost Burden >50	21.1	15.6	14.1	16.9	17.2	13.4	5.7	5.5	13.9	8.8	12.1	





**SOCDS CHAS Data:**  
**Affordability Mismatch Output for All Households**  
*State of Rhode Island*

Name of Jurisdiction: <b>Rhode Island</b>		Source of Data: CHAS Data Book				Data Current as of: 2000			
Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
	0-1	2	3+	Total		0-1	2	3+	Total
	(A)	(B)	(C)	(D)		(E)	(F)	(G)	(H)
<b>1. Rent &lt;= 30%</b>					<b>Value &lt;=30%</b>				
# occupied units	20,985	11,360	10,850	43,195		N/A	N/A	N/A	N/A
%occupants <=30%	74.2	48.9	39.3	58.8		N/A	N/A	N/A	N/A
%built before 1970	43.1	69.6	77.6	58.7		N/A	N/A	N/A	N/A
%some problem	29.9	26.2	24.6	27.6		N/A	N/A	N/A	N/A
#vacant for rent	580	1,195	915	2,690		N/A	N/A	N/A	N/A
<b>2. Rent &gt;30 to &lt;=50%</b>					<b>Value &lt;= 50%</b>				
# occupied units	22,190	32,570	17,775	72,535		1,750	8,355	18,825	28,930
%occupants <=50%	54.9	45.3	41.7	47.4		39.7	36.9	25.9	29.9
%built before 1970	71.5	78.2	84.9	77.8		58	57.9	86.8	76.7
% some problem	44.4	40	40.6	41.5		36	32.6	28.5	30.1
#vacant for rent	1,305	2,055	800	4,160	#vacant for sale	60	340	290	690
<b>3. Rent &gt;50 to &lt;=80%</b>					<b>Value &gt;50 to &lt;=80%</b>				
# occupied units	13,800	18,605	8,310	40,715		2,355	29,370	86,375	118,100
%occupants <=80%	62.6	51.3	53.9	55.7		59.9	45.1	32.5	36.2
%built before 1970	61.9	61.7	75.3	64.5		82.4	74.1	71.9	72.7
%some problem	46.7	38.6	43.9	42.4		45	30.4	24.1	26.1
#vacant for rent	535	585	205	1,325	#vacant for sale	100	605	730	1,435
<b>4. Rent &gt;80%</b>					<b>Value &gt;80%</b>				
# occupied units	2,880	2,060	1,890	6,830		4,390	21,135	72,585	98,110
#vacant for rent	270	95	95	460	# vacant for sale	170	450	640	1,260

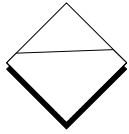


# Appendix D

## 2004 Income Limits

*Programs offered by  
Rhode Island Housing*





## 2004 INCOME LIMITS – Programs offered by Rhode Island Housing

**STATE: RHODE ISLAND**

Providence - Fall River – Warwick		% of AMGI		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
<b>FY 2004 AMGI \$:</b>	60,000	30%	very, very low income	14,250	16,300	18,350	20,350	22,000	23,650	25,250	26,900
		50%	very low income	23,750	27,150	30,550	33,950	36,650	39,400	42,100	44,800
		80%	low income	38,000	43,450	48,900	54,300	58,650	63,000	67,350	71,700
<i>LIHTC income limits based on 50% HUD income limit</i>				28,500	32,580	36,660	40,740	43,980	47,280	50,520	53,760

Source: Rhode Island Housing, Effective January 28, 2004

AMGI: Area Median Gross Income

For developments that elected the 40/60 set-aside option, the LIHTC income limit is equal to the very low income limit multiplied by 60% divided by 50%.

<b>Providence - Fall River - Warwick RI - MA MSA</b>	
Bristol County:	Barrington, Bristol, Warren
Kent County:	Coventry, East Greenwich, Warwick, West Greenwich, West Warwick
Newport County:	Jamestown, Little Compton, Tiverton
Providence County:	Burrillville, Central Falls, Cranston, Cumberland, East Providence, Foster, Glocester, Johnston, Lincoln, North Providence, North Smithfield, Pawtucket, Providence, Scituate, Smithfield, Woonsocket.
Washington County:	Charlestown, Exeter, Narragansett, North Kingstown, Richmond, South Kingstown





# Appendix E

## 2004 Rent Limits

*Programs offered by  
Rhode Island Housing*





## 2004 Rent Limits – Programs offered by Rhode Island Housing

<u>Program</u>	<u>effective date</u>	<u>Program</u>	<u>effective date</u>
FMRs	10/1/03	HOME Rents	3/15/04
% Rents	1/28/04	Tax Credit Rents	1/28/04

<b>AREA</b>	<b>PROGRAM</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>
		\$	\$	\$	\$	\$
<b>Providence - Fall River - Warwick RI --MA MSA</b>						
Bristol County: Barrington, Bristol, Warren	FMR (Fair Market Rent)	\$ 414	\$ 564	\$ 678	\$ 851	\$ 1,050
Kent County: Coventry, East Greenwich, Warwick, West Greenwich, West Warwick	30% Rent Limit	356	408	459	509	550
Newport County: Jamestown, Little Compton, Tiverton	50% Rent Limit	594	679	764	849	916
Providence County: Burrillville, Central Falls, Cranston, Cumberland, East Providence, Foster, Glocester, Johnston, Lincoln, North Providence, North Smithfield, Pawtucket, Providence, Scituate, Smithfield, Woonsocket.	80% Rent Limit	950	1,086	1,223	1,358	1,466
	LOW Home Rent Limit	414	564	678	851	985
	HIGH Home Rent Limit	414	564	678	851	1,050
Washington County: Charlestown, Exeter, Narragansett, North Kingstown, Richmond, South Kingstown	50% Home Rent Limit	593	636	763	882	985
	65% Home Rent Limit	752	807	970	1,113	1,122
	20/50 Tax Credit Rent	593	636	763	882	985
	40/60 Tax Credit Rent	712	763	916	1,059	1,182







# Appendix F

Determination of Housing Affordability  
*by Rhode Island Housing*





**Rhode Island Housing  
Determination of Housing Affordability x Community**

<b>Housing Affordability by Community</b>		
<b>Community</b>	<b>Existing Assisted Housing %</b>	<b>Existing Assisted Family Housing %</b>
Barrington	1.55%	0.01%
Bristol	5.55%	0.38%
Burrillville	7.32%	1.58%
Central Falls		3.37%
Charlestown	1.42%	0.05%
Coventry	3.76%	0.28%
Cranston	5.53%	2.06%
Cumberland	6.02%	0.96%
East Greenwich	4.21%	0.35%
East Providence		6.37%
Exeter	1.34%	0.02%
Foster	2.55%	0.00%
Glocester	2.14%	0.00%
Hopkinton	5.20%	0.01%
Jamestown	4.16%	0.19%
Johnston	8.10%	0.85%
Lincoln	6.57%	1.13%
Little Compton	0.13%	0.02%
Middletown	8.99%	2.89%
Narragansett	2.86%	0.55%
Newport	18.00%	12.77%
New Shoreham	7.24%	0.29%
North Kingstown	8.07%	4.39%
North Providence	6.75%	0.11%
North Smithfield	6.78%	0.11%
Pawtucket	8.17%	8.89%
Portsmouth	2.41%	0.14%
Providence		33.25%
Richmond	2.43%	0.16%
Scituate	1.00%	0.00%
Smithfield	4.36%	0.03%
South Kingstown	5.07%	1.04%
Tiverton	3.77%	0.54%
Warren	4.60%	0.13%
West Greenwich	1.85%	0.15%
West Warwick	7.57%	2.32%
Warwick	5.25%	1.05%
Westerly	5.20%	0.79%
Woonsocket	16.46%	12.79%
<b>STATE</b>	8.13%	3.14%
Last Data Update	7/04	7/04

\* Existing Assisted excludes transportable Section 8 and is used for the purposes of the Low and Moderate Income Housing Act.





# Appendix G

## **Rhode Island Home Sales x Community**

*Historical Data, 1979-2004*





AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

**Median Home Sales x Community: 1979-2004 \***

AREA	2000	2001	2002	2003	2003 Sales Jan-Sep	2004 Sales Jan-Sep
<b>RHODE ISLAND</b>	\$135,976	\$156,000	\$188,150	\$230,000	\$228,000	\$260,000
<b>NEWPORT COUNTY</b>						
<b>TIVERTON</b>	\$160,000	\$173,000	\$216,500	\$252,250	\$251,000	\$291,000
<b>LITTLE COMPTON</b>	\$277,000	\$285,500	\$335,000	\$410,000	\$400,000	\$505,000
<b>PORTSMOUTH</b>	\$179,950	\$214,900	\$290,000	\$320,000	\$319,000	\$345,000
<b>MIDDLETOWN</b>	\$188,000	\$206,950	\$280,000	\$345,000	\$350,000	\$337,500
<b>NEWPORT</b>	\$179,900	\$230,000	\$278,000	\$330,000	\$335,000	\$400,000
<b>JAMESTOWN</b>	\$245,000	\$289,500	\$356,574	\$385,500	\$380,000	\$455,000
<b>METRO &amp; EAST BAY</b>						
<b>BARRINGTON</b>	\$221,000	\$257,000	\$316,500	\$359,000	\$342,500	\$404,500
<b>WARREN</b>	\$151,000	\$162,750	\$200,000	\$237,000	\$229,500	\$289,000
<b>BRISTOL</b>	\$169,900	\$187,500	\$229,000	\$285,000	\$285,000	\$332,250
<b>EAST PROVIDENCE</b>	\$119,250	\$135,000	\$160,000	\$190,000	\$182,000	\$235,000
<b>PROVIDENCE</b>	\$83,000	\$97,925	\$121,354	\$147,750	\$144,900	\$180,000
<b>EAST SIDE</b>	\$294,000	\$359,500	\$385,000	\$392,625	\$400,500	\$475,000
<b>NORTH PROVIDENCE</b>	\$116,500	\$132,700	\$165,000	\$199,900	\$195,000	\$239,950
<b>JOHNSTON</b>	\$128,500	\$147,750	\$169,805	\$215,000	\$210,000	\$248,463
<b>CRANSTON</b>	\$122,000	\$140,000	\$161,000	\$195,900	\$188,750	\$238,250
<b>NORTHERN RI</b>						
<b>LINCOLN</b>	\$200,000		\$261,000	\$296,700	\$292,500	\$329,000
<b>CUMBERLAND</b>	\$163,000	\$185,500	\$225,000	\$250,000	\$250,000	\$296,500
<b>PAWTUCKET</b>	\$116,400	\$130,250	\$152,500	\$186,000	\$182,000	\$210,000
<b>CENTRAL FALLS</b>	\$103,125	\$126,950	\$150,000	\$182,900	\$181,000	\$210,000
<b>WOONSOCKET</b>	\$77,500	\$86,250	\$122,000	\$144,000	\$145,000	\$194,500
<b>NORTH SMITHFIELD</b>	\$173,950	\$189,900	\$240,500	\$268,250	\$260,000	\$299,000
<b>SMITHFIELD</b>	\$150,000	\$179,450	\$220,000	\$259,950	\$260,000	\$299,950
<b>BURRILLVILLE</b>	\$146,000	\$160,000	\$197,950	\$230,000	\$230,000	\$240,000
<b>GLOCESTER</b>	\$144,629	\$173,250	\$199,900	\$237,450	\$235,000	\$279,450
<b>FOSTER</b>	\$183,750	\$189,000	\$247,450	\$260,000	\$243,500	\$349,855
<b>SCITUATE</b>	\$175,000	\$209,000	\$229,000	\$265,000	\$265,000	\$331,200
<b>SOUTH COUNTY</b>						
<b>EXETER</b>	\$184,450	\$210,000	\$240,000	\$279,900	\$276,500	\$300,000
<b>HOPKINTON</b>	\$137,700	\$185,125	\$201,000	\$232,500	\$229,500	\$245,500
<b>RICHMOND</b>	\$145,819		\$215,000	\$260,000	\$265,000	\$280,000
<b>CHARLESTOWN</b>	\$177,950	\$215,000	\$255,000	\$299,900	\$309,900	\$340,000
<b>WESTERLY</b>	\$162,330	\$169,950	\$205,000	\$267,750	\$265,000	\$304,250
<b>SOUTH KINGSTOWN</b>	\$165,000	\$200,000	\$265,329	\$321,500	\$319,250	\$355,000
<b>NEW SHOREHAM</b>	-	-	-	\$800,000	-	-
<b>NARRAGANSETT</b>	\$170,000	\$218,500	\$267,400	\$347,250	\$350,750	\$375,000
<b>NORTH KINGSTOWN</b>	\$219,900	\$245,625	\$315,000	\$329,000	\$325,000	\$394,500
<b>KENT COUNTY</b>						
<b>EAST GREENWICH</b>	\$325,000	\$320,000	\$430,000	\$426,250	\$420,000	\$549,950
<b>WEST WARWICK</b>	\$112,000	\$127,600	\$157,500	\$185,000	\$180,000	\$218,500
<b>WARWICK</b>	\$110,000		\$150,000	\$183,555	\$179,900	\$220,000
<b>COVENTRY</b>	\$124,900	\$149,000	\$175,000	\$210,000	\$204,950	\$250,000
<b>WEST GREENWICH</b>	\$181,100	\$229,900	\$235,000	\$283,750	\$304,625	\$375,000





AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

**Median Home Sales x Community: 1979-2004 \*, cont.**

AREA	1994	1995	1996	1997	1998	1999
<b>RHODE ISLAND</b>	\$115,000	\$115,000	\$116,600	\$118,000	\$122,600	\$126,000
<b>NEWPORT COUNTY</b>						
<b>TIVERTON</b>	\$123,750	\$129,900	\$135,000	\$135,000	\$140,850	\$143,000
<b>LITTLE COMPTON</b>	\$151,500	\$189,900	\$260,000	\$178,000	\$200,000	\$193,500
<b>PORTSMOUTH</b>	\$146,700	\$127,950	\$152,500	\$153,916	\$157,880	\$175,000
<b>MIDDLETOWN</b>	\$139,000	\$139,000	\$130,000	\$130,000	\$150,875	\$157,000
<b>NEWPORT</b>	\$132,000	\$124,500	\$135,000	\$135,000	\$140,750	\$148,000
<b>JAMESTOWN</b>	\$168,500	\$175,000	\$185,000	\$177,000	\$159,900	\$191,500
<b>METRO &amp; EAST BAY</b>						
<b>BARRINGTON</b>	\$180,000	\$180,250	\$176,500	\$193,575	\$182,000	\$198,500
<b>WARREN</b>	\$117,000	\$120,500	\$123,000	\$126,000	\$131,250	\$130,500
<b>BRISTOL</b>	\$132,000	\$137,500	\$135,000	\$138,500	\$148,200	\$154,995
<b>EAST PROVIDENCE</b>	\$103,750	\$103,000	\$105,000	\$101,000	\$105,950	\$105,000
<b>PROVIDENCE</b>	\$74,000	\$69,000	\$68,500	\$69,000	\$72,000	\$75,000
<b>EAST SIDE</b>	\$206,000	\$190,000	\$185,000	\$205,000	\$190,000	\$248,500
<b>NORTH PROVIDENCE</b>	\$109,500	\$108,000	\$107,750	\$105,100	\$105,000	\$111,000
<b>JOHNSTON</b>	\$110,000	\$110,500	\$116,500	\$110,000	\$118,000	\$125,000
<b>CRANSTON</b>	\$114,800	\$105,000	\$108,000	\$105,000	\$108,000	\$112,500
<b>NORTHERN RI</b>						
<b>LINCOLN</b>	\$146,500	\$149,500	\$144,000	\$150,000	\$162,000	\$175,000
<b>CUMBERLAND</b>	\$134,500	\$133,250	\$126,000	\$130,000	\$135,000	\$148,900
<b>PAWTUCKET</b>	\$90,000	\$93,000	\$87,250	\$92,500	\$102,000	\$105,000
<b>CENTRAL FALLS</b>	\$61,450	\$87,900	\$87,750	\$85,000	\$87,500	\$94,500
<b>WOONSOCKET</b>	\$90,000	\$56,500	\$56,000	\$67,500	\$66,900	\$68,100
<b>NORTH SMITHFIELD</b>	\$131,000	\$127,500	\$126,000	\$140,000	\$157,000	\$155,000
<b>SMITHFIELD</b>	\$120,000	\$124,950	\$127,450	\$129,275	\$134,250	\$137,500
<b>BURRILLVILLE</b>	\$110,750	\$104,950	\$111,000	\$115,000	\$114,500	\$135,500
<b>GLOCESTER</b>	\$109,450	\$127,000	\$125,750	\$120,000	\$126,000	\$129,000
<b>FOSTER</b>	\$124,950	\$121,500	\$128,462	\$134,900	\$155,000	\$158,750
<b>SCITUATE</b>	\$137,000	\$133,750	\$162,000	\$157,000	\$140,000	\$150,000
<b>SOUTH COUNTY</b>						
<b>EXETER</b>	\$125,000	\$142,895	\$131,500	\$137,750	\$163,000	\$136,000
<b>HOPKINTON</b>	\$109,000	\$110,000	\$116,000	\$120,500	\$128,450	\$129,000
<b>RICHMOND</b>	\$116,125	\$120,000	\$127,000	\$119,500	\$130,000	\$133,000
<b>CHARLESTOWN</b>	\$132,500	\$130,000	\$125,000	\$135,950	\$152,500	\$165,000
<b>WESTERLY</b>	\$120,250	\$120,000	\$130,000	\$127,350	\$140,000	\$140,000
<b>SOUTH KINGSTOWN</b>	\$129,900	\$125,000	\$136,450	\$138,500	\$141,000	\$153,000
<b>NEW SHOREHAM</b>		\$221,000	\$474,950		\$405,000	\$ -
<b>NARRAGANSETT</b>	\$127,500	\$134,670	\$135,625	\$136,000	\$136,925	\$146,320
<b>NORTH KINGSTOWN</b>	\$142,000	\$165,000	\$166,000	\$166,300	\$177,500	\$180,000
<b>KENT COUNTY</b>						
<b>EAST GREENWICH</b>	\$242,500	\$236,000	\$227,000	\$242,000	\$254,000	\$280,500
<b>WEST WARWICK</b>	\$97,000	\$92,750	\$94,000	\$89,000	\$92,900	\$100,000
<b>WARWICK</b>	\$98,000	\$96,000	\$95,000	\$96,700	\$97,500	\$100,000
<b>COVENTRY</b>	\$113,000	\$109,000	\$113,000	\$114,900	\$118,750	\$122,000
<b>WEST GREENWICH</b>	\$151,000	\$156,725	\$140,000	\$149,250	\$133,000	\$164,500



AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

**Median Home Sales x Community: 1979-2004 \*, cont.**

AREA	1988	1989	1990	1991	1992	1993
RHODE ISLAND	\$127,000	\$128,000	\$125,000	\$121,000	\$117,000	\$115,000
<b>NEWPORT COUNTY</b>						
TIVERTON	\$130,000	\$130,000	\$128,000	\$124,500	\$125,000	\$129,000
LITTLE COMPTON	\$227,000	\$200,000	\$183,500	\$302,000	\$150,000	\$252,200
PORTSMOUTH	\$180,000	\$160,000	\$167,450	\$153,000	\$136,000	\$145,000
MIDDLETOWN	\$156,994	\$150,500	\$152,500	\$132,300	\$125,000	\$134,020
NEWPORT	\$151,500	\$154,000	\$143,000	\$130,000	\$130,000	\$128,000
JAMESTOWN	\$189,000	\$184,500	\$169,500	\$210,000	\$155,500	\$158,000
<b>METRO &amp; EAST BAY</b>						
BARRINGTON	\$195,000	\$195,000	\$187,500	\$182,000	\$173,000	\$168,000
WARREN	\$137,000	\$128,000	\$124,937	\$119,900	\$118,200	\$110,000
BRISTOL	\$143,500	\$130,000	\$142,000	\$137,500	\$131,000	\$130,000
EAST PROVIDENCE	\$116,500	\$118,000	\$114,000	\$112,000	\$110,000	\$108,000
PROVIDENCE	\$90,000	\$95,500	\$85,000	\$86,500	\$84,900	\$76,100
EAST SIDE	\$196,000	\$187,000	\$185,000	\$170,285	\$182,000	\$169,000
NORTH PROVIDENCE	\$120,000	\$120,000	\$122,000	\$118,500	\$113,000	\$112,000
JOHNSTON	\$127,500	\$130,266	\$118,000	\$114,500	\$115,000	\$110,000
CRANSTON	\$122,000	\$124,900	\$122,750	\$118,000	\$114,000	\$112,000
<b>NORTHERN RI</b>						
LINCOLN	\$145,000	\$164,000	\$139,250	\$142,000	\$136,000	\$135,000
CUMBERLAND	\$140,500	\$142,000	\$142,000	\$142,000	\$127,000	\$129,900
PAWTUCKET	\$107,500	\$110,000	\$110,000	\$99,900	\$96,800	\$92,500
CENTRAL FALLS	\$91,000	\$107,000	\$79,500	\$75,000	\$88,000	\$75,000
WOONSOCKET	\$117,000	\$115,000	\$113,989	\$116,000	\$107,000	\$85,000
NORTH SMITHFIELD	\$145,000	\$144,750	\$158,000	\$140,000	\$136,000	\$139,900
SMITHFIELD	\$133,000	\$132,500	\$135,050	\$132,000	\$125,000	\$129,900
BURRILLVILLE	\$120,000	\$124,000	\$118,000	\$120,000	\$115,000	\$117,000
GLOCESTER	\$115,000	\$125,000	\$135,750	\$124,000	\$128,000	\$115,988
FOSTER	\$122,000	\$145,000	\$145,000	\$126,500	\$135,000	\$128,000
SCITUATE	\$145,000	\$159,900	\$145,000	\$128,000	\$139,000	\$149,000
<b>SOUTH COUNTY</b>						
EXETER	\$145,000	\$152,500	\$131,250	\$127,500	\$118,500	\$132,000
HOPKINTON	\$135,000	\$133,795	\$126,000	\$120,000	\$115,000	\$117,000
RICHMOND	\$124,900	\$135,000	\$117,950	\$119,000	\$113,000	\$119,000
CHARLESTOWN	\$160,000	\$152,000	\$133,900	\$137,000	\$130,000	\$135,750
WESTERLY	\$128,750	\$125,000	\$124,937	\$120,000	\$118,500	\$114,000
SOUTH KINGSTOWN	\$142,250	\$146,500	\$150,000	\$140,500	\$129,900	\$124,500
NEW SHOREHAM						
NARRAGANSETT	\$150,000	\$146,000	\$139,250	\$135,000	\$129,900	\$132,000
NORTH KINGSTOWN	\$143,000	\$144,500	\$144,900	\$141,000	\$140,000	\$138,900
<b>KENT COUNTY</b>						
EAST GREENWICH	\$266,000	\$242,500	\$245,000	\$251,000	\$242,000	\$240,000
WEST WARWICK	\$119,950	\$119,950	\$115,000	\$111,000	\$103,000	\$101,000
WARWICK	\$109,700	\$110,000	\$111,739	\$105,000	\$100,000	\$98,500
COVENTRY	\$119,000	\$122,450	\$119,000	\$112,000	\$112,900	\$110,400
WEST GREENWICH	\$129,900	\$140,000	\$149,000	\$138,000	\$130,000	\$134,000



AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

**Median Home Sales x Community: 1979-2004 \*, cont.**

AREA	1982	1983	1984	1985	1986	1987
RHODE ISLAND	\$49,000	\$53,500	\$59,000	\$67,000	\$88,000	\$120,000
<b>NEWPORT COUNTY</b>						
TIVERTON	\$56,500	\$68,000	\$67,500	\$77,000	\$104,000	\$118,000
LITTLE COMPTON	\$56,500	\$68,000	\$67,500	\$77,000	\$104,000	\$118,000
PORTSMOUTH	\$63,950	\$81,000	\$85,250	\$94,750	\$127,000	\$159,750
MIDDLETOWN	\$69,250	\$72,000	\$79,500	\$92,500	\$119,400	\$142,000
NEWPORT	\$64,750	\$70,000	\$80,000	\$85,000	\$117,250	\$139,000
JAMESTOWN	\$56,000	\$67,500	\$80,000	\$105,000	\$125,950	\$156,500
<b>METRO &amp; EAST BAY</b>						
BARRINGTON	\$69,450	\$77,250	\$80,000	\$100,500	\$120,250	\$169,950
WARREN	\$56,000	\$61,160	\$65,000	\$74,500	\$93,000	\$129,900
BRISTOL	\$56,000	\$61,160	\$65,000	\$74,500	\$93,000	\$129,920
EAST PROVIDENCE	\$46,000	\$48,000	\$51,000	\$58,000	\$75,000	\$104,000
PROVIDENCE	\$35,000	\$36,500	\$37,000	\$43,500	\$59,000	\$83,000
EAST SIDE	\$79,750	\$74,500	\$82,000	\$90,000	\$180,000	\$164,750
NORTH PROVIDENCE	\$46,260	\$52,000	\$57,500	\$62,250	\$81,900	\$106,500
JOHNSTON	\$50,000	\$52,500	\$54,000	\$62,200	\$81,900	\$112,000
CRANSTON	\$46,000	\$50,000	\$565,000	\$60,500	\$82,000	\$119,000
<b>NORTHERN RI</b>						
LINCOLN	\$54,250	\$66,600	\$73,000	\$79,950	\$118,500	\$145,000
CUMBERLAND	\$51,500	\$64,000	\$70,000	\$82,000	\$118,000	\$137,500
PAWTUCKET	\$41,750	\$43,500	\$46,500	\$56,900	\$75,000	\$95,000
CENTRAL FALLS	\$41,750	\$43,500	\$46,500	\$56,900	\$75,000	\$95,000
WOONSOCKET	\$45,500	\$52,900	\$55,000	\$66,549	\$94,000	\$115,750
NORTH SMITHFIELD	\$45,500	\$52,900	\$55,000	\$67,200	\$94,000	\$115,750
SMITHFIELD	\$50,500	\$58,000	\$62,000	\$67,200	\$99,900	\$111,000
BURRILLVILLE	\$45,000	\$52,000	\$57,900	\$68,900	\$89,900	\$111,000
GLOCESTER	\$45,000	\$52,000	\$57,900	\$68,900	\$89,900	\$111,000
FOSTER	\$45,000	\$52,000	\$57,900	\$68,900	\$89,900	\$111,000
SCITUATE	\$45,000	\$52,000	\$57,900	\$68,900	\$89,000	\$111,000
<b>SOUTH COUNTY</b>						
EXETER	\$49,900	\$54,700	\$60,000	\$65,900	\$76,800	\$109,350
HOPKINTON	\$49,900	\$54,700	\$60,000	\$65,900	\$76,800	\$109,350
RICHMOND	\$49,900	\$54,700	\$60,000	\$65,900	\$76,800	\$109,350
CHARLESTOWN	\$53,250	\$59,900	\$69,315	\$72,000	\$95,000	\$137,450
WESTERLY	\$53,250	\$59,900	\$69,315	\$72,000	\$95,000	\$137,450
SOUTH KINGSTOWN	\$56,000	\$59,500	\$62,725	\$72,900	\$99,000	\$139,500
NEW SHOREHAM						
NARRAGANSETT	\$52,000	\$58,000	\$62,900	\$76,000	\$109,000	\$145,000
NORTH KINGSTOWN	\$56,650	\$62,800	\$67,250	\$79,900	\$100,500	\$134,000
<b>KENT COUNTY</b>						
EAST GREENWICH	\$92,450	\$96,000	\$115,000	\$134,950	\$179,000	\$216,750
WEST WARWICK	\$50,000	\$49,500	\$54,250	\$62,250	\$78,000	\$108,000
WARWICK	\$44,000	\$45,500	\$49,000	\$55,700	\$72,400	\$95,000
COVENTRY	\$45,000	\$49,000	\$54,000	\$62,900	\$75,000	\$109,900
WEST GREENWICH	\$49,900	\$54,700	\$60,000	\$65,900	\$76,800	\$114,900



AFFORDABLE HOUSING PLAN  
Town of Johnston, Rhode Island

**Median Home Sales x Community: 1979-2004 \*, cont.**

AREA	1979	1980	1981
RHODE ISLAND	\$44,300	\$49,500	\$50,000
<b>NEWPORT COUNTY</b>			
TIVERTON	\$55,000	\$62,750	\$58,400
LITTLE COMPTON	\$55,000	\$62,750	\$58,400
PORTSMOUTH	\$58,000	\$64,000	\$64,900
MIDDLETOWN	\$57,000	\$65,500	\$68,000
NEWPORT	\$49,750	\$61,000	\$60,000
JAMESTOWN	\$49,250	\$62,000	\$69,450
<b>METRO &amp; EAST BAY</b>			
BARRINGTON	\$63,450	\$73,500	\$67,750
WARREN	\$50,000	\$57,900	\$54,750
BRISTOL	\$50,000	\$57,900	\$54,750
EAST PROVIDENCE	\$42,000	\$45,000	\$43,500
PROVIDENCE	\$31,000	\$33,000	\$34,500
EAST SIDE	\$70,500	\$71,000	\$77,000
NORTH PROVIDENCE	\$44,000	\$51,000	\$52,000
JOHNSTON	\$45,250	\$47,200	\$48,950
CRANSTON	\$41,900	\$46,500	\$49,550
<b>NORTHERN RI</b>			
LINCOLN	\$54,000	\$60,000	\$58,550
CUMBERLAND	\$56,950	\$56,000	\$58,000
PAWTUCKET	\$36,000	\$44,000	\$42,500
CENTRAL FALLS	\$36,000	\$44,000	\$42,500
WOONSOCKET	\$43,500	\$49,900	\$47,500
NORTH SMITHFIELD	\$43,500	\$49,900	\$47,500
SMITHFIELD	\$51,000	\$53,000	\$55,000
BURRILLVILLE	\$48,000	\$50,000	\$47,000
GLOCESTER	\$48,000	\$50,000	\$47,000
FOSTER	\$48,000	\$50,000	\$47,000
SCITUATE	\$48,000	\$50,000	\$47,000
<b>SOUTH COUNTY</b>			
EXETER	\$44,250	\$46,000	\$50,250
HOPKINTON	\$44,250	\$46,000	\$50,250
RICHMOND	\$44,250	\$46,000	\$50,250
CHARLESTOWN	\$47,500	\$52,450	\$57,500
WESTERLY	\$47,500	\$52,450	\$57,500
SOUTH KINGSTOWN	\$48,250	\$48,500	\$51,500
NEW SHOREHAM			
NARRAGANSETT	\$46,200	\$48,250	\$56,700
NORTH KINGSTOWN	\$51,250	\$59,900	\$64,000
<b>KENT COUNTY</b>			
EAST GREENWICH	\$74,700	\$93,250	\$88,500
WEST WARWICK	\$45,900	\$49,000	\$51,450
WARWICK	\$36,900	\$40,000	\$42,900
COVENTRY	\$44,000	\$48,800	\$46,950
WEST GREENWICH	\$44,250	\$46,000	\$50,250



**Median Home Sales x Community: 1979-2004 \*, cont.**

\* *Home Sales Prices reflect MEDIAN SALES PRICE*

*Information is provided by State-Wide Multiple Listing Service, Inc. Readers are cautioned that the median sales price with half the prices higher and half lower generally reflects the quality and the mix (type and size) of the properties being sold at the time and is not a true measure of home values.*

*Information deemed reliable but is not guaranteed*

*Land Use 2025*  
**RHODE ISLAND'S STATE LAND USE  
POLICIES AND PLAN**  
STATE GUIDE PLAN ELEMENT 121

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*EXCERPTS*

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**Part 121-2: WHERE DO WE WANT TO BE IN  
TWENTY YEARS?**

**2-1 The Vision**

*Rhode Island of 2025 will be a unique and special place, influenced by its proximity to the Boston metropolitan area, but separate from it. The state's landscape will retain its distinctive character. Its history, tradition, and compelling natural beauty will prevail as its hallmarks. Land use patterns and development design will distinguish its diverse communities and celebrate the authenticity of its special places.*

*Having contained sprawl, the state's urban form will be a pattern of concentrations. People and their endeavors will continue to be largely concentrated in traditional locations. Dense centers of varying scales, both traditional and new, will be the foci of housing, commerce, and social interaction.*

*Greater Providence – at the head of the Bay – will be the region's premier center, a vital and self-renewing core for people and culture. Other cities, town centers, and villages will be centers for the state's major sub-regions or individual communities.*

*Networks of efficient transport and services will connect and support the major centers.*

*New, planned centers will emulate the essence of traditional communities at locations newly advantaged by regional transport hubs. All centers will exemplify quality design, and embody vibrancy, livability, and sustainability.*

*Rhode island in 2025 will also be green and blue. A thinly settled, predominantly forested band in the western third of the state will conserve essential resources and support resource based economies. These Borderlands, with adjoining conserved areas in eastern Connecticut provide a distinctive 'break' in the otherwise developed Boston to*

*Washington northeast corridor. Conserved farmland and forests will surround centers, with the built environment infused by greenways and greenspace. The state's centerpiece, the Bay, will be healthy and productive. Where land meets water, the waterfront edge will remain the state's trademark, carefully managed to provide utility and activity, while preserving the beauty of its natural features.*

*In 2025, Rhode Island will be a place that strikes the proper balance between the needs of its people and the protection of its unique environmental resources. It will be a place where present*

*and future generations may enjoy the benefits of the state's natural beauty, engage the world through a productive economy, and retain a connection to their past while embracing a prosperous future.*

### **Deriving a Land Use Vision for Rhode Island**

This plan begins with the premise that certain commonly held beliefs underlie public policy in land use. We assume that, while they may differ in how they express them, Rhode Islanders to a great degree share the following opinions:

- Rhode Island's land and water are finite resources that must be efficiently employed to support strong communities built upon the state's social, economic, and environmental diversity.
- We must maintain and enhance our high quality of life, and sustain a successful economy that provides opportunities for all.
- No single purpose, sector, or entity can shape a successful land use future alone. It must be created by an alliance of governments, business, and the public working in concert toward shared goals.

Beyond these basic concepts, land use professionals have developed detailed technical and strategic policies that are also fundamental to *Land Use 2025*.

These would shape future land use in Rhode Island to achieve vibrant community centers and neighborhoods, a pervasive greenspace network, revitalized urban centers, the containment of sprawl, quality design in development, and effective stewardship of all resources.

Several state documents have articulated visions for land use in Rhode Island, extolled the values of certain resources, or offered descriptions of what we would like the state to be. For example, State Guide Plan Element 155, *A Greener Path: Greenspace and Greenways for Rhode Island's Future* established a greenspace vision in 1994.

This system of greenspace was also described in State Guide Plan 152, *Ocean State Outdoors: Rhode Island's Comprehensive Outdoor Recreation Plan* in 2003:

A statewide system of connecting greenspaces and greenways, a network made up of critical natural and cultural resources, outdoor recreation facilities, public space, community and urban forests, public and private open spaces.

The greenspace system is to be Rhode Island's permanent green framework within which the state's communities will design and build in the 21st century. ((30:4.2))

Concentrating land uses in well-designed community centers is a tenet of good planning and a basic recommendation of both the 1975 and 1989 State Land Use Plans.

More recently, the Governor's Growth Planning Council launched an initiative to promote *growth centers* by recommending the adoption of a state investment strategy that would act as an incentive. This investment strategy would prioritize state discretionary investments (to include

state managed federal funds) as well as technical assistance and expedited regulatory review to locally designated and state approved centers.

Growth centers are defined as having “a core of commercial and community services, residential development, and natural and built landmarks and boundaries that provide a sense of place,” making them dynamic and efficient centers for development. ((7:2))

The importance of “the power of place” – the relationship between quality of place and quality of life – and the importance of successful land use strategies to preserve them are increasingly recognized as strategic tools for economic well-being.

The R.I. Economic Policy Council and others have extolled the potential of the state’s “rich mix of authentic places” to attract or retain the young and the talented, people who can contribute much to the economy if they settle here. ((21:1))

- The network of *greenspace* can be used to shape the built centers.
- The *built centers* can maximize the good building sites by having well designed, compact, dense construction.
- The *infrastructure* systems provide the basic skeleton – the support and connections, the roads and the public utilities that make the concentrated community centers possible.

## 2-2 Goals

There are several overarching goals to meet in order to realize the *Land Use 2025* vision articulated on page 2-1. The first describes the mission, the reason we plan; the next cover the three components of land use – greenspace, community design, and infrastructure; and the last addresses implementation and maintenance. These goals are:

1. *A sustainable Rhode Island that is beautiful, diverse, connected, and compact.* with a distinct quality of place in our urban and rural centers, an abundance of natural resources and a vibrant sustainable economy.
2. *A greenspace and greenways network.* A statewide network of greenspaces and greenways that protects and preserves the environment, wildlife habitats, natural resources, scenic landscapes, provides recreation, and shapes urban growth.
3. *Excellence in community design.* Communities that are high quality, energy and water-efficient, safe healthful, distinct, diverse and aesthetically pleasing: communities that are rich in natural, historical, cultural, and recreational resources: communities that provide abundant economic activities.
4. *First class supporting infrastructure.* that protects the public’s health, safety and welfare, fosters economic well-being, preserves and enhances environmental quality, and reinforces the distinction between urban and rural areas.

To accomplish this, Rhode Islanders must *implement and maintain the vision.*



This includes continuing to support public stewardship for land use through strategic public investments in growth centers, land conservation, development, and enhanced planning capacity at the local and regional levels. ...

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### **2-3 Policies**

The policies outlined here are intended to guide public investment toward fulfillment of their respective goals. As in other elements of the State Guide Plan, these policies provide a foundation for action that encompasses related social, physical, and environmental factors to be considered in making those investments.

#### ***A sustainable Rhode Island that is beautiful, diverse, connected, and compact.***

- Link land use planning with water use planning to encourage new growth in appropriate locations that preserves a clean and adequate water supply.
- Control sprawl and the urban exodus of business and industry.
- Use open space to control and shape urban growth.
- Achieve a livable, coherent, and visually pleasing environment.
- Relate the use of land to its natural characteristics, varying suitability and capacity for development.
- Relate the use of land to the level of public facilities and services available, or planned to be available.
- Promote the establishment 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. In areas that lack supporting infrastructure, promote conservation development and identification of appropriate sites for village centers that will provide compact mixed-use areas for locating services, commercial space, housing, and public transportation hubs.
- Promote low overall densities where public services are unavailable and are not planned. Promote conservation development in areas that lack supporting infrastructure.
- Recognize Narragansett Bay and watersheds as assets that contribute significantly to the state's beauty and connectivity. Promote holistic systems planning approaches at the watershed level.

- Guide development in a manner that will prevent encroachment on floodways, dunes, barrier beaches, coastal and freshwater wetlands, and other natural features that provide protection from storms, flooding, and sea-level rise.
- Facilitate public stewardship of healthy and vibrant watersheds that sustain life and support current and future uses.

***A greenspace and greenways network.***

- Encourage development patterns that protect water for drinking, ecosystems, and other critical purposes, as well as other natural resources.
- Factor into decisions regarding development the importance of recreation, open space, historic resources, and public access to the shore to the state's economy, in tourism, and in maintaining our quality of life.
- Design open space systems and corridors to protect complete ecologic units and provide structure and character to the built environment.
- Maintain the openness of our western borderlands and recognize the significance of this system within the Northeast Corridor.
- Protect and enhance those values of the coastal region, including scenic values, that contribute to the state's quality of life. Examine proposals for changes in the coastal region in terms of their importance to the state as a whole.
- Create an interconnecting network of bike paths, trails and walkways to expand walking and bicycle travel options.
- Preserve and enhance wildlife, fish, and plant species diversity and stability through habitat protection, restoration, enhancement, and prevention or mitigation of adverse impacts due to human activities.
- Protect rare and unique geologic or other natural features.
- Preserve the best farmland and active farms in the state for active agricultural use.

***Excellence in community design.***

- Develop residential, commercial, and mixed-use areas that are compactly grouped, attractive, and compatible with the ability of land and water resources and level of public facilities and services available to support development.
- Develop and promote innovative and sustainable land development techniques and apply available technology to make decent housing affordable for low- and moderate-income households.

- Provide a variety of housing options in proximity to major employment generators to meet the needs of the labor force.
- Preserve and enhance the distinctiveness of urban, suburban, village, and rural communities and landscapes.
- Preserve historic buildings, districts, and archeological sites.
- Relate the location of residential developments and neighborhoods to employment and commercial centers, community facilities and services, and mass transit corridors.
- Relate industrial and commercial development to overall land use by promoting the use of development controls and performance standards that mitigate conflicts with other land uses and activities.
- Stimulate the expansion of economic development activities, including cultural, educational, and research centers, in the central business districts of Rhode Island's municipalities.

***First class supporting infrastructure.***

- Protect and provide utility services that are adequate to meet the needs of present and future populations.
- Conserve and enhance desirable existing industrial areas, regional shopping areas, office complexes, and concentrations of service activities to maximize the investment and utilization of existing infrastructure.
- Locate public water and sewer facilities so as to shape development in accordance with state land use policies, rather than simply to accommodate growth.
- Plan new or expanded public sewer and water services, highway improvements, and mass transit service, for industrial and commercial development where such development is appropriate in terms of natural constraints of the land, air, and water, and where the area is being developed at an intensity that is consistent with state land use policy and will not promote wasteful use of resources.
- Locate development causing other than domestic waste discharges in areas served or planned for service by public sewer systems, or where appropriate waste treatment and disposal can be provided and maintained in an effective, environmentally-sound manner.
- Encourage development that applies best management practices for water and stormwater management.
- Promote state and local development programs and activities that encourage new growth in locations and at densities that will achieve appropriate utilization of existing water supply sources.

- Develop and maintain a balanced, integrated, safe, secure, and cost efficient transportation system, locating residential, industrial, commercial, and institutional development within transportation corridors. Relate the design and location of transportation facilities positively to the natural and cultural landscape.
- Provide a high aesthetic quality in the transportation system.
- Link transportation and land use planning and apply appropriate land use controls and design standards in transportation corridors and interchange areas in order to maintain the functional integrity of existing and planned roadways alleviate congestion, promote safety, and reduce the need for new highways.
- Promote concentrations of high-density housing and employment near existing and planned commuter rail stations and other mass transit routes and terminals.
- Require the integration of appropriate transit, pedestrian, bicycle and other modal choices in new development to lessen dependence on the automobile where feasible.
- Develop land in the immediate vicinity of airports in a manner that will be compatible with airport operations. Seek to minimize adverse impacts, if any, to pre-existing land uses.
- Encourage development patterns that promote energy efficiency and help attain state air quality objectives.
- Promote land use development that contributes to energy conservation and increased reliance on renewable energy resources, while assuring dependable sources of fuel supplies to meet long-term energy needs.
- Recognize the varying demands for energy associated with different land use patterns, and encourage patterns that tend to reduce the need for energy.

We can do the following to implement and maintain the vision:

- Promote the designation of growth centers at appropriate locations and of appropriate design to achieve a concentrated development pattern in accordance with the vision of *Land Use 2025*. Implement a state investment strategy that recognizes growth centers as a priority.
- Support property tax reform efforts that will reduce the negative influences of the current system on land use decision-making.
- Continue implementation and enhancement of the State Guide Plan /Community Comprehensive Plan system as a coordinated and consistent framework for attaining state and local goals for land use and development.
- Maintain and enhance the capacities of state, regional, and local land use planning and management functions in support of the land use vision and goals of *Land Use 2025*.

- Facilitate multi-community regional and watershed-wide planning to coordinate policy development and promote cooperative implementation of plans, programs, and projects affecting more than one community.
- Ensure that state-of-the art tools and practices are available to the state's planning professionals, and that planning and management systems are adequately-resourced relative to their mandated missions.
- Strengthen the planning database through continued support for development, maintenance and utilization of a statewide, coordinated geographic information system.
- Develop effective and efficient training programs on an ongoing basis for those involved in local land use planning and decision-making.

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# APPENDIX B

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Report Number 109

*Land Use 2025*  
**RHODE ISLAND'S STATE LAND USE  
POLICIES AND PLAN**  
STATE GUIDE PLAN ELEMENT 121

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***EXCERPTS***

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# **APPENDIX A**

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**Town of Johnston  
Rhode Island**

# **AFFORDABLE HOUSING PLAN**

**July 2005**