

Future Build-Out Analysis

The following section is an assessment of the future residential development capacity of Block Island under current zoning regulations. This build-out analysis includes an assessment by zoning district of both undeveloped and underdeveloped parcels and estimates maximum subdivision potential. The analysis includes a summary table, chart, and map.

General Methodology

A spatial analysis was conducted on all 2,200+ parcels within the Town of New Shoreham.

GIS Data Layers Utilized

- PARCEL BOUNDARIES
- ADDRESSES - FIRE NUMBER POINT LAYER / E-911 POINT LAYER
- ZONING DISTRICTS
- CONSERVED LANDS
- WETLANDS
- OPEN WATER
- ROADS & RIGHT OF WAYS
- PUBLIC PROPERTIES - TOWN-OWNED LANDS / AIRPORT PARCELS

The first goal of the analysis was to identify all undeveloped parcels with development potential.

Utilizing the island wide parcel dataset, parcels with assigned fire numbers and those in the State’s E-911 system were removed from this part of the analysis (making the assumption that properties with assigned addresses are developed). The following categories of parcels were also removed from the analysis since they have restricted or limited development potential:

- *Public properties*
- *Conserved properties*
- *Private roads, driveways, ROWs*
- *Encumbered by natural constraints (ie open water or wetlands)*

This resulted in a total parcel subset of 285 undeveloped and unrestricted lots.

Total Estimated Number of Undeveloped and Unrestricted Lots Island Wide: 285

An estimated total number of undeveloped and unrestricted lots was then determined for each zoning district (see below). A subdivision yield analysis was conducted on those parcels with large enough lot size for potential future subdivisions. Combining the two figures provided a total estimated number of undeveloped and unrestricted lots factoring in maximum subdivision potential based upon current zoning regulations.

The second part of the analysis involved underdeveloped parcels with future subdivision potential. This analysis followed a very similar methodology as described above, however, already developed parcels (those with fire numbers/ addresses) were not eliminated and those parcels (285) that were included in the first part of the analysis (described above) were removed. This analysis provided an estimated number of developed properties with the potential for additional residential development based upon large lot size.

Undeveloped and Unrestricted Parcels by Zoning District

Residential A Zone (RA)

Within the RA zone there are **197** undeveloped and unrestricted lots. For all newly created lots, 120,000 square feet of developable area is required. 17 of the 197 lots are greater than 240,000 square feet in area. 5 of these lots are a majority protected open space with what appears to be the potential for one building lot. The 14 remaining parcels larger than 240,000 square feet have a potential total yield of 36 lots. Therefore, there is an estimated **219** (197-14+36) total potential undeveloped and unrestricted lots within the RA zone when factoring in subdivision potential.

Residential B Zone (RB)

There are a total of **54** undeveloped and unrestricted lots within the RB Zone. For all newly created lots, 60,000 square feet of developable area is required. 8 lots of the 54 are larger than 120,000 square feet and therefore have the potential to be subdivided in the future. A subdivision yield analysis estimated those 8 lots have the potential to be subdivided into 19 lots. Therefore, there is an estimated **65** (54-8+19) total potential undeveloped and unrestricted lots within the RB zone when factoring in subdivision potential.

Residential C Zone (RC)

There are 5 undeveloped and unrestricted lots within the RC zone. 1 of the 5 lots is greater than 40,000 square feet and therefore has the potential for a two-lot subdivision if connected to sewer. Therefore, there is an estimated **6** (5-1+2) total potential undeveloped and unrestricted lots within the RC zone when factoring in subdivision potential.

Residential C / Mixed-Use Zone (RCM)

There are 5 undeveloped and unrestricted lots within the RCM zoning district. 1 lot is greater than 80,000 square feet and has to potential to be subdivided into a maximum of 4 lots if connected to sewer. Therefore, there is an estimated **8** (5-1+4) total potential undeveloped and unrestricted lots within the RCM zone when factoring in subdivision potential.

Mixed Use Zone

There are 15 undeveloped and unrestricted lots within the mixed use zone. 3 of these 15 lots are greater than 40,000 square feet in area and have the potential to become up to 10 individual lots if subdivided. Therefore, there is an estimated **22** (15-3+10) total potential undeveloped and unrestricted lots within the Mixed Use zone when factoring in subdivision potential. Note: this assumes all lots are on sewer in order to be permitted 20,000 square feet in lot area.

COMMERCIAL DISTRICTS

Although not part of this residential build out analysis, it was determined that there are an estimated 9 undeveloped and potentially developable lots located within the Town's commercial zoning districts.

Underdeveloped and Unrestricted Parcels by Zoning District

The following analysis involves currently developed parcels with future subdivision potential due to lot sizes beyond current zoning regulations.

Residential A Zone (RA)

All parcels greater than 240,000 square feet were selected within the RA zone. Undeveloped and unrestricted parcels (covered in analysis above) were removed from the analysis. Parcels with more than 2 assigned fire numbers if under 360,000 square feet in area and parcels with a substantial amount of protected open space and an assigned fire number were also removed from the subset. Those parcels with natural barriers to development as well as town-owned and airport parcels were also removed from the analysis.

The results indicate that there are an estimated 54 lots larger than 240,000 square feet with an estimated subdivision yield of 153 total parcels within the RA zone. Subtracting out the already developed house lots from the yield (54) provides an estimated 99 potential additional buildable lots from the existing 54 underdeveloped and unrestricted lots within the RA district.

Residential B Zone (RB)

Following a similar methodology as described above, it was determined that there are an estimated 24 underdeveloped and unrestricted lots greater than 120,000 square feet in area within the RB zoning district. 15 of these lots have between 120,000 and 179,999 square feet in lot area. However, 2 of these 15 lots have 2 assigned fire numbers and therefore, less potential for future subdivision. Therefore, 13 lots within the RA district could be subdivided in two-lots each, adding **13** additional building lots. There are 4 developed lots between 180,000 and 239,999 square feet in area with the potential for future subdivision. However, two of those lots have significant wetlands present. Therefore, it is estimated that these 4 lots may have a subdivision yield potential of **6** additional lots. Two developed lots have the maximum potential of 4 building lots each, and therefore, **6** additional buildable lots. Two developed lots have the maximum potential of 5-lot subdivisions and therefore, adding **8** potentially developable lots. The final underdeveloped lot of the 24 within the RB zone has the maximum potential of 7 total lots and therefore could add **6** additional developable lots. In summary, underdeveloped and unrestricted lots within the RB zoning district could add an estimated 39 buildable lots if subdivided under current zoning regulations.

Residential C Zone (RC)

There are a total of 8 underdeveloped and unrestricted lots within the RC Zone. Three of those lots have the maximum potential of adding one additional lot each. Three other lots have the maximum potential of adding 2 buildable lots each. One lot has a maximum potential of adding 3 additional

buildable lots and the final lot has the maximum potential of adding 6 additional buildable lots. In summary, within the RC Zone, underdeveloped and unrestricted lots have the potential to add an estimated 18 additional buildable lots if subdivided under current zoning regulations.

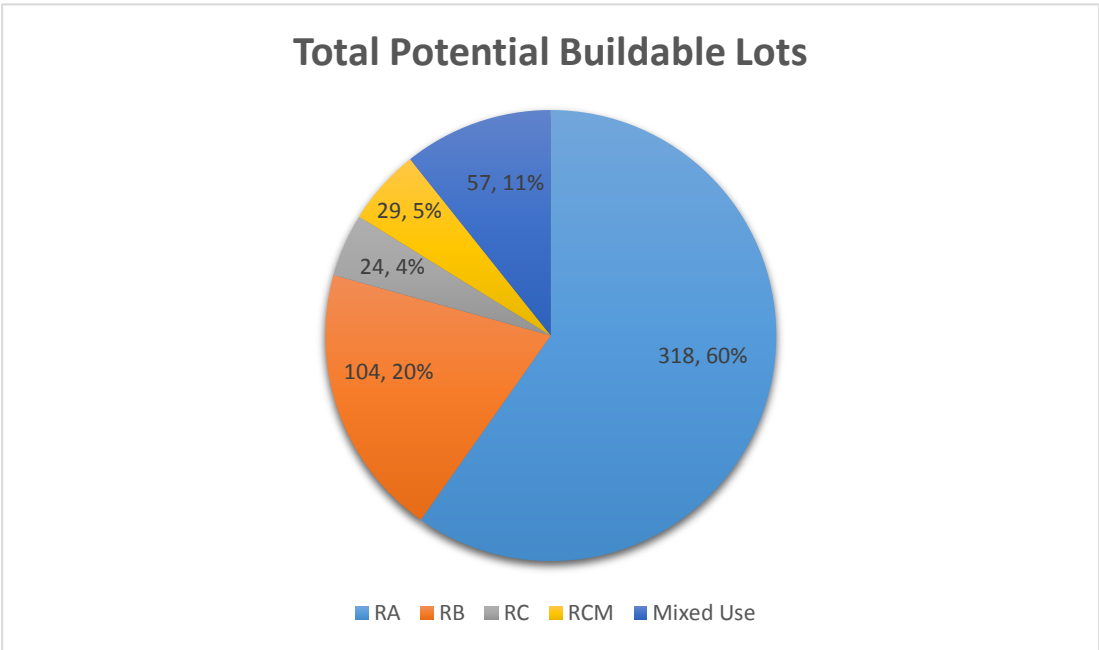
Residential C / Mixed Use Zone (RCM)

There are six potentially underdeveloped and unrestricted lots within the RCM zone. 2 of the 6 lots have the potential to add one additional buildable lot each. The 4 other underdeveloped and unrestricted lots have a maximum potential to add 19 additional buildable lots. Therefore, in total, an estimated 21 additional buildable lots could be created from the underdeveloped and unrestricted lots within the RCM zone. Note: this assumes all lots are on sewer in order to be permitted the 20,000 square foot lot area.

Mixed Use Zone

Utilizing aerial photography, substantially developed lots within the Mixed Use Zone were eliminated from the underdeveloped and unrestricted built out analysis. Developed lots with approximately 40,000 square feet without access to sewer were also eliminated. Results of the analysis indicate that there is an estimated 8 potentially underdeveloped lots within the Mixed Use Zone with future subdivision potential. 4 of the 8 lots have the maximum potential to add one buildable lot each. 2 lots has the potential to add two additional buildable lots each and the remaining two largest lots have a combined maximum subdivision potential of 27. In summary, an estimated 35 buildable lots could be created from the underdeveloped and unrestricted lots within the Mixed Use Zone under current zoning regulations. Note: this assumes all lots are on sewer in order to be permitted the 20,000 square foot lot area.

Block Island Buildout Analysis Summary Table				
Zoning District	Undeveloped / Unrestricted Parcels (A)	Undeveloped / Unrestricted Parcels plus subdivision yield (B)	Subdivision yield from Underdeveloped / Unrestricted (C)	Total Potential Buildable Lots (B+C)
RA	197	219	99	318
RB	54	65	39	104
RC	5	6	18	24
RCM	5	8	21	29
Mixed Use	15	22	35	57
Total	276	320	212	532



Total Future Population Estimated at Build-Out: 1,389

Average household size on Block Island is 2.07 according to American Community Survey, 2013. Therefore, if 532 single family homes are constructed on Block Island, the Town could expect an additional population of 1,101. However, if the current ratio of seasonal housing units continues in the future (69.3%), this figure would equate to an estimated additional 338 year-round residents.

New Shoreham Seasonal Housing Units		
Total # 2010 Housing Units	Total # 2010 Seasonal Housing Units	2010 Seasonal Housing Units, as % of Total Housing Units
1,808	1253	69.3%
<i>2010 US Census</i>		

Current year-round population for New Shoreham, according to US Census 2010, is 1,051. Therefore, the **total future year-round population estimated at build-out is 1,389.**

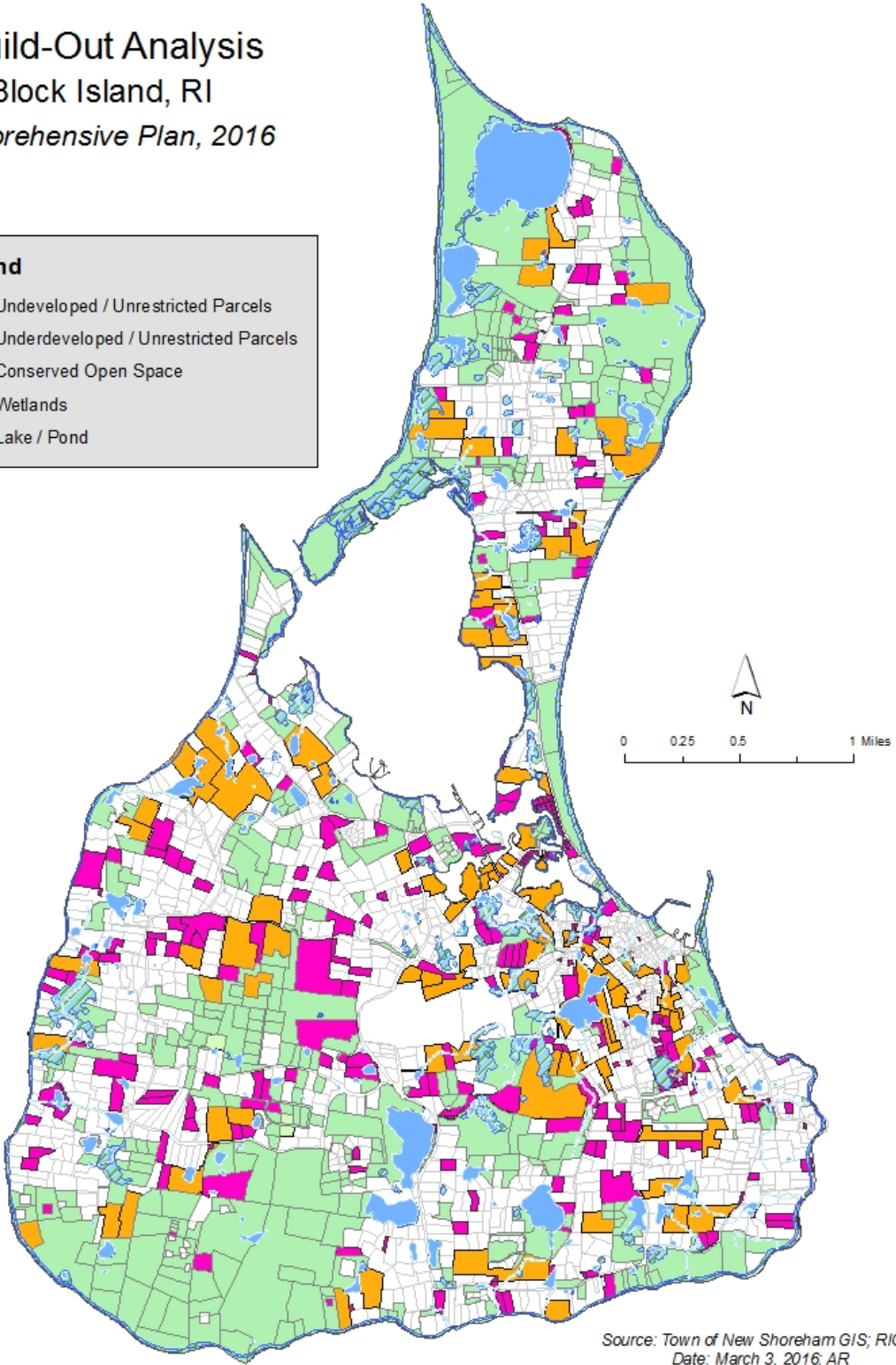
Year by which Residential Build-Out is Anticipated: 2069

Based on building permit data, the average annual number of new single family dwellings on Block Island between the years 2006 and 2015 was ten (note: this figure does not include replacement dwellings which are tear down and rebuilds on same lot). Therefore, **it is estimated that build-out could occur in 53 years, which would be the year 2069.**

Build-Out Analysis
Block Island, RI
Comprehensive Plan, 2016

Legend

- Undeveloped / Unrestricted Parcels
- Underdeveloped / Unrestricted Parcels
- Conserved Open Space
- Wetlands
- Lake / Pond



Source: Town of New Shoreham GIS; RIGIS
Date: March 3, 2016; AR