

# 10 | IMPLEMENTATION PLAN

## Overview

The Town has completed a lengthy process to revise the Comprehensive Community Plan, but much work remains to be done for the plan to be successful: new regulations and policies; zoning revisions; planning studies; funding for capital projects. These details are spelled out in this Implementation Plan — a framework to move forward the Plan's goals, objectives, policies and actions over the next decade. The Implementation Plan (Tables 1 through 9 on the following pages) is organized as follows:

- *Consistency with Major Themes.* To establish implementation priorities, each action has been evaluated based on consistency the six major themes (see **Figure 1**).
- *Priority.* The priority level (High, Medium and Low) for each action is based on relevancy across the major themes.
- *Cost.* The anticipated cost as follows:
  - No Cost
  - \$: Up to \$25,000
  - \$\$: \$25,000 to \$100,000
  - \$\$\$: \$100,000 to \$250,000
  - \$\$\$\$: \$250,000+ (bond or multi-year appropriation likely required)
 Projects in Town's Capital Improvement Program are noted.
- *Timeframe.* Factors used to determine the timeframe for specific actions include priority level scores, cost/budget implications, and whether an action is mandated. Timeframes are categorized as follows:
  - Short-Term: 0 to 2 years
  - Mid-Term: 2 to 5 years
  - Long-Term: 5 to 10 years

**Figure 1: Major Themes**



- *Responsibility.* The recommended lead responsible party—agency, department, board, private organization, etc.—is identified.
- *Type of Action.* Types of implementation actions fall into four general categories:
  - ◊ *Capital:* Projects requiring significant investment from Town, State and/or Federal funding sources, such as installation of sidewalks and other infrastructure.
  - ◊ *Program:* Actions involve more planning to implement, such as developing a streetscape plan or open space plan.
  - ◊ *Regulation:* Actions relate to projects involving Town regulations – such as amendments to the Zoning Ordinance and/or Subdivision & Land Development Regulations.
  - ◊ *Policy:* Actions are those that involve adoption of local ordinances and policies—such as involving Town depart-



ments in implementing management plans for parks and open space parcels.

It is expected that the timeframe will be adjusted in the coming years as the Comprehensive Plan is evaluated and new issues and priorities emerge. Responsibilities may also shift from one party to another, or become a shared responsibility. In short, the Implementation Plan is intended to be flexible, to be adjusted over time as actions are completed incrementally over the next 10 years.

## Monitoring Plan

For the Plan to be effective and relevant over time, continued community involvement will be essential. A monitoring plan provides steps to track implementation, and to periodically re-

*An annual Council/Planning Board workshop to review of the implementation status is recommended.*

evaluate priorities based on community feedback. The Planning Board recommends that the Town conduct a review of the plan on an annual basis—including a review of indicators (see **Figure 2**)—to establish action items and funding priorities for each year to align with the budget process. Also recommended is the use of a community survey after two to three years into the implementation of the Plan to identify new issues and priorities and possible revisions to the Plan prior to the next required update in 10 years.

### Figure 2: Community Indicators

Following are indicators that will be used to track measurable outcomes:

#### Housing & Neighborhoods:

- Housing Trust Fund—Available, Spent Funding
- Number of “Tear-Downs”
- Number, % of LMI Housing Units
- Number of “Senior” Housing Units
- Number of Multifamily Units

#### Economic Development

- Commercial Square Feet
- Vacancy Rate and Rents
- Linear Feet of New Sidewalks Added in Commercial Areas
- Room Tax Revenues
- Meals Tax Revenues
- Number of Identified Public Parking Spaces by Business District

#### Circulation

- Linear Feet of Sidewalk Repaired and Built within Town
- Linear Feet of New Bike Paths, Bike Lanes
- Number of New Bike Racks Installed (Added Capacity)
- Accidents at Key Intersections
- Sidewalk Reserve Fund—Balance
- Miles of Roads Paved
- Traffic Volume Changes on County Road

#### Community Services & Facilities

- School Enrollment
- Town Meeting Room Utilization Rate
- Recycling Rate / Total Solid Waste
- Wastewater Reserve Fund

#### Natural & Cultural Resources

- Number of Properties / Sites / Districts Added to National Register
- Preservation Society “Plaque Houses”
- Beach Closings
- Special Use Permits Granted—Wetlands
- Brickyard Pond Water Quality

#### Open Space & Recreation

- Linear Feet of Pathways/Greenways Improved
- Protected Open Space—Acreage: Total, Additional Acreage
- Field Utilization Rates

#### Energy

- Reduction of Energy Use Measured Against FY2009 Baseline Year
- Renewable Energy Production (kWh) —Town / School Sites
- Revolving Energy Fund: Budget/Expenditures

#### Natural Hazards

- Repetitive Loss—Total Cost
- Number, Value of Mitigated Properties












**Table 1: Housing & Neighborhoods**


	Significance - Major Themes*								
Goals & Actions	55+	RENEW	TRANSIT	RECYCLE	HOUSING	WATER	Priority / Cost	Time-frame	Responsibility (Type)
Goal 1: Expand supply of senior housing to meet growing demand of retiring Baby Boomers and the needs of residents with disabilities.									
A. Establish new Senior Residential Village zoning at the former Zion Bible Institute site consistent with the Comprehensive Community Plan – Appendix II.	See Land Use Implementation table - Goal LU-1, Action A								
B. Establish new zoning at the Allin’s Cove and Former O’Bannon Mill Sites, as identified in the 2018 Bay Spring Corridor Zoning Study, consistent with the Appendix IIA of the Comprehensive Community Plan (as amended, 2019).	See Land Use Implementation table - Goal LU-1, Action B								
<del>B-C.</del> Complete a study of the market viability of the existing Zoning Ordinance Article XXX: Senior Residential Communities, and revise to enable cottage-style developments consistent with the Comprehensive Plan.	○						Low Priority / \$	Mid-Term	Planning Board (Program)
<del>C-D.</del> Revise Zoning Ordinances to allow for “senior-friendly” attached and detached accessory apartments on single-family lots.	●						Medium Priority / \$	Short-Term	Planning Board / Council (Program / Regulation)

\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low



**Table 1 (cont.): Housing & Neighborhoods**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal 2: Ensure that future development is compatible with the character of Barrington in general and that of individual neighborhoods.									
A. Adopt flexible zoning standards to allow architectural encroachments and encourage greater variety, such as architectural encroachments (porches, stoops, bay windows, etc.) into the minimum front-yard setback.							Medium Priority / \$	Short-Term	Council/ Planning Board (Regulation)
B. Consider adjusting the setback averaging dimensional standards, where appropriate, to allow reduced front-yard setbacks consistent with the surrounding historic neighborhood development pattern.							Low Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)
C. Adopt Village Center Design Guidelines and formally incorporate in the Town’s review process for commercial, mixed-use and multi-family development proposals.							Medium Priority / \$	Mid-Term	Planning Board (Program / Regulation)
D. Strengthen or establish new standards for buffers, site lighting, location of parking and placement of buildings within land development projects, including mixed-use and multi-family developments.							Medium Priority / \$	Mid-Term	Planning Board (Regulation)
E. Conduct parcel study to: <ul style="list-style-type: none"><li>Evaluate compatibility of R10 and R25 zoning with existing neighborhoods to determine whether zoning should be adjusted or new zones established to better reflect the area’s character.</li><li>Recommend zoning standards that would require homes on “teardown” lots to better reflect</li></ul>	See Land Use Implementation table - Goal LU-1, Action B								
F. Create a Neighborhoods Map based on original plats and evolution of neighborhoods over time, as means of identifying historic boundaries of neighborhoods.							Low Priority / \$	Long-Term	Preservation Society (Program)

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low










**Table 1 (cont.): Housing & Neighborhoods**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Respons-ibility (Type)
Goal 3: Continue to comply with the State’s 10 percent affordable housing goal through provision of well-integrated and compatible affordable housing.									
Objective 3.1: Qualify as affordable at least three existing housing units on scattered sites per year by 2020.									
A. Fund a revolving fund to support a Housing Trust program to acquire and rehabilitate existing houses in order to qualify the homes as afford-able.					●	○	High Priority / \$\$\$ to \$\$\$\$	Short-Term	Council / Housing Board (Program, Policy)
B. Formally adopt incentives to cap-ture existing houses affordable to LMI households, such as property tax abatements and funding from the Home Repair Program.					●	○	High Priority / \$\$ to \$\$\$	Short-Term	Council / Housing Board (Policy)
C. Establish specific guidelines for acquiring / qualifying existing hous-es by Planning Board applicants sub-ject to provisions of mandatory in-clusionary zoning, as permitted an “off-site” alternative.					○		Medium Priority / No Cost	Mid-Term	Planning Board / Housing Board (Regulation)
D. Engage a consultant, contract with an outside agency, or establish a part-time position to administer the program. Provide an annual re-port, from the Housing Board of Trustees, on the status of the pro-gram, including the number of LMI houses qualified each year and an analysis of the need for housing pro-grams, such as applications for heat-ing assistance and weatherization.					○		High Priority / \$	Short-Term / Ongo-ing	Council / Housing Board (Policy, Pro-gram)

\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low



























**Table 1 (cont.): Housing & Neighborhoods**

	Significance - Major Themes*								
Goals & Actions							Priority / Cost	Time-frame	Respons-ibility (Type)
Goal 3: Continue to comply with the State’s 10 percent affordable housing goal through provision of well-integrated and compatible affordable housing.									
Objective 3.2: Produce affordable housing units at a rate that keeps Barrington on the path toward achieving the 10 percent affordable housing goal by 2035.									
A. Revise Zoning Ordinance to establish one-step density increase for comprehensive permit applications, per Policy HN-3.2.3.	See Land Use Implementation: Table 9- Goal LU-1, Action C								
B. Work with the State to allow for more flexibility to qualify accessory apartments as affordable; establish a realistic inclusionary zoning fee-in-lieu amount; increase credit for provision of rental units; enable a rent subsidy program to increase the LMI housing count.							High Priority / \$	Short-Term	Council / Housing Board (Policy)
C. Create an illustrated guide illustrating best practices for designing cottage-style housing, accessory apartments and two-family structures.							Medium Priority / \$	Mid-Term	Planning Board / Housing Board (Program)
D. Hold workshops and conduct other public outreach on affordable housing options available in the Zoning Ordinance and Subdivision Regulations.							Low Pri- ority / \$	Mid-Term	Housing Board (Program)



















\*Key — Significance: Implementation of Major Themes:  High  Medium  Low

**Table 2: Economic Development**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal ED-1: Continue shift from an auto-dependent, suburban shopping center form of development toward walkable retail zones in the Village Center and neighborhood business districts.									
A. Implement recommendations of the 2014 Connectivity Plan.							High Priority / \$\$\$\$ [In CIP]	Short-Term	Council (Capital)
B. Extend wayfinding signage and streetscape concepts to commercial districts outside the Village Center.							Medium Priority / \$\$\$\$	Long-Term	Council / Planning Board (Program / Capital)
C. Adopt revisions to Land Development & Subdivision Regulations to add design guidelines to the review process.							High Priority / \$	Short-Term	Council / Planning Board (Program)
Goal ED-2: Expand public parking within the Village Center.									
A. Conduct parking study for Village Center that includes: inventory of existing parking, recommendations on adding on-street and off-street public parking spaces; parking management; funding, shared parking utilization; incentives, parking-in-lieu options, parking maximums							High Priority / \$\$ [In CIP]	Short-Term	Planning Board / Council (Program, Regulation, Policy)
B. Highlight on-street parking in desired locations using painted markings / signage to outline spaces.							Medium Priority / \$	Short-Term	DPW (Program)
C. Negotiate w/ private owners and develop public/private partnerships to allow “public” parking in private lots. If unsuccessful, determine if potential purchase of lots would be feasible (e.g. underutilized private lots along Maple Avenue).							High Priority / \$\$ to \$\$\$\$	Short-Term	Council (Policy / Capital)
D. Update village center signage and mapping to direct drivers to new “public” parking lots [See also Circulation Goal C-2, Action A]							Medium Priority / \$ [In CIP]	Short-Term	Council / Planning Board (Capital)
E. Develop criteria and Town-wide policy regulating establishment of on-street parking.							Medium Priority / No Cost	Mid-Term	Council / Police / DPW (Policy)
*Key — Significance: Implementation of Major Themes:  High  Medium  Low									








**Table 2 (cont.): Economic Development**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal ED-3: Expand the non-residential tax base while preserving community character, with an emphasis on infill development and building re-use over expansion of commercial zoning.									
A. Allow limited non-residential uses within a “Senior Residential Village” zone, per Appendix II (subject to application by the owner)	See Land Use Implementation: Table 9- Goal LU-1, Action D								
B. Examine development standards for B, NB districts in terms of limiting impacts of development on adjacent residential zones. [See also Housing & Neighborhoods Goal 2, Actions C and D]							Medium Priority / \$	Mid-Term	Planning Board (Program / Regulation)
C. Evaluate adding B&B inns as permitted or special use in resid. zones, w/ standards to include location, parking, related accessory uses.	See Land Use Implementation: Table 9- Goal LU-1, Action E								
Goal ED-4: Strengthen the Town's commercial base with a focus on promoting existing local businesses and economic sustainability.									
A. Form a task force consisting of residents, local business owners to develop strategies to support local businesses.							High Priority / \$	Short-Term	Council / Business Association (Policy)
B. Support efforts of the Business Association to promote the district through a banner system, etc.							Medium Priority / \$	Long-Term	Council / Bus. Assoc. (Policy)
C. Amend Zoning Ordinance to reduce barriers to home-based businesses and necessary support services; while protecting neighborhoods from impacts.							Medium Priority / \$	Short-Term	Council / Planning Board (Program / Regulation)
D. Investigate space in public buildings that could support home-based businesses, such as meeting space.							Low Priority / \$	Long-Term	Town Planner (Program)
E. Conduct study on allowing uses to encourage provision of services and amenities supporting creative & knowledge-based businesses & consulting activity, including expansion of live-work opportunities.							Medium Priority / \$	Mid-Term	Planning Board (Program)
F. Conduct market study of retail, office environment in NB, B zones.							Medium Priority / \$	Mid-Term	Town Planner (Regulation)
*Key — Significance: Implementation of Major Themes:  High  Medium  Low									















**Table 2 (cont.): Economic Development**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal ED-5: Promote desired commercial activities in mixed-use areas.									
A. Evaluate zoning strategies to promote a more cohesive retail environment in the Village Center. This could include creation of a new zoning district, modifying the Neighborhood Business or Business zone	See Land Use Implementation: Table 9- Goal LU-1, Action F								
B. Complete a parcel/zoning study of the Bay Spring area to identify options to promote the type of economic development desired by the community in the area. The study should address the following: Evaluation of the LM zone; options to allow live-work units in study area	See Land Use Implementation: Table 9- Goal LU-1, Action G								
Goal ED-6: Support agriculture as a vital component of the local economy.									
A. Evaluate whether revisions to restrictions in the Zoning Ordinance are needed related to agricultural uses, to include uses such as farms, farm stands and farmer’s markets.	See Land Use Implementation Table 9- Goal LU-1, Action H								
B. Revise Zoning Map to establish agricultural zoning districts where appropriate, in areas with historic agricultural use (including George Street) to include performance standards.	See Land Use Implementation: Table 9- Goal LU-1, Action I								
C. Evaluate Town-owned open space formerly used for farming for opportunities to lease portions to organic farming operations on a limited scale.		<input type="radio"/>		<input type="radio"/>			Low Priority / No Cost	Long-Term	Council / Planning Board (Regulation)
D. Continue to develop the community garden at the former Vitullo Farm site.				<input type="radio"/>			Medium Priority / No Cost	Ongoing	Town (Policy)
E. Review and revise local purchasing requirements to require the purchase of regionally produced foods when possible.		<input type="radio"/>		<input type="radio"/>			Low Priority / \$	Long-Term	Town / School Dept (Program / Regulation)

\*Key — Significance: Implementation of Major Themes: ☒ High ☐ Medium ☐ Low


















**Table 3: Circulation**


	Significance - Major Themes*								
Goals & Actions							Priority / Cost	Time-frame	Responsibility (Type)
Goal C-1: Provide a safe and well-maintained transportation system throughout town.									
A. Undertake design and work to secure funding to improve high priority intersections and streets with a high level of safety incidents (see list)							Medium Priority / \$\$	Mid-Term	Town Manager (Program)
B. Pursue improvement concepts for additional high volume or high incident intersections as identified in local or regional traffic studies							Medium Priority / \$	Mid-Term	Town Manager (Policy)
C. Establish funding for an ongoing annual program to perform repairs and upgrades to existing local roadways and sidewalks, including snow removal.							Medium Priority / \$\$	Mid-Term	Council (Policy, Capital)
D. Implement Safe Route to School recommendations including: improve Primrose parking/drop-off circulation; install flashing lights at Middle Highway/Old County Road; and make intersection, sidewalk and crosswalk improvements around							High Priority / No Cost (grant)	Short-Term	Planning Board (Program / Regulation)
E. Install and maintain new sidewalks at identified high priority locations as shown on Map C-4.							Medium Priority / \$ [In CIP]	Mid-Term	Council / Planning Board (Program / Regulation)
F. Advocate to advance statewide priority of repaving for Nayatt Road and to include future repaving and reconstruction of Washington Road.							Medium Priority / \$	Mid-Term	Planning Board (Program / Regulation)

\*Key — Significance: Implementation of Major Themes: ● High    ● Medium    ○ Low















**Table 3: Circulation (Continued)**

	Significance - Major Themes*								
Goals & Actions							Priority / Cost	Time-frame	Responsibility (Type)
Goal C-2: Provide a balanced multi-modal transportation system throughout the town									
A. Install wayfinding signage directing pedestrians and bicyclists from bike path to local destinations (see also Economic Development Goal ED-2, Action D).							High Priority / \$\$ [In CIP]	Short-Term	Town Manager (Capital)
B. Create a Barrington Bicycle and Pedestrian Committee to map preferred in-street lanes and off-road bike routes and assess sidewalk needs as a broader bikeway and sidewalk system							High Priority / \$	Short-Term	Town Council (Policy)
C. Amend Zoning and Subdivision standards to require new sidewalks and bike racks in new non-residential projects							High Priority / No Cost	Short-Term	Council / Planning Board (Regulation)
D. Revise Land Development & Subdivision Regs to require new non-residential/mixed-use projects to include bike facilities if within half-mile of bike path / designated route							High Priority / No Cost	Short-Term	Planning Board (Regulation)
E. Look for opportunities to accommodate additional park & ride capacity or for joint utilization of parking lots near bus stops preferably focusing on Route 114							Medium Priority / \$	Ongoing	Council / Planning Board (Program / Regulation)
F. Encourage RIPTA to reinstate route to serve high density Bay Spring area (with senior and affordable housing) and/or encourage extension of Riverside service to the Barrington Village Center via Maple Avenue or Lincoln Avenue.							Medium Priority / No Cost	Mid-Term	Planning Board (Program / Regulation)
G. Work with State to provide safe access to bus stops on Route 114 north of White Church bridge.							Medium Priority / No Cost	Mid-Term	Planning Board (Program / Regulation)
H. Develop a “complete streets” policy for Council approval, encouraging a local street network that safely accommodates automobile, bicycle and pedestrian activity.							High Priority / \$	Short-Term	Planning Board (Policy)

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low











**Table 3: Circulation (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal C-3: Relieve growing traffic congestion on County Road/Route 114 in order to enhance the vitality and attractiveness of downtown Barrington									
A. Actively participate in the State’s East Bay transportation study; pursue funding and implementation of recommendations							High Priority / No Cost	Short-Term	Town Manager (Capital)
B. Direct Town Manager to pursue local vehicular connection across the Bike Path at the Barrington Shopping Center, as illustrated in the Village Center Connectivity Plan							Medium Priority / \$\$ to \$\$\$	Mid-Term	Town Manager (Policy, Capital)
C. Request state to provide a left turn-lane onto Lincoln Avenue from Route 114 NB.							High Priority / No Cost	Short-Term	Town Manager (Policy)
D. Develop zoning and land development standards requiring internal connections between shopping areas to minimize curb cuts.							High Priority / No Cost	Short-Term	Planning Board (Regulation)
E. Meet with RIPTA to identify low usage bus stops on County Road for consolidation, and make the consolidated stops more prominent with shelters, in order to improve the efficiency of bus service and help alleviate traffic							Medium Priority / No Cost	Long-Term	Town Manager (Policy)
F. Amend Subdivision & Land Development regulations to require developers to pay Town a project review fee sufficient to fund a traffic study on behalf of the Planning Board, for projects that require more than 20 off-							Medium Priority / No Cost	Mid-Term	Planning Board (Program / Regulation)

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low








**Table 4: Community Services & Facilities**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal CSF-1: Maintain high quality public facilities and services to meet the evolving needs of our residents of all ages.									
A. Initiate and complete design of a new Middle School, through a process that engages the public. Emphasize energy efficiency and sustainable design.							High Priority / \$\$\$ [In CIP]	Short-Term	School Dept. (Capital, Policy)
B. Identify and secure available state and federal funding to support Middle School upgrades and for Stage II facility improvements as identified by the School Department.							High Priority / \$\$\$\$ [In CIP]	Mid--Term	School Dept. (Policy)
C. Provide adequate capital funding through the sewer enterprise fund to provide financing to maintain and improve wastewater infrastructure. Investigate potential for establishing a capital reserve fund for other public works maintenance needs (sidewalks, stormwater, etc.)							High Priority / \$\$ to \$\$\$\$ [In CIP]	Short-Term	Town Manager (Policy, Capital)
D. Incorporate best management practices, where feasible, by retrofitting outdated drainage facilities within municipal and school parking lots and local streets, to limit stormwater runoff and enhance water quality. Develop watershed plans as needed to prioritize projects.							High Priority / \$\$	Short-Term	DPW (Policy)
E. Continue to develop GIS data and provide necessary software and technology to allow Public Works to monitor the wastewater infrastructure to avoid disruptive failures, as well as assist with maintenance of stormwater facilities, to include information on maintenance responsibilities.							Medium Priority / \$	Mid-Term	DPW (Policy, Capital)
F. Evaluate the Harbormaster’s dock at Police Cove and the public dock at Walker Farm to determine whether it needs to be upgraded or replaced.							Medium Priority / No Cost to \$\$ [In CIP]	Short-Term	Town Manager (Policy / Capital)

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low






**Table 4: Community Services & Facilities (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal CSF-2: Anticipate long-term community needs, and advance facility expansion and enhancement efforts and additional services as needed to meet future demand.									
A. Support development of alternative water supply for BCWA water supply independent of East Bay Pipeline.						●	High Priority / \$\$\$\$	Short-Term	BCWA (Program, Capital)
B. Promote water conservation practices to include: <ul style="list-style-type: none"><li>• Policy for Town, School properties to reduce water usage through water conservation practices and use of xeriscaping.</li><li>• Consider program to offer rain barrels at reduced cost to residents and businesses.</li><li>• Work with area farms that lease public or Land Trust property to develop and implement water use conservation plans.</li></ul>				●		●	Medium Priority / No Cost to \$	Short-to Mid-Term	Town, BCWA (Program, Policy)
C. Amend the Barrington Emergency Operations Plan to establish a water emergency response plan outlining responsibilities in response to water emergencies.						●	High Priority / No Cost	Short-Term	Town (Policy)
B. Complete the Library 5-year master plan.							High Priority / \$\$\$\$ [In CIP]	Mid--Term	Library Board (Capital)
C. Re-evaluate recommendations for new community/senior center, including whether to renovate the existing senior center or to construct a new facility.	●						High Priority / \$	Short-Term	Town Manager (Policy, Program)
D. Determine impact of declining school enrollment on school facility needs, as part of the development of the capital improvement program.							High Priority / \$	Mid-Term	School Dept. (Program)
E. Coordinate with abutting communities as part of the annual review of Comprehensive Plan implementation, on land use, transportation, open space, natural hazards and other multijurisdictional planning issues.			○			○	Medium Priority / No Cost	Short-Term	Town Manager (Policy, Capital)

\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low












**Table 4: Community Services & Facilities (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Respons-ibility (Type)
F. Work with State, in coordination with East Providence, to amend State’s Urban Services Boundary as shown on Maps LU-6 and LU-7 [see Land Use element]	See Land Use Implementation: Table 9 - Goal LU-1, Action J								
G. Evaluate and rezone, as appropriate, public and quasi-public properties in transition, including the Town-owned land formerly occupied by “The Place,” the Bristol County Water Authority facility on Nayatt Road, and the Hampden Meadows Volunteer Fire Department station.	See Land Use Implementation: Table 9 - Goal LU-1, Action K								
Goal CSF-3: Limit the community’s environmental impact through reductions in solid waste disposal and other sustainable activities.									
A. Periodically evaluate total solid waste amounts and recycling rates for Barrington to determine whether additional measures are needed to meet the Town’s goals.				●			High Priority / No Cost to \$	Ongoing	DPW (Policy)
B. Expand efforts to encourage recycling at Town and School facilities.				●			High Priority / \$	Short--Term	DPW, School Dept. (Policy)
C. Prepare for the new state law on composting. Assist commercial owners with compliance by 2016.				○			High Priority / No Cost	Short-Term	DPW, Town Manager (Policy)
D. Develop a pilot program to encourage residential composting to limit solid waste (as this may be future state requirement)				○			Medium Priority / \$	Mid-Term	DPW (Program)
E. Evaluate programs or incentives (such as a “no-bin, no barrel” policy) and implement if feasible and cost-effective.				○			Medium Priority / No Cost	Mid-Term	Town Council, DPW (Policy)
F. Assign responsibility for sustainability efforts to the Conservation Commission or a new committee with the charge to encourage/educate residents about sustainability, conservation, etc.				●			Medium Priority / No Cost	Short-Term	Town Council (Policy)

\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low












**Table 5: Natural & Cultural Resources**

Goals & Actions	Significance - Major Themes*						Priority / Cost	Time-frame	Respons-ibility (Type)			
	55+											
Goal NCR-1: Protect important natural areas, including wetlands, wildlife habitats, groundwater aquifers, and salt marshes, especially around Hundred Acre Cove, Barrington and Palmer Rivers.												
Objective NCR-1.1: Establish an official open space protection program by 2017.												
A. Evaluate proposed protections of open space parcels, through acquisition, easements or other techniques, and identify priority areas based on Policy NCR-1.1.1							High Priority / \$ to \$\$\$\$	Ongo-ing	Conserv. Comm. (Policy, Capital)			
B. Establish a procedure for reviewing potential open space acquisitions that includes key stakeholders. Consider establishing Open Space Committee.							High Priority / No Cost	Short-Term	Town Council (Policy)			
C. Seek grants and other funding sources to protect open space, including habitat areas and farmland, through acquisition and conservation easements.							High Priority / No Cost to \$\$\$	Ongo-ing	Town Planner (Policy)			
D. Establish deed restrictions to ensure high priority Town-owned conservation parcels, as determined based on Policy NCR-1.1.1, cannot be sold or otherwise disposed of.							Low Pri- ority / No Cost to \$	Long-Term	Town Manager, Council (Policy)			
E. Rezone properties with conservation values, consistent with the Future Land Use Map (see Maps LU-6 and LU-7).	See Land Use Implementation: Table 9- Goal LU-1, Action L											

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low














**Table 5: Natural & Cultural Resources (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal NCR-1: Protect important natural areas, including wetlands, wildlife habitats, groundwater aquifers, and salt marshes, especially around Hundred Acre Cove, Barrington and Palmer Rivers. Objective NCR-1.2: By 2017, amend local regulations and procedures to improve protections of natural resources.									
A. Create an administrative mechanism to certify that projects comply with approved zoning action regarding encroachments in the Town's 100-foot wetland buffer							High Priority / No Cost	Short-Term	Town Council, Manager (Policy)
B. Create an electronic inventory of all properties granted variances and conditions of plan approval for construction within the 100-foot setback that specifies the approval and conditions of that approval.							High Priority / \$	Mid--Term	Town Planner, Building Official (Policy)
C. Secure funding to research, inventory, and digitally map wetlands in town to improve the accuracy of the locations of wetland edges.							High Priority / \$ to \$\$	Short-Term	Town Planner (Program)
D. Amend Zoning Ordinance and Land Development & Subdivision Regulations to establish review procedures to ensure development/subdivision proposals provide dedicated open space consistent with the Town's open space acquisition criteria.							High Priority / No Cost	Mid-Term	Town Council, Planning Board (Regulation)
E. Amend drainage and site plan design standards in the Land Development & Subdivision Regulations to encourage low-impact development techniques.							Medium Priority / No Cost	Short-Term	Planning Board (Regulation)
F. Eliminate the required advisory review of projects proposed within the Groundwater Overlay District.							Medium Priority / No Cost	Short-Term	Town Council, Planning Board (Regulation)

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low












**Table 5: Natural & Cultural Resources (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal NCR-2: Effectively manage open space properties to maintain values of the Town's critical cultural and natural resources.									
A. Implement management plans developed for priority sites (as listed)							High Priority / \$	Short-Term	Town, BCLT (Policy)
B. Complete management plans for other public open space spaces (as listed).							Medium Priority / \$	Mid--Term	Cons. Comm., BCLT (Program, Policy)
C. Work with owners of private conservation parcels to develop new or coordinate implementation of existing management plans that are consistent with those adopted for public conservation areas.							Low Priority / \$	Long-Term	Town, BCLT (Policy)
D. Create a process for consistent oversight of management plans for individual sites. Annually review status of management plan implementation for all conservation areas.							Medium Priority / \$	Mid-Term	Town Council, Cons. Comm. (Program)
E. Work with the Land Trust and other stakeholders to establish the proposed Sowams National Heritage District							Medium Priority / \$	Mid-Term	Town, BCLT, Other Stakeholders (Policy)
F. Work to eliminate encroachments into open space properties by abutting property owners.							Medium Priority / \$\$	Short-Term	Town Manager (Policy, Capital)
G. Conduct a study of the habitat of the Diamondback Terrapin to determine whether the mapped Habitat Area on NCR-1 should be expanded.									

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low








**Table 5: Natural & Cultural Resources (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal NCR-3: Work to protect and restore water quality, including in Hundred Acre Cove, Brickyard Pond, Prince’s Pond, and Annawamscutt Creek.									
A. Complete a watershed study within priority areas, including Town Beach and Brickyard Pond, to identify and prioritize future storm-water / water quality improvement projects, with an emphasis on “green infrastructure”							High Priority / \$ to \$\$	Short-Term	DPW (Program)
B. Prioritize and phase in implementation of watershed study recommendations, emphasizing the most cost-effective measures.							High Priority / \$\$ to \$\$\$	Short- to Long -Term	DPW (Capital)
C. Formalize a partnership (or consortium) with neighboring communities to adopt measures to improve water quality in Hundred Acre Cove.							Medium Priority / No Cost	Mid-Term	Town Manager (Policy)
D. Develop an education/public outreach program on everyday uses and activities that contribute to the degradation of the water quality of local ponds and streams.							Medium Priority / \$	Mid-Term	DPW, Town Planner (Program)

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low






**Table 5: Natural & Cultural Resources (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal NCR-4: Protect critical historic properties and areas of historic significance.									
A. Develop incentives for the restoration of Belton Court that are economically viable, and seek opportunities for gaining public access to building and grounds. (Incentives are listed in Appendix II)					●		High Priority / No Cost	Short-Term	Town Council, Planning Board (Regulation)
B. Explore creation of a Nockum Hill National Historic Landmark (NHL) Site.					●		High Priority / \$	Short- to Mid-Term	Pres. Society (Policy)
C. Work with stakeholders to develop a management plan for the Civic Center National Register District.					●		Medium Priority / \$	Mid-Term	Town Manager, Pres. Society (Policy)
D. Apply for designation of the Bay Spring Community Center on the National Register of Historic Places.					○		Medium Priority / \$	Mid-Term	Town Planner., Pres. Society (Policy)
E. Work with the Preservation Society for expansion of existing historic districts and for listing of additional residential districts in the State and National Registers					●		High Priority / \$	Mid-Term	Pres. Society (Policy)
F. Appoint a committee to study establishment of a Voluntary Historic District Commission.					●		Medium Priority / No Cost	Mid- Term	Town Council (Policy)
G. Include Sowams Woods history on historic signs along the Bike Path.					○		Medium Priority / No Cost to \$	Short-Term	Pres. Society, Town Planner (Policy)
H. Adopt a stop-work ordinance which would allow a reasonable grace period for historic preservation consultation when a significant historic property is threatened with whole or partial destruction.					●		Medium Priority / \$	Mid-Term	Town Council (Regulation)

\*Key — Significance: Implementation of Major Themes: ● High    ● Medium    ○ Low















**Table 5: Natural & Cultural Resources (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal NCR-5: Protect the Town’s scenic resources.									
A. Adopt scenic area registry and incorporate protections within Planning Board review process.					●		Medium Priority / No Cost	Short-to Mid-Term	Planning Board (Program, Regulation)
B. Identify smaller scenic areas that are important at local level, including ends of public rights of way providing views to the water.					○		Medium Priority / \$	Mid-Term	Planning Board (Program)
C. Establish viewshed easements around particularly important sites.					○		High Priority / \$	Short-Term	Town Manager (Policy)
D. Convert streetlights/parking lot lighting to cut-off (“dark sky”) fixtures (see also Energy Goal E-1).					○		Medium Priority / \$\$ [In CIP]	Mid-Term	DPW (Policy)
E. Set standards for outdoor lighting to limit light pollution in scenic areas; adopt Town ordinance to require cut-off lighting on residential properties.					○		Medium Priority / \$	Mid-Term	Planning Board (Regulation)
F. Adopt zoning standards for review of impacts of proposed cell towers on scenic resources.					●		High Priority / \$	Mid--Term	Council, Planning Board (Regulation)
Goal NCR-6. Preserve the character of rural areas of Barrington.									
A. Enact protections through zoning and other regulations to limit impacts of development on the rural character of the George Street area.	See Land Use Implementation: Table 9- Goal LU-1, Action I								
B. Evaluate other potential options to protect agricultural lands, such as conservation easements or purchase of development rights.		○			●		High Priority / \$ to \$\$\$	Short-to Long-Term	Town Manager (Policy)
C. Consider including conditions (see list) when providing option of leasing Town properties for farming:.				○		○	High Priority / \$	Short-Term	Town Council (Policy)

\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low






**Table 6: Outdoor Recreation**

	Significance - Major Themes*								
Goals & Actions							Priority / Cost	Time-frame	Responsibility (Type)
Goal OR-1: Meet the community’s evolving recreational needs, both passive and active, by providing high quality multiple-use outdoor recreation facilities benefiting people of all ages.									
A. Develop park master plans in order to establish capital improvement priorities. (Priority sites listed)							Medium Priority / \$ to \$\$	Mid-Term	Park & Rec. (Program)
B. Include park improvements in long-term capital budget planning based on master plan priorities.							High Priority / \$\$ to \$\$\$\$	Short to Long-Term	Park & Rec. (Capital)
C. Continue lease with State for use of facilities at Haines Park within town.							High Priority / \$	Short to Long-Term	Town Council, DPW (Policy)
D. Pursue the installation of synthetic turf at Victory Field, subject to an evaluation of the costs and benefits compared to natural turf.							High Priority / \$\$\$\$	Short-Term	Park & Rec. (Policy, Capital)
E. Require public outdoor recreational space within “Senior Residential Village” and “Village” sites, per Appendix II.							High Priority / No Cost	Short--Term	Council, Planning Board (Regulation)

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low











**Table 6: Outdoor Recreation (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal OR-2: Create an “emerald chain” of parks by establishing and improving linkages between and within recreational areas throughout town, including facilities at schools...									
A. Generate a plan for developing trails and other connections between recreational areas in coordination with open space planning			●				High Priority / \$ [In CIP]	Short-Term	Park & Rec., Town Planner (Program)
B. Create standards for trail markers, park signage and other improvements are needed to create a consistent, high-quality system of open space, trails and passive parks throughout town.			○				High Priority / \$	Short to Long-Term	Park & Rec., Town Planner (Policy)
C. Establish a sustainable funding program to continue with the trail improvement program and assist with acquisition.			○			○	High Priority / \$	Short-Term	Town Manager (Policy)
D. Complete trail improvements, starting with Veterans Park, including updating trailblazing signs, and adding informational signage and maps. Other priority sites include: the former Vitullo Farm site/Divine Vargus conservation	○		●				High Priority / \$ to \$\$	Short to Long-Term	Town Planner (Policy)
E. Seek to acquire property or easements to extend trails at Veterans Park and in the Hampden Meadows Greenbelt.			○				Medium Priority / \$\$ to \$\$\$\$	Mid--Term	Council, Manager (Capital)
F. Establish South Lake Drive between Washington Road and North Lake Drive as a multimodal facility providing a safe walking/biking area within the right of way while also maintaining vehicular traffic.			○				Medium Priority / \$\$\$	Mid--Term	Manager, DPW (Capital)
G. Require trail connections when key sites are developed, including the O'Bannon Mill site and the former Zion Bible Institute campus.	○		○				High Priority / No Cost	Short to Long-Term	Planning Board (Regulation)

\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low







**Table 6: Outdoor Recreation (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal OR-3: Provide access to the shore through public recreational sites and public rights of way.									
A. Work with East Bay communities on locating and mapping water trails. In Barrington, the mapping should show access points, destination areas and significant features along the trail route within the Barrington River and Hundred Acre Cove, and the Providence River / Narragansett Bay / Bullock Cove.							Medium Priority / \$	Short-Term	Town Planner (Policy)
B. Provide amenities at the Police Cove park site to create a Blueway Trail destination for paddlers – including construction of a transient dock and completion of the planned boat ramp reconstruction.							Medium Priority / \$\$ [In CIP]	Mid--Term	Town Planner (Policy)
C. Assess public access and evaluate maintenance needs at all public rights of way to the water. The Harbor Commission should work to ensure the rights of way are clearly marked and safe for pedestrians; consider installation of granite markers. Surveys might be needed to identify and eliminate encroachments.							Medium Priority / \$ to \$\$	Mid-Term	Harbor Comm. (Policy)

\*Key — Significance: Implementation of Major Themes: ● High    ○ Medium    ○ Low








**Table 7: Energy**

	Significance - Major Themes*								
Goals & Actions							Priority / Cost	Time-frame	Responsibility (Type)
Goal E-1: Make prudent investments in strategies to reduce energy usage and costs.									
A. Complete energy efficiency upgrades and renewable energy installations at municipal and school buildings.				●			High Priority / \$ to \$\$\$ [In CIP]	Short to Long-Term	Town Manager, DPW (Policy, Capital)
B. Engage a consultant to develop a town-wide renewable energy plan, to include an evaluation of municipal, school sites.				●			High Priority / \$	Short-Term	Energy Comm. (Program)
C. Strongly consider an investment in geothermal technology at new facilities, such as a new Middle School.				○			Medium Priority / \$\$ to \$\$\$	Short to Long-Term	Schools, Manager (Policy, Program)
D. Pursue acquisition of streetlights, to include a maintenance program that saves money and does not impact the Public Works staff.				○			High Priority / \$\$ to \$\$\$ [In CIP]	Short-Term	Manager (Capital)
E. Utilize savings from streetlight acquisition to convert streetlights, including parking lot lighting, to LED and cut-off fixtures.				○			Medium Priority / \$\$	Mid-Term	Manager, Energy Comm. (Policy)
F. Develop and implement plan to capitalize on the potential of LEDs, which can be programmed as well as controlled remotely.				○			High Priority / \$\$	Mid-Term	Manager (Policy)
G. Explore potential regional energy projects such as energy efficiency service contracts and streetlight acquisition.				○			Low Priority / \$	Long-Term	Town Manager (Policy)
H. Complete installation of computer power management tools at municipal, school buildings.				○			High Priority / \$\$	Short-Term	Manager, DPW (Policy)
I. Install Town-wide energy management system that is compatible with school system's energy management software, if feasible.				○			High Priority / \$\$	Short-Term	Manager, DPW (Policy)

\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low










**Table 7: Energy (Continued)**

Goals & Actions	Significance - Major Themes*						Priority / Cost	Time-frame	Responsibility (Type)
	55+								
Goal E-2: Improve vehicle fuel efficiency of municipal fleet vehicles.									
A. Establish a Green Fleets Program for municipal operations, which could include the following: <ul style="list-style-type: none"><li>• An emphasis on fuel economy standards in bidding replacement vehicles, where feasible.</li><li>• A requirement to meet certain MPG standards by class</li><li>• An evaluation of the feasibility of electric or hybrid vehicles for certain municipal purposes.</li><li>• A “no idling” policy for non-emergency vehicles</li></ul>				●			High Priority / \$ to \$\$	Short-Term	Council, Manager (Policy)
Goal E-3: Provide resources and set policies to achieve the Town’s energy goals.									
A. Establish a Revolving Energy Fund to create a more sustainable funding stream for energy efficiency and clean energy programs.				●			High Priority / \$	Short-Term	Council, Manager (Policy)
B. Capitalize on State, Federal and Utility sponsored incentives and grants to help fund energy efficiency and renewable energy projects.				◐			High Priority / \$ to \$\$	Short to Long-Term	Town Planner, DPW (Policy)
C. Adopt Environmentally Preferable Purchasing (EPP) Program policies.				◐			Medium Priority / \$	Long-Term	Town Manager (Policy, Program)
D. Enact a policy requiring meetings at least annually of the school and municipal department heads to report on their efforts to meet the Town’s energy goals				○			High Priority / No Cost	Short to Long-Term	Manager, School Dept. (Policy)

\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low



**Table 7: Energy (Continued)**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal E-4: Promote energy efficiency and renewable energy installations throughout the broader community.									
A. Establish a Property Assessed Clean Energy (PACE) Financing Program.							Medium Priority / \$ to \$\$	Short-Term	Council, Manager (Policy)
B. Implement a “Green Business” program where local businesses receive a “green” designation based on achieving a set of identified efficiency/sustainability criteria.							High Priority / \$	Short-Term	Energy Comm. (Policy)
C. Consider an annual workshop to inform citizens about alternative energy opportunities and available resources to assist with conversion.							High Priority / No Cost	Short to Long-Term	Energy Comm. (Policy)
D. Provide annual reports on Barrington’s progress toward achieving energy-reduction targets, as well as energy projects completed by the Town, School Department and private property owners.							High Priority / \$	Short to Long-Term	Energy Comm. (Policy)






\*Key — Significance: Implementation of Major Themes:  High  Medium  Low

**Table 8: Natural Hazards**

	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal NH-1: Reduce current and future risk of natural hazards and sea level rise to the built environment.									
A. Complete assessment of potential impacts, including physical and financial, of projected SLR on publicly and privately owned buildings and sites, roads, storm-water systems, sewer systems and other utilities.							High Priority / \$ to \$\$ [In CIP]	Short-Term	Town Planner (Program)
B. Include in CIP critical projects required to mitigate threats to infrastructure and properties.							High Priority / \$ to \$\$\$\$	Mid--Term	Council (Capital)
C. Consider requiring smaller lot sizes, such as cluster subdivision design, to ensure development is outside existing or projected floodplain.	See Land Use Implementation: Table 9- Goal LU-1, Action M								
D. Provide support for property owners to help take advantage of funding opportunities that assist with covering the cost of mitigating risk such as elevating or retrofitting existing structures located in designated flood zones, or acquisition and relocation of structures outside high risk zones.							High Priority / No Cost	Mid-Term	Town Planner (Policy)
E. Publish illustrated design guidelines to provide ideas for designing building elevations compatible with the surrounding neighborhood.							High Priority / \$	Short-Term	Town Planner (Program)
F. Adopt LID standards to reduce the amount of impervious coverage.							High Priority / No Cost	Short--Term	Planning Board (Regulation)
G. Provide measures to improve stormwater retention in the planning/design of park improvements, schools and other public buildings.							High Priority / \$\$ to \$\$\$	Short-Term	DPW, Town Planner (Capital)
H. Evaluate restrictions on changes to grades around buildings within 100-year flood zone.							Medium Priority / No Cost	Mid-Term	Town Planner (Policy)
I. Improve GIS capabilities to support assessment, planning activities.							High Priority / \$	Short to Long-Term	Town Planner (Policy)
*Key — Significance: Implementation of Major Themes:  High  Medium  Low									








**Table 8: Natural Hazards (Continued)**

Goals & Actions	Significance - Major Themes*						Priority / Cost	Time-frame	Responsibility (Type)
	55+								
Goal NH-2: Preserve and enhance the capacity of the natural environment to improve Barrington’s resilience against impacts of natural hazards.									
A. Prioritize and implement coastal adaptation projects, working with Save the Bay, the State and other stakeholders, to reduce flood risk and the potential damage to vulnerable infrastructure, allow the expansion of wetlands and other purposes.				●		●	High Priority / \$ to \$\$\$\$	Short to Long-Term	DPW, Town Planner (Program, Capital)
B. Implement a tree management program to reduce risk to property due to winds, heavy snow/ice or other natural hazard impacts.						○	Medium Priority / \$	Mid--Term	Library DPW ((Policy)
C. Complete hydrology study that includes: inventory of ponds on private and public property; assessment of streams and condition of and impacts of dams; prioritization of projects needed to maintain/improve water flow.						●	High Priority / \$ to \$\$	Short-Term	Town Planner (Program)
D. Develop plan to allow restoration of natural areas at Walker Farm.						○	Medium Priority / \$	Mid-Term	DPW, Con. Comm. (Program)
E. Work with the local land trust and other stakeholders to identify and protect from development, including low-lying land vulnerable to impacts from flooding and sea level rise, areas adjacent to coastal wetlands susceptible increased inundation due to sea level rise.	See Implementation Table 5—Goal NCR-1, Action “A”								

























\*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low

**Table 8: Natural Hazards (Continued)**















	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal NH-3: Reduce flood risk and the cost of flood insurance within Barrington.									
A. Complete steps required to enroll in the National Flood Insurance Program Community Rating System, with a minimum starting CRS score of “9”.						●	High Priority / \$ to \$\$	Short to Long Term	Town Manager (Program, Capital)
B. Engage a consultant or provide staff training for a certified floodplain manager to coordinate implementation of CRS activities and implementation of the Town’s Hazard Mitigation Plan.						●	High Priority / \$ to \$\$	Short-Term	Town Planner (Policy)
C. Complete the required Hazard Mitigation Plan five-year update that addresses effects of climate change and includes activities that would achieve a CRS goal of “7” by 2020.						●	High Priority / \$ to \$\$ [In CIP]	Short-Term	Town Planner (Policy)
D. Establish an administrative team to meet quarterly to review progress on implementation of the Hazard Mitigation Plan and activities resulting in CRS credit.						●	High Priority / No Cost	Short-Term	Town Manager (Policy)
Goal NH-4: Improve the community’s awareness of threats to minimize risk to the public due to natural hazards.									
A. Use informational signs at areas of historic flooding showing the 1938 surge elevations along the bay and rivers and update as necessary based on March 2010 flooding.						○	Medium Priority / \$	Mid-Term	Town Planner (Policy)
B. Conduct community outreach, including public forums and publication/posting of information at Town facilities and the website, on natural hazard mitigation initiatives, preparedness and response.						●	High Priority / No Cost	Short-Term	Town Manager (Policy)
C. Establish a process to directly contact special populations such as those who are particularly vulnerable, due to location or age and infirmity, to ensure their understanding of procedures immediately before and after an event.						●	High Priority / No Cost	Short-Term	Town Manager (Policy)
*Key — Significance: Implementation of Major Themes: ● High ○ Medium ○ Low									



**Table 9: Land Use**

Goals & Actions	Significance - Major Themes*						Priority / Cost	Time-frame	Responsibility (Type)
	55+								
Goal LU-1: Preserve the predominant residential character, while providing open space and limited commercial, industrial and institutional land uses to serve the needs of the community.									
Housing & Neighborhoods									
A. Establish Senior Residential Village zone for former Zion Bible Institute campus upon application and findings of consistency with Developer Guidance as outlined in Appendix II. [Goal HN-1, Action A]							High Priority / No Cost	Short-Term [See Table 9A]	Council/ Planning Board (Regulation)
B. Establish new zoning at the Allin's Cove and Former O'Bannon Mill Sites, as identified in the 2018 Bay Spring Corridor Zoning Study, consistent with the Appendix IIA of the Comprehensive Community Plan (as amended, 2019).							High Priority / No Cost	Short-Term [See Table 9A]	Council/ Planning Board (Regulation)
<del>B-C.</del> Consider new residential zones to preserve community character in areas where the dimensional regulations such as minimum lot sizes are inconsistent with the existing built environment. [Goal HN-2, Action E]							Low Priority / No Cost	Long-Term	Council/ Planning Board (Regulation)
<del>C-D.</del> Revise Zoning Ordinance to establish one-step density increase for comprehensive permit applications. [Goal HN-3, Objective 3.2, Action A]							Medium Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)
Economic Development									
D. Allow limited non-residential development in Senior Residential Village [Goal ED-3, Action A]							Medium Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)
E. Amend zoning to allow bed and breakfast inns in suitable locations with appropriate standards to protect neighborhoods from adverse impacts. [Goal ED-3, Action C]							Medium Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)
F. Create new zoning district, modifying the Neigh. Business or Business zone, to promote a more cohesive retail environment in the Village Center. [Goal ED-5, Action A]							Medium Priority / \$	Mid-Term	Planning Board (Program)
*Key — Significance: Implementation of Major Themes:  High  Medium  Low									

**Table 9: Land Use (Continued)**








	Significance - Major Themes*								
Goals & Actions	55+						Priority / Cost	Time-frame	Responsibility (Type)
Goal LU-1 (cont.): Preserve the predominant residential character, while providing open space and limited commercial, industrial and institutional land uses to serve the needs of the community.									
Economic Development (continued)									
G. Evaluate amending zoning of areas where established uses, such as commercial uses within R10 sections of Bay Spring Ave.—are nonconforming. Evaluate future zoning of remaining LM-zoned land within town. [Goal ED-5, Action B]							Medium Priority / \$	Mid-Term	Council/ Planning Board (Program, Regulation)
H. Evaluate whether revisions to restrictions in the Zoning Ordinance are needed related to agricultural uses, to include uses such as farms, farm stands and farmer’s markets. [Goal ED-6, Action A]							High Priority / No Cost	Short-Term [See Table 9A]	Council/ Planning Board (Regulation)
I. Amend or establish new zoning district for the George Street area to preserve rural character / promote farming. [Goal ED-6, Action C] [See also Goal NCR-6, Action A]							High Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)
Community Services & Facilities									
J. Work with State to amend State’s Urban Services Boundary as shown on Maps LU-6 and LU-7. [Goal CSF-2, Action F]							High Priority / No Cost	Short-Term	Council/ Town Manager (Policy)
K. Consider appropriate use of the former site of “The Place” on Middle Highway, the Hampden Meadows Volunteer Fire Department property on Sowams Road and the Bristol County Water Authority facility on Nayatt Road; rezone as necessary. [Goal CSF-2, Action G]							Medium Priority / No Cost	Short-Term	Council/ Planning Board (Policy, Regulation)

*Continued next page*

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low





**Table 9: Land Use (Continued)**

Goals & Actions	Significance - Major Themes*						Priority / Cost	Time-frame	Responsibility (Type)
	55+								
Goal LU-1 (cont.): Preserve the predominant residential character, while providing open space and limited commercial, industrial and institutional land uses to serve the needs of the community.									
Natural & Cultural Resources									
L. Rezone land abutting “Bosworth Street Extension” paper street to a zone consistent with the FLUM designation (see also Map LU-7). [Goal NCR-1, Objective NCR-1.1, Action E]							Medium Priority / No Cost	Short-Term [See Table 9A]	Council/ Planning Board (Regulation)
Natural Hazards									
M. Consider requiring smaller lot sizes, such as through a cluster subdivision design, to ensure development is outside the existing or projected floodplain, reducing potential impacts of rising sea levels. [Goal NH-1, Action C]							High Priority / No Cost	Short-Term	Council/ Planning Board (Regulation)

**Table 9A: Land Use—Zoning-Land Use Map Consistency: Schedule**

Site Description (per Map LU-7)	Action	Timeframe
1. Town cemetery site	Rezone from R40-CD to OS-P	Within 12 months
2. George Street area (see also Goal LU-1, Action “I”)	Rezone remaining R40-CD district to new “Agriculture” district (to be created)	Within 12 months
3. Former Zion Bible Institute site (see also Goal LU-1, Action “A”)	Rezone from RE to Senior Residential Village	Subject to application by owner; anticipate within 12 months
4. Sweetbriar site	No action. Sweetbriar was approved under comprehensive permit process	No action—existing use
5. “Palmer Pointe” site	Establish new Village zone as part of Palmer Pointe review process	12 months to 2 years
6. “Business”-zoned parcel (see Goal LU-1, Action “L”)	Rezone rear portion of lot from Business to Conservation	Within 12 months

\*Key — Significance: Implementation of Major Themes:  High  Medium  Low





## **APPENDIX I: Affordable Housing Appendices**

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*Appendix I describes the Town's affordable housing strategies that have or will be implemented to achieve the 10 percent affordable housing goal of the State's Low- and Moderate-Income Housing Act.*

- A. LMI Unit Calculations by Strategy—Summary
- B: LMI Unit Calculations—Detail
- C: LMI Units by Strategy and Year
- D. LMI Housing— by Household and Tenure
- E: Locations Where Strategies Will Be Implemented
- F. Barrington's Low- and Moderate- Income Housing

## **A. LMI Unit Calculations by Strategy—Summary**



Following are descriptions of the methodology for calculating the number of LMI units that each affordable housing strategy, proposed and adopted, is projected to produce. For additional detail see tables B-1 through B-4, C-1, D-1 and E-1 in this appendix.

### **1. Affordable Housing Strategy: Inclusionary Zoning (ADOPTED)**

- *Reference: Zoning Ordinance Article XXVII (last amended 4/9/2007)*

The inclusionary zoning requirement applies to subdivisions and land development projects proposing three or more additional houses and/or lots. There are 2,954 buildable acres in the R10, R25 and R40 residential zones, of which 193 are undeveloped. The undeveloped land will support approximately 352 units under the current zoning requirements. To account for land required for other strategies, it is assumed that 67 percent of the undeveloped buildable land remaining in the residential zones. The strategy, based on these assumptions, will provide 60 LMI units.

Projected # of LMI units created:

- 5 for Elderly Ownership
- 51 for Single Family Ownership
- 3 for Single Family Rental
- 1 for Special Needs Ownership

### **2. Establish zoning for Senior Residential Communities (SRC) (ADOPTED)**

- *Reference: Zoning Ordinance Article XXX (adopted 2/6/2012)*

The criteria for development of senior residential communities, per Article XXX of the Zoning Ordinance, require that at least 50% of the units qualify as LMI units. As a result, the mandatory inclusionary requirements need not apply to this use. This use is specially permitted in the R10, R25, R40, NB, B and LM zoning districts. SRC's are required to consist of "cottage"-style housing, with total living area not to exceed 1,200 square feet. Other requirements include recreation and open space, buffers, off-street parking and connectivity (sidewalks/trails/etc.)

Projected # of LMI units created:

- 60 for Elderly Ownership
- 25 for Elderly Rental
- 5 for Special Needs Rental

### **3. Identify Areas That Could Support A Mix Of Housing Types (ADOPTED)**

- *Reference: Zoning Ordinance Sec. 185-24.1 (adopted 2/6/2012)*

Provisions allowing for the construction of new two-family structures and the conversion of existing houses into two-family structures through the special use permit process were incorporated in the Zoning Ordinance in February 2012.

In addition to design criteria, the Zoning Ordinance establishes lot area minimums as follows: 15,000 square feet in the R10 zone; 30,000 square feet in the R25 zone, and 50,000 square feet in the R40 zone. There are a total of 82 vacant and 1,165 developed house lots within these zones that meet the minimum lot area requirement. Assuming 5 percent of vacant lots and 2.5 percent of

houses on lots with sufficient land area are converted to two-families, this strategy would generate 33 additional LMI units.

Projected # of LMI units created: 8 for Elderly Ownership  
23 for Family Ownership  
2 for Special Needs Ownership

#### **4. Allow Affordable Housing Development on New Substandard Lots (ADOPTED)**

- *Reference: Zoning Ordinance Sec. 185-28.1 (adopted 2/6/2012)*

This provision applies to oversized lots in the R-10, R-25, and R-40 zoning districts that have existing houses. The town's analysis of GIS parcel data found that there are more than 556 developed residential lots that exceed 175 percent of the minimum lot area, and therefore could take advantage of this provision. The town further assumes that 6 percent of property owners would take advantage of this option. This accounts for 16 units in the R-10 district, 13 units in the R-25 district and 4 units in the R-40 district. All units created under this strategy would be included as affordable housing.

Projected # of LMI units created: 4 for Elderly Ownership  
4 for Family Rental  
21 for Family Ownership  
2 for Special Needs Ownership  
2 for Special Needs Rental

#### **5. Promote Development of LMI Units Above Commercial Uses (ADOPTED)**

- *References:*
  - *Zoning Ordinance Sec. 185-5—Terms Defined (Mixed Use Commercial) (adopted 2/6/2012)*
  - *Zoning Ordinance Sec. 185-196C—Incentives-Mixed Use Commercial (adopted 2/6/2012)*

The Town revised the definition of mixed-use commercial to allow a greater percentage of residential use above the first-floor commercial space (originally the definition required commercial to be the "primary" use). Sect. 185-196 (Incentives for inclusionary zoning projects) established a bonus of 20 percent of the reduction of the minimum unit size and an allowance of 10 feet of additional height for developments subject to inclusionary zoning. The calculations for potential additional LMI units assumes 11 units will be created within mixed-use buildings built on currently vacant land in the B and NB zones, and another 22 built as part of redevelopment of sites in these zones.

Projected # of LMI units created: 10 for Elderly Ownership  
1 for Elderly Ownership  
17 for Family Rental  
5 for Family Ownership



## 6. Allow Accessory Apartments (ADOPTED)

- *References:*
  - *Zoning Ordinance Sec. 185-5—Terms Defined (Accessory Apartment) (adopted 2/6/2012)*
  - *Zoning Ordinance Article XXII—Accessory Apartments(adopted 2/6/2012)*

Accessory apartments now are allowed as a special use within the NB, R10, R25 and R40 districts. Lots within the R10 zone must be at least 15,000 square feet in area. Developed house lots in these districts are as follows: 107 in the NB district (lots with existing single-family houses); 403 in the R10 district that are at least 15,000 square feet; 2,599 in the R25 district; and 274 in the R40 district. If 1% of these lots use this provision to create accessory apartments, this strategy could create up to 34 new LMI units.

Projected # of LMI units created: 14 for Elderly Rental  
19 for Family Rental  
1 for Special Needs Rental

## 7. Capture Existing “Affordable Homes”

- *Reference: Housing & Neighborhoods Element Goal 4, Objective 4.1, Policies 4.1.1 and 4.1.2 and related Actions*

This strategy will be implemented on previously developed parcels. Based on 2014 tax values, there are 383 dwelling units valued at below \$210,000 in the B, NB, R10, R25 and R40 zoning districts (\$210,000 is approximately the maximum price affordable to a household earning up to 80% of AMI). It is assumed that it would be feasible to capture more existing affordable units in areas that have two- and three-family units, as well as single-family houses on smaller lots. These districts, the B, NB, and R10 zones, have 359 units with assessed values at less than \$210,000, of which it is assumed that 84 of these units could be captured utilizing incentives or acquisition through the Housing Trust or other mechanism. Just five houses in the R25 zone (out of 23 that are valued at less than \$210,000) are assumed to be captured through this program. No houses in the R25-C, R40 or R40-CD zones are likely to be qualified as LMI houses due to the fact that just one out of 294 units are valued at below \$210,000. Overall, an estimated 89 LMI units are estimated to be generated through this strategy.

Projected # of LMI units created: 18 for Family Rental  
72 for Family Ownership  
2 for Special Needs Rental

## 8. Strongly Negotiate New Comprehensive Permits

- *Reference: Housing & Neighborhoods Element Goal 4, Objective 4.2, Policy 4.2.3*

Policy 4.2.3 establishes a density bonus granting a one-step increase in permitted density for comprehensive permit applications proposing at least 50% LMI units. Projects proposing fewer than 50% LMI would receive the 20% density bonus available through inclusionary zoning. The calculations for LMI units generated through the comprehensive permit option are based on projects that receive the one-step density increase. Comprehensive permit projects subject to the inclusionary zoning density



bonus are counted as units produced under the inclusionary zoning option. A total of 78 additional units are project to be generated under this option, in addition to the 62 comprehensive permit units approved to date (including 3 vacant single-family lots at Sweetbriar). The total potential number of new units is based on applying the one-step density increase to a percentage of buildable acreage within the R10, R25 and R40 zoning districts (see Table B-1(H) in this appendix) and multiplying that figure by 75 percent. This is based on the assumption that there would be a range of comprehensive permit proposals with between 50 percent to 100 percent of the units qualifying as LMI housing.

Projected # of LMI units created\*: 8 for Elderly Rental  
 32 for Elderly Ownership  
 83 for Family Rental  
 11 for Family Ownership  
 5 for Special Needs Ownership  
 1 for Special Needs Rental

\*These numbers include existing built units

**9. Establish “village” zoning permitting higher density on sites identified on the Future Land Use Map, based on the Town’s evaluation of remaining developable parcels**

• *References:*

- *Housing & Neighborhoods Element Goal 1, Objective 1.1, Policy 1.1.1 and Action 1*
- *Developer Guidance, Appendix III*

Two sites have been identified, through a 2008 Housing Land Use Study, as candidates for future village development: the 40-acre Zion Bible Institute, and the Sowams Nursery property on the east side of Sowams Road. Existing conditions—including constraints such as wetlands and floodplain—have been evaluated to determine the buildable areas at the sites and proposed an arrangement of housing types and densities. Per Appendix II of this Comprehensive Plan, the Zion site could support 200 or more units, depending on consistency with the developer guidance, including achieving performance standards. The Developer Guidance requires at least 25% of the total units to qualify as LMI units. At Zion, the total number of LMI units comes to 55.

The “Palmer Pointe Neighborhood” master plan for the Sowams Nursery property (east of Sowams Road) approved by the Planning Board in 2013 calls for 40 new LMI units on the site.

Number of LMI units created “Village” Development (based on approved master plan):

8 for Elderly Rental  
 27 for Family Rental  
 5 for Special Needs Rental

Number of LMI units created “Senior Mixed-Use Village” Development

40 for Elderly Rental  
 12 for Elderly Homeownership  
 3 for Special Needs Rental



## **B: LMI Unit Calculations—Detail**

Table B-1: Units per Strategy

**1. Inclusionary Zoning**

53 LMI Units

	Acres		Units by Right			20% AMI	
Zoning District	(Undeveloped)	Allowed Density	w/ 20% Bonus	% Acres Used	Potential Units	# Units	Rounded
R10	21.44	4.37/acre	112.06	67%	75.08	15.0	15
R25	127.43	1.74/acre	266.44	67%	178.51	35.7	36
R25C	1.37	1.74/acre	3.63	0%	0.00	0.0	0
R40	44.02	1.09/acre	70.73	67%	47.39	9.5	9
R40-CD	47.41	1.09/acre	61.96	0%	0.00	0.0	0
<b>Total</b>	<b>241.67</b>		<b>514.81</b>		<b>300.98</b>	<b>60.20</b>	<b>60</b>

**2. Senior Residential Community**

90 LMI Units

Zoning District	Vacant Buildable Acres	Acres (Developed)	Possible Units	Percent Built	Total Units	# LMI Units (50% LMI)	LMI Units (Rounded)
NB	9.8		97.9	30%	29.4	14.7	15.0
NB		67.3	672.9	10%	67.3	33.6	33.0
LM	1.2		11.6	100%	11.6	5.8	6.0
<b>Total</b>	<b>11.0</b>	<b>67.3</b>	<b>782.4</b>		<b>108.3</b>	<b>54.1</b>	<b>54</b>

					50% LMI	
Zoning District	Acres (Undeveloped)	# of Units Per SRC Density	% Land Used	# Units - SRC	#Units	Rounded
R10	21.44	186.77	10%	18.68	9.34	9
R25	127.43	444.06	10%	44.41	22.20	22
R40	44.02	95.87	10%	9.59	4.79	5
<b>Total</b>	<b>192.88</b>	<b>726.70</b>	<b>0</b>	<b>72.67</b>	<b>36.34</b>	<b>36</b>

**3. Identify Areas for a Mix of Housing Types**

33 LMI Units

Vacant Land				Developed Land			
Zoning District	Vacant Lots with Min. Area*	Units on 5% of lots	# of LMI Units - Vacant Land	Developed Resid. Lots with Min. Area*	Units in 2% of houses	# of LMI Units (Rounded)	Total LMI Units
NB	10	0.50	1	48	1.20	1	2
R10	14	0.70	1	485	12.13	12	13
R25	59	2.95	3	570	14.25	14	17
R40	9	0.45	0	110	2.75	3	3
<b>Total</b>	<b>82</b>	<b>4.10</b>	<b>4</b>	<b>1,165</b>	<b>29.13</b>	<b>29</b>	<b>33</b>

\*Per Dimensional Regulations Table of the Zoning Ordinance



**4. Allow Affordable Housing on New Substandard Lots****33 LMI Units**

Zoning District	Developed House Lots at least 175% of Min. Lot Area	Developed Acreage	LMI Units*
R-10	270	169.6	16
R-25	222	373.9	13
R-40	64	192	4
<b>Total</b>	<b>556</b>	<b>735.5</b>	<b>33</b>

\*6% of Total Oversized House Lots (Developed)

Source: Town GIS Parcel Data, Tax Assessor Data

**5. Allow Units above Commercial Uses****33 LMI Units**

Zoning District	Acres (Undeveloped)	Acres (Developed)	Possible Units (10/acre)	Percent Built	Total Units	#Units	Total (Rounded)
B	12.21		122.1	10%	12.21	2.44	2
B		42.53	425.3	10%	42.53	8.51	9
NB	12.64		126.4	35%	44.25	8.85	9
NB		63.97	639.7	10%	63.97	12.79	13
<b>Total</b>	<b>24.85</b>	<b>106.50</b>	<b>1,313.57</b>	<b>0.65</b>	<b>162.97</b>	<b>32.59</b>	<b>33</b>

Note: 2 existing LMI units built in mixed-use buildings in NB zones

**6. Allow Accessory Apartments****34 LMI Units**

Zoning District	House Lots	Percent with Accessory Apartments	New LMI Units	Total (Rounded)
NB <sup>1</sup>	107	1%	1.07	1
R10 <sup>2</sup>	403	1%	4.03	4
R25	2,599	1%	25.99	26
R40	274	1%	2.74	3
<b>Total</b>	<b>3,383</b>		<b>33.83</b>	<b>34</b>

NOTES:

1 - Lots in NB zone are those with existing houses

2 - Lots in R10 zone are those with a minimum of 15,000 square feet

**7. Capture Existing "Affordable Homes"****92 LMI Units****Potential Captured Affordable Existing Units**

Zoning District	Existing Units	# Units Valued at Under \$210,000	Percent LMI Units Captured	Number LMI Units Captured	LMI Units Rounded	% Total Existing Units
B	35	31	0%	0.00	0	0.0%
NB	168	77	30%	23.10	23	13.7%
R10	2940	251	25%	62.75	63	2.1%
R25	2642	23	25%	5.75	6	0.2%
R25C	40	0	0%	0.00	0	0.0%
R40	243	1	0%	0.00	0	0.0%
R40CD	11	-	0%	0.00	0	0.0%
<b>Total</b>	<b>6,079</b>	<b>383</b>		<b>91.60</b>	<b>92</b>	<b>1.51%</b>

**H. Strongly Negotiate New Comprehensive Permits****142 LMI Units**

Zone	Vacant Build-able Acreage	Buildable Acres Assigned to Strategy: New Units	Units Allowed by Zoning	Estimated Units: Comp Permits: One-Step Zone Increase*	LMI Units (Rounded) (Assume 75% Affordable)	LMI Units Approved to Date	Total Comp Permit Units (including approved units)	% of Total Acres Used: New Comp Permit Units
<b>B</b>	4.61	0.46	3.69	5.5	4	50**	54	10.0%
<b>NB</b>	9.79	0.98	7.8	11.8	9	3	14	10.0%
<b>R10</b>	21.44	2.14	9.34	18.68	14	0	14	10.0%
<b>R25</b>	127.43	12.74	22.20	55.51	42	12	54	10.0%
<b>R40</b>	44.02	4.40	4.79	7.67	6	0	6	10.0%
<b>Total</b>	207.29	20.73	47.86	99	75	65	140	10.0%

\*Density allowed to applications with at least 50% LMI units.

\*\*Includes 3 single-family lots at Sweetbriar

**I. Allow "Village" and "Mixed-Use Village" Development in Suitable Areas****95 LMI Units**

Zoning District	Current Zoning	Acres	Vacant Buildable Acres Used	Developed Acres Used	Units Allowed by Current Zoning	Inclusion-ary LMI Units	Total Units at Increased Density*	% LMI	LMI Units
<b>V</b>	R25	9.70	5.60	0.50	14.20	2.84	40	100%	40
<b>MUV</b>	RE	37.12	7.43	24.50	NA	0.00	220	25%	55
<b>Total</b>		46.82		24.50	14.20		260		95

\*Village zone units per master plan approved for Palmer Pointe Neighborhood; MUV zone units per Developer Guidance - Appendix III



Table B-2: Units by Zoning District

Strategy	Undeveloped Land										Developed Land										Total
	R10	R25	R25 C	R40	R40- CD	B	NB	LM	MU V*	V*	R10	R25	R25 C	R40	R40- CD	B	NB	LM	V*	MUV*	
Inclusionary Zoning	15	36		9	0																60
Senior Residential Community	9	22		5			15	6								33					90
Mix of Housing Types	1	3		0							12	14		3							33
Allow Affordable Housing on Substandard Lots	16	13		4																	33
Allow Apartments Above Commercial Uses						2	9									9	13				33
Allow Accessory Apartments											4	26		3			1				34
Capture Existing "Affordable Homes"											63	6		0		0	23				92
Strongly Negotiate New Comprehensive Permits	14	42		6		4	9					12				50	3				140
Allow Mixed Use Village Development									7											48	55
Allow "Village" Development										40											40
<b>Total</b>	<b>55</b>	<b>116</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>6</b>	<b>33</b>	<b>6</b>	<b>7</b>	<b>40</b>	<b>79</b>	<b>58</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>59</b>	<b>73</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>610*</b>

\*Total does not include 96 LMI units that existed prior to the adoption of the Affordable Housing Plan: 60 at Barrington Cove Apartments, 1 family housing unit and 35 group home beds (making for a total of 706 LMI units)

Table B-3: Percent of Land Developed by Zoning District

Strategy	Percent of Vacant Developable Land										Percent of Developed Land									
	R10	R25	R40	R40 CD	B	NB	LM	MUV*	V*		R10	R25	R40	R40 CD	B	NB	LM	MUV*	V*	
Inclusionary Zoning	67%	67%	67%																	
Senior Residential Community	10%	10%	10%			30%	100%								10%	10%				
Mix of Housing Types	5%	5%	5%			5%					2.5%	2.5%	2.5%							
Allow LMI Housing on Substandard Lots											6%	6%	6%							
Allow Apartments Above Commercial Uses					10%	35%									10%	10%				
Accessory Apartments		1%	1%								0.2%	1%	1%			1%**				
Capture Existing "Affordable Homes"											1%	1%			1%	1%				
Strongly Negotiate New Comprehensive Permits	10%	10%	10%		10%	10%										2%				
Establish Village/Mixed-Use Village Zoning								35%	100%									100%	100%	
<b>Total</b>	<b>92%</b>	<b>93%</b>	<b>93%</b>	<b>0%</b>	<b>20%</b>	<b>80%</b>	<b>100%</b>	<b>35%</b>	<b>100%</b>		<b>10%</b>	<b>10%</b>	<b>10%</b>		<b>21%</b>	<b>24%</b>	<b>0%</b>	<b>100%</b>	<b>100%</b>	

\* New Zones (proposed)

\*\*1% of lots with single-family houses in NB zone (total: 27.16 acres)



Table B-4: Estimated Acres Required for Strategies, by Zoning District

Strategy	Acres of Undeveloped Land*										Acres of Developed Land										Total per Strategy
	R10	R25	R40	R40 CD	B	NB	LM	SRV**	V**		R10	R25	R40	R40 CD	B	NB	LM	SRV*	V**		
Inclusionary Zoning	14.4	85.4	29.5																		129.2
Senior Residential Community		12.7				2.9	1.2								5.1	6.7					28.7
Identify Areas for Mix of Housing Types	1.1	6.4	2.2								22.9	38.4	7.8								78.7
Allow Affordable Housing on New Substandard Lots											8.5	18.7	9.6								36.8
Allow Apartments Above Commercial Uses					0.5	1.6									51.0	67.3					120.4
Allow Accessory Apartments		1.3	0.4								2.2	15.3	3.1			0.3					22.6
Capture Existing "Affordable Homes"											13.4	8.9	0.9		0.6	0.6					24.3
Strongly Negotiate New Comprehensive Permits	2.1	12.7	4.4		0.5	1.0															20.7
Establish Village/Mixed-Use Village Zoning								2.4	10.0									24.5	0.5		37.4
Total Acres by District	17.6	118.5	36.5	0.0	0.9	5.5	1.2	2.4	10.0		47.0	81.2	21.4	0.0	56.7	74.9	0.0	24.5	0.5		498.8
	Total Acres: Undeveloped Land										Total Acres: Developed Land										
	192.6										306.1										

\*On undeveloped land in residential districts, the assumption was made that all land would be subject to the inclusionary provision. While other strategies also allow for development of this land, some with increased density, those percentages are provided as a reference point only and are not included in the sum of the percentage of land developed or acres developed for the obvious reason that it would constitute double-counting of available land.

\*\*Senior Residential Village, Village zones (proposed)

Table B-4 (cont.): Acres Developed by Zoning District

Zoning District	Total Acres	Total Buildable Acres	Developed Acres	Remaining Buildable Acres
R10	960.2	937.9	916.5	21.4
R25	1,853.5	1,661.6	1,534.1	127.4
R25C	28.3	20.8	19.4	1.4
R40	421.7	354.9	310.9	44.0
R40-CD	74.5	59.5	12.1	47.4
B	56.9	55.6	51.0	4.6
NB	78.3	77.1	67.3	9.8
LM	4.8	1.7	0.6	1.1
EH	8.4	8.2	8.0	0.1
MUV*	37.1	31.9	24.5	7.4
V*	9.7	5.6	0.5	5.2
<b>Total</b>	<b>3,533.4</b>	<b>3,214.8</b>	<b>2,945.0</b>	<b>269.9</b>

\*Proposed new zone



## **C: LMI Units by Strategy and Year**