

# Priority Site Analysis Jamestown, RI

August 2026



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## Executive Summary

The Town of Jamestown initiated the Priority Pipeline Project to evaluate town-owned parcels and rights-of-way for their potential to support affordable and workforce housing while remaining consistent with the community vision established in the 2025 Comprehensive Community Plan. The primary objective was to identify sites capable of contributing to housing production without compromising the environmental resources, infrastructure systems, and neighborhood character that define Jamestown.

The evaluation began with fourteen municipally controlled parcels, including vacant residential lots, undeveloped rights-of-way, and former municipal properties. Each site was assessed through a structured, multi-phase process that examined ownership and legal status, conservation easements, environmental constraints, infrastructure availability, zoning regulations, and development feasibility. This process was intentionally designed to eliminate sites with substantial legal, environmental, or physical barriers and focus limited municipal resources on locations with a realistic path toward implementation.

The analysis found that the majority of town-owned parcels are constrained by conditions that substantially limit or prohibit residential development. Several properties are encumbered by conservation easements held for water supply protection, while others were acquired with water resource protection funds that permanently restrict development. Additional parcels are affected by high groundwater, wetlands, stream buffers, floodplains, and the absence of municipal water and sewer infrastructure. These conditions significantly reduce buildable area, complicate wastewater treatment requirements, and increase development costs and regulatory uncertainty. As a result, many of the original candidate sites were determined to be unsuitable for housing development despite being publicly owned.

The outcome of the evaluation is therefore largely driven by infrastructure availability. The sites that emerged as the strongest long-term housing opportunities are not the largest parcels, but rather the Highland Park rights-of-way (ROWS #1, #2, and #3). Unlike the Jamestown Shores parcels, these sites are located within the Village Special Development District, have access to municipal water and sewer infrastructure, are eligible for affordable housing incentives, and are positioned within areas that the Comprehensive Community Plan identifies as appropriate for future housing growth. Although these rights-of-way face legal challenges related to their paper street status and require municipal action before development can occur, they possess the foundational characteristics necessary to support future residential development.

Among the rights-of-way, ROW #2 represents the most promising opportunity due to its size, municipal utility access, and potential to accommodate a cottage-style or duplex-oriented affordable housing development. ROWs #1 and #3 also demonstrate meaningful potential, while

ROW #5 may become viable if assembled with adjacent land under separate ownership. Collectively, these sites provide the strongest opportunity to advance affordable housing goals because they are located in areas where infrastructure, zoning flexibility, and state housing incentives align.

The Jamestown Shores parcels reached a different conclusion. While a small number of lots technically remain candidates for further exploration, their development feasibility is constrained by shallow groundwater, the lack of sewer and water service, environmental limitations, and stringent wastewater requirements. Even where development may be technically possible, the resulting housing yield would likely be limited to one or two units per parcel, requiring significant environmental review and infrastructure investment. Consequently, the analysis determined that several of these parcels may provide greater public value through conservation-related land exchanges that allow the town to acquire more suitable housing sites elsewhere. This conclusion reflects the practical reality that environmental and infrastructure conditions, rather than zoning alone, define development potential in the Jamestown Shores area.

The project also highlights a broader strategic finding: Jamestown's future housing production will depend less on identifying large, undeveloped sites and more on implementing targeted policy changes, infrastructure investments, land assemblage strategies, and partnerships with affordable housing organizations. The evaluation demonstrates that affordable housing opportunities exist, but they are fragmented and often located on constrained sites that require coordinated public action. Recommended next steps include pursuing legal resolution of priority rights-of-way, exploring land exchanges with conservation partners, strengthening coordination with the Housing Authority, evaluating an infill overlay district, refining cottage cluster regulations, and marketing viable sites to experienced affordable housing developers.

In summary, the outcome of the Priority Pipeline Project reflects the unique realities of Jamestown as a nearly built-out island community with limited developable land, extensive environmental protections, and finite infrastructure capacity. The analysis found that many publicly owned parcels are unsuitable for housing due to legitimate environmental, legal, or infrastructure constraints. At the same time, it identified a focused group of rights-of-way and potential assemblage opportunities that offer a realistic path toward affordable and workforce housing production. The resulting recommendations balance housing needs with environmental stewardship and provide a practical roadmap for translating the town's housing goals into implementable projects.

# **Priority Site Evaluation and Existing Conditions**

**Jamestown, RI Priority Pipeline Project**  
**June 2026**



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# 1. Project Context and Site Evaluation

## 1.1. Project Context

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The Jamestown Priority Pipeline Project is grounded in, and directly responsive to, the community vision, policy framework, and documented housing needs articulated in Jamestown's most recent comprehensive community plan, including the adopted . 2025 Comprehensive Community Plan. The 2025 Plan was developed through extensive public engagement and community input. Together, these plan establish strategies for addressing housing affordability, availability, and diversity in ways that protect Jamestown's rural island character, safeguard finite natural resources, and support a year-round, inclusive, and livable community.

Jamestown's geographic constraints as an island community—combined with limited developable land, sensitive environmental conditions, and finite water and wastewater capacity—shape the context in which all housing and infrastructure decisions must occur. The 2025 Comprehensive Community Plan emphasizes that less than approximately eleven percent of the town's land area remains buildable and that Jamestown is approaching residential buildout within the next two decades. As development capacity diminishes, the importance of strategic, site-specific planning increases. The Priority Pipeline Project responds to this reality by identifying and evaluating a limited set of sites where development or redevelopment could meaningfully advance housing goals without undermining the town's characteristics or overburdening infrastructure systems.

Housing needs are identified throughout the Comprehensive Plan as one of Jamestown's most pressing and interrelated challenges. Despite relatively high median household incomes, Jamestown faces a significant affordability gap driven by rapidly escalating home prices, a constrained year-round rental market, and a housing stock overwhelmingly dominated by large single-family homes. The most recent plan documents that fewer than five percent of existing housing units qualify as low- or moderate-income housing under the LMI Act, well below the state goal of ten percent. Achieving this benchmark would require the creation of more than 160 additional low- and moderate-income units over time. At the same time, a growing share of the town's housing stock is either seasonal or oriented toward short-term occupancy, further limiting options for local workers, young families, seniors seeking to downsize, and essential community service providers.

Demographic trends reinforce the urgency of addressing housing diversity. Jamestown's population is aging rapidly, with more than one-third of residents now age 65 or older, and average household size continues to decline. These trends point to increasing demand for smaller, accessible units that support aging in place, as well as modestly sized rental and ownership options for year-round residents. The Comprehensive Plan. also identifies workforce housing shortages as a growing concern, noting that many municipal employees, emergency responders, service workers, and marine-related workers cannot afford to live in the community they serve. This dynamic threatens the town's economic vitality, volunteer-based service models, and long-term community cohesion.

Within this policy and demographic context, the Priority Pipeline Project serves as an implementation-oriented bridge between adopted planning goals and on-the-ground action. The 2025 Comprehensive Community Plan calls for identifying priority sites for affordable and workforce housing, encouraging adaptive reuse of existing buildings, leveraging town-owned or underutilized land where appropriate, and aligning zoning and land-use designations with future land-use objectives. The Priority Pipeline Project operationalizes these directives by screening and assessing sites based on suitability for housing development, infrastructure feasibility, environmental constraints, zoning context, and potential contribution to community housing goals.

Importantly, the Comprehensive Plan makes clear that housing solutions in Jamestown must be carefully tailored to their location. Higher-density or multifamily development is consistently directed toward areas with existing public water and sewer service, primarily within or adjacent to the Village District—while lower-density, conservation-oriented approaches are emphasized in outlying residential and environmentally sensitive areas. The Priority Pipeline Project reflects this spatial strategy by focusing evaluation efforts on sites where infrastructure capacity, zoning flexibility, and proximity to services align with long-term planning objectives. This includes consideration of infill sites, redevelopment opportunities within existing districts, and locations identified for potential future land-use map or zoning adjustments.

The Project also acknowledges that housing development must be integrated with broader community priorities identified in the Comprehensive Plan, including protection of drinking water resources, preservation of open space and farmland, climate resilience, and maintenance of village character. Several past initiatives, most notably affordable housing projects that incorporated permanent open-space protection, are cited in the plan as successful models for balancing growth and conservation. The Priority Pipeline Project builds upon these precedents by evaluating opportunities where housing development could coexist with resource protection through conservation easements, land trusts, or clustered development approaches.

Public engagement documented in the 2025 Comprehensive Community Plan underscores strong community support for addressing housing needs, particularly for year-round residents, while also expressing concern about inappropriate scale, loss of character, and infrastructure strain. The Priority Pipeline Project responds to this feedback by emphasizing transparency, site-specific analysis, and alignment with adopted design and land-use principles. Rather than promoting broad upzoning or unchecked growth, the project advances a focused, prioritized approach that identifies where development pressure can be most responsibly accommodated and where preservation should remain paramount.

In summary, the Jamestown Priority Pipeline Project is firmly rooted in the housing needs, land-use strategies, and implementation priorities identified in Jamestown's Comprehensive Community Plan. It recognizes housing as a central factor in sustaining Jamestown as a year-round, inclusive, and resilient community, and it advances a practical framework for translating long-standing policy goals into actionable, site-based opportunities. By aligning housing development with infrastructure capacity, environmental constraints, and community character, the project supports Jamestown's ongoing effort to balance growth, affordability, and preservation as the town approaches buildout.

## 1.2. Summary of Site Evaluation Methodology

To initiate the Priority Pipeline Project, the Town of Jamestown provided a list of fourteen (14) town-owned parcels for initial evaluation. These sites included a diverse range of property types, such as a former ambulance garage, unimproved “paper streets” that were never constructed, and several residentially zoned house lots acquired through tax foreclosure or other municipal processes. The intent of this initial inventory was to identify publicly controlled land that could potentially be leveraged to advance affordable housing and community development goals identified in the town’s Comprehensive Community Plans.

Given the varied nature of the sites, a structured and multi-step screening methodology was developed to evaluate each parcel’s relative suitability for future use. The screening process focused on confirming legal status, identifying physical and environmental constraints, understanding infrastructure availability, and determining whether parcels could be developed individually or in combination with adjacent lands. This approach was designed to ensure that only sites with realistic development potential advanced for further analysis, while also documenting the reasons why certain parcels were disqualified.

The full parcel selection is listed in Table 1-1. 11 Knowles Street is not part of this report’s analysis as it is analyzed in a separate report by another consultant.

**Table 1-1. Town-Owned Land for Analysis**

| AP-LOT                        | LOCATION       | SIZE      | ZONING | KEY FINDINGS                                                                   |
|-------------------------------|----------------|-----------|--------|--------------------------------------------------------------------------------|
| <b>8-173</b>                  | 11 Knowles St. | 13,669 SF | CD     | Former ambulance garage. Union Studio and Peregrine team to address this site. |
| <b>Jamestown Shores North</b> |                |           |        |                                                                                |
| <b>5-28</b>                   | Beach Ave.     | 7,200 SF  | R-40   | Conanicut Island Land Trust (CILT) Easement Verified.                          |
| <b>5-74</b>                   | Ferry St.      | 7,200 SF  | R-40   | Conanicut Island Land Trust (CILT) Easement Verified.                          |
| <b>15-141</b>                 | Buoy St.       | 7,200 SF  | R-40   | No municipal sewer/water. High water table.                                    |
| <b>15-180</b>                 | Garboard St.   | 7,200 SF  | R-40   | Less than 10-inch Water Table Identified. Unable to Develop.                   |
| <b>15-273</b>                 | Garboard St.   | 7,200 SF  | R-40   | No municipal sewer/water. High water table.                                    |
| <b>Jamestown Shores South</b> |                |           |        |                                                                                |

|                        |                                |           |                |                                                                                                  |
|------------------------|--------------------------------|-----------|----------------|--------------------------------------------------------------------------------------------------|
| <b>5-283</b>           | Spindrift St.                  | 20,078 SF | R-40           | No municipal sewer/water. <b>Stream and wetland identified – Requires further investigation.</b> |
| <b>5-343</b>           | Nautilus St.                   | 11,870 SF | R-40           | <b>Water Resource Fund used – Development prohibited.</b>                                        |
| <b>East Shore Road</b> |                                |           |                |                                                                                                  |
| <b>4-12</b>            | East Shore Rd.                 | ~3 ac     | RR-80          | <b>Conanicut Island Land Trust (CILT) Easement Verified.</b>                                     |
| <b>Rights-of-Way</b>   |                                |           |                |                                                                                                  |
| <b>ROW #1</b>          | Southeast Ave. & Pleasant View | 18,750 SF | R-8            | 50' x 375' ROW                                                                                   |
| <b>ROW #2</b>          | Hamilton Ave & Pleasant View   | 39,200 SF | R-20           | 70' x 560' ROW                                                                                   |
| <b>ROW #3</b>          | Hamilton Ave & Columbia Ave.   | 19,000 SF | R-20           | 50' x 380' ROW                                                                                   |
| <b>ROW #4</b>          | Stanton Rd. west of Walcott    | 8,710 SF  | R-40 and RR-80 | 50' x 1,742' ROW. <b>Neighbor Unwilling to Sell/Exchange.</b>                                    |
| <b>ROW #5</b>          | Off Florida Ave.               | 7,000 SF  | R-20           | 35' x 200' ROW. Access challenges.                                                               |

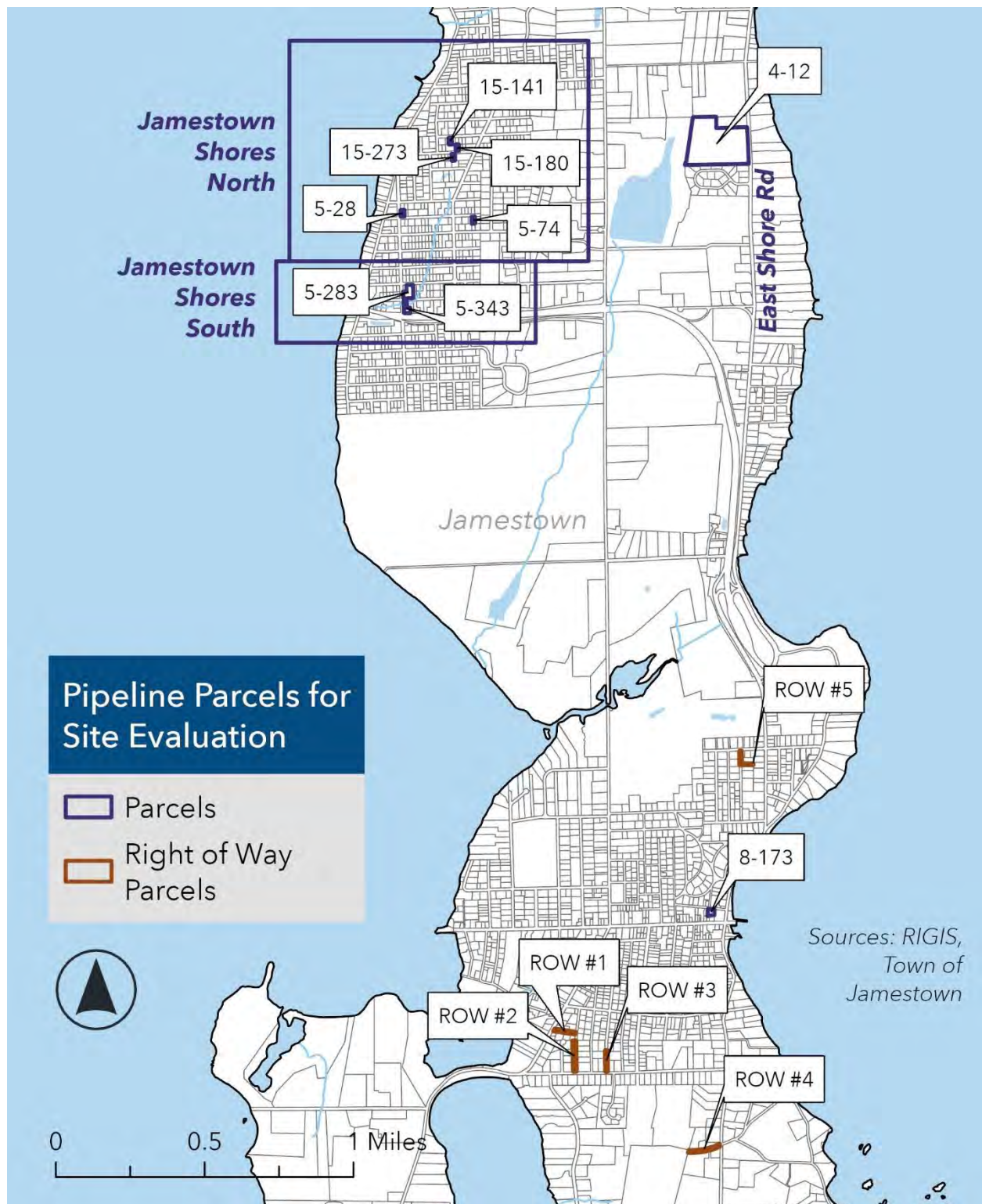


Figure 1-1-1 Pipeline Parcels for Site Evaluation Map

### **1.2.1 | Deed, Ownership, and Easement Review**

The first phase of screening involved detailed research of ownership, title history, and recorded encumbrances. Deeds were reviewed for each town-owned parcel to confirm municipal ownership and identify any limitations on future use, including conservation easements, deed restrictions, or other enforceable covenants. In several instances, parcels were found to be encumbered by conservation easements associated with prior land protection initiatives. In at least one case, the original funding source used by the town to acquire the land explicitly prohibited future development, permanently restricting the parcel to conservation purposes. Parcels subject to such restrictions were removed from further consideration, as they did not meet the foundational requirement of development feasibility.

Rights-of-way, so called “paper streets,” required additional scrutiny. These parcels, while technically owned or controlled by the town, often serve functional purposes related to access, utility corridors, or long-standing neighborhood patterns. They were dedicated on subdivision plans but never constructed or formally accepted. Preliminary plat research was conducted by town staff to determine whether the town held fee simple ownership or only limited rights, and whether the parcels could legally be converted to buildable lots. This question will be analyzed and answered by the town’s Legal Counsel. While these parcels may present as constrained when viewed as standalone sites, due to narrow configurations, access limitations, or retained public or utility functions, they also represent a category of land with longer-term strategic value.

As outlined in the internal review, the future use of rights-of-way depends on a clear understanding of ownership, acceptance status, and any required abandonment or discontinuance procedures. When appropriately evaluated and, where feasible, unencumbered, certain rights-of-way may offer opportunities for assemblage with adjacent town-owned or privately owned land, administrative replating, or adaptive infill strategies that support community priorities such as modest-scale housing, accessory units, or cottage-cluster development. In some contexts, rights-of-way may also be best suited for non-development purposes, including access preservation, utility corridors, pedestrian connections, or environmental buffers. Accordingly, this report does not position rights-of-way as immediate development sites, but rather as assets that warrant careful, site-specific consideration within a broader land management and housing strategy, informed by legal status, infrastructure feasibility, and neighborhood context.

### **1.2.2 | Physical and Environmental Constraints**

Parcels that passed the initial legal screening were evaluated for physical and environmental constraints that could affect development feasibility. This assessment included a review of parcel size and shape, topography, and surrounding land use patterns, as well as known environmental designations. A recurring constraint across multiple sites was the presence of seasonally high groundwater, which is common throughout Jamestown. High groundwater levels significantly affect the feasibility of onsite wastewater treatment systems and can reduce or eliminate buildable area once required groundwater separation levels are applied.

Additional environmental considerations included proximity to wetlands, flood hazard areas, sensitive habitats, and groundwater protection overlays. While some parcels were not located directly within regulated wetland or floodplain areas, nearby protected resources could still trigger permitting challenges or limit development. These constraints were documented at a high-level

during screening, with the understanding that more detailed engineering and environmental analysis would be required for any site advanced for development.

### **1.2.3 | Water, Sewer, and Infrastructure Availability**

Availability of municipal water and sewer infrastructure was a critical screening criterion. Parcels located outside the sewer and public water service areas were evaluated with the assumption that development would rely on private wells and onsite wastewater systems. In several cases, the combination of small lot size, high groundwater, and lack of sewer access significantly reduced feasibility. Conversely, parcels located within or near existing water and sewer service areas were noted as having comparatively higher potential for residential development.

Access conditions were also reviewed, including frontage on public streets, proximity to existing utilities, and the feasibility of extending services if necessary. Former municipal or utility-related sites, such as the former ambulance garage, were evaluated for their potential to benefit from existing infrastructure and prior site disturbance, which can sometimes reduce development costs relative to undeveloped land.

### **1.2.4 | Parcel Aggregation and Contextual Evaluation**

In addition to evaluating parcels individually, the screening methodology considered whether adjacent town-owned or privately owned land could be combined to create a more viable development footprint. Some parcels, while limited in isolation, were identified as potentially viable if assembled with neighboring properties, subject to ownership, willingness to sell, and zoning compatibility. This contextual evaluation also considered neighborhood character, surrounding density, and consistency with Future Land Use designations outlined in the Comprehensive Community Plan.

The two town-owned parcels on Garboard Street present a unique opportunity for a strategic land exchange with the Conanicut Island Land Trust (CILT) that could advance shared community goals. Given CILT's conservation mission and the town's interest in creating viable sites for affordable housing, a coordinated exchange could allow CILT to consolidate contiguous land better suited for permanent conservation, while enabling the town to assemble parcels with sufficient area to support affordable housing development and shared well and wastewater infrastructure. Such an approach would reduce fragmentation, improve overall land functionality, and reflect a collaborative model in which conservation and housing objectives are advanced simultaneously, consistent with Jamestown's Comprehensive Community Plan and long-standing partnership with CILT.

The Florida Avenue right-of-way extends to an adjacent vacant parcel on Florida Avenue currently owned by the Auboist trust. If the town were able to acquire this parcel, the combined land area could create a contiguous and adequately sized site for affordable housing development. Unlike many other town-owned parcels evaluated, this location benefits from access to municipal water and sewer infrastructure, significantly improving development feasibility and reducing environmental and engineering constraints associated with high groundwater and onsite wastewater systems. The ability to assemble the right-of-way with the Auboist parcel presents an opportunity to transform otherwise limited municipal land into a cohesive development site, making this location a potentially strong candidate for further exploration as part of the town's affordable housing strategy.

### 1.2.5 | Site Evaluation Outcomes

Through this iterative screening process, several parcels were disqualified due to conservation easements, deed restrictions, lack of buildable area, or functional constraints associated with rights-of-way and paper streets. Other sites remained candidates for further analysis, subject to infrastructure feasibility and environmental constraints. The results of this screening informed subsequent conceptual planning and prioritization efforts and ensured that further study focused on sites with a realistic pathway to implementation.

The accompanying existing conditions data along with GIS mapping provides a spatial summary of this analysis, documenting parcel locations, infrastructure availability, environmental constraints, and relevant regulatory overlays. Together, the site inventory, screening criteria, and mapping form the technical foundation for identifying priority sites that align with Jamestown's housing, infrastructure, and resource protection goals. Additional data appears in the appendices following this report.

## 2. Site Evaluation Phase 1

### 2.1. Deed, Ownership, and Easement Review

#### 2.1.1 | Jamestown Shores

Jamestown Shores is the largest single subdivision in the Town of Jamestown and represents one of the most significant episodes of 20<sup>th</sup>-century residential development on Conanicut Island. Prior to World War II, the area north of Eldred Avenue consisted largely of open farmland owned by the Tefft, Gladding, Maxfield, and Hammond families. This landscape changed rapidly beginning in 1946, following completion of the original Jamestown Bridge, when the Federal Building and Development Corporation, led by James G. Head and Sydney Rowe, acquired approximately 165 acres for subdivision and sale. ([ljamestownhistoricalsociety.org](http://jamestownhistoricalsociety.org).<sup>1</sup>) ([ljamestownpress.com](http://jamestownpress.com)<sup>2</sup>)

Development of Jamestown Shores began in late 1946, and the first subdivision plats were recorded in 1947. The developers envisioned a seasonal seaside community of modest summer cottages accessible to residents from mainland Rhode Island and Massachusetts. Over 1,000 house lots were created, generally ranging from approximately 7,200 to 11,250 square feet, with deed restrictions requiring relatively small minimum house sizes. Roads were laid out in a tight grid pattern

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<sup>1</sup> Jamestown Historical Society, From the Collection – Jamestown Shores (2021) [[jamestownhistoricalsociety.org](http://jamestownhistoricalsociety.org)]

<sup>2</sup> Jamestown Press, Enright & Maden, Jamestown Shores: Building a Community of Summer Cottages (2013) [[jamestownpress.com](http://jamestownpress.com)]

and named with nautical themes (e.g., Frigate Road, Garboard Street), many of which were platted but only partially improved (<https://preservation.ri.gov/><sup>3</sup>).

Notably, the subdivision was approved and marketed at a time when Jamestown had limited subdivision regulations. The town's Planning Commission was established only after multiple plat filings had already been recorded, and infrastructure provision was minimal. The developers did not install municipal water, sewer, or stormwater systems, nor did they provide utilities or guarantee road construction to town standards. Early residents relied on individual wells and septic systems, and many platted streets remained unbuilt or were conveyed to the town without maintenance obligations, contributing to the persistence of "paper streets" within the subdivision.

By the early 1950s, residents had organized the Jamestown Shores Association to collectively address infrastructure challenges and advocate for town services. Over subsequent decades, improved transportation access and changing housing demand led to the gradual conversion of many seasonal cottages into year-round residences, with an increase in building size and intensity. By the early 21<sup>st</sup> century, Jamestown Shores had become one of the most densely populated residential areas in Jamestown, second only to the village center.

Environmental constraints associated with the original subdivision pattern, including small lot sizes, reliance on onsite wastewater, and limited open space, have become increasingly apparent over time. In response, the Town of Jamestown, often in partnership with the Conanicut Island Land Trust (CILT), has acquired more than 80 lots within Jamestown Shores for conservation, groundwater protection, and neighborhood buffering purposes. These acquisitions reflect a long-term effort to mitigate the impacts of mid-century subdivision practices while preserving environmental resources and neighborhood character.

#### **2.1.1.1. Jamestown Shores North (5-28, 5-74, 15-141, 15-180, 15-273)**

**Table 2-1. Ownership History of Jamestown Shores North Parcels**

| Beach Ave<br>5-28                                                                | Ferry St<br>5-74                                                                             | Buoy St<br>5-141                                                                         | Garboard St 1<br>15-180                                                                       | Garboard St 2<br>15-273                                                                      |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 9/29/1947<br>Federal Building<br>& Development<br>Corp. to Frank &<br>Etta Mosca | 11/2/1950<br>Federal Building<br>& Development<br>Corp. to John J.<br>& Mona G.<br>Christina | 8/6/1948<br>Federal Building<br>& Development<br>Corp. to Mae E.<br>Lawson<br>B/P 40/132 | 12/7/1948<br>Federal Building<br>& Development<br>Corp. to Arthur<br>E. Cransen<br>B/P 40/500 | 12/7/1948<br>Federal Building<br>& Development<br>Corp. to Howard<br>Cransen<br>B/P 40/502-3 |

<sup>3</sup> Rhode Island Historical Preservation & Heritage Commission, Historic and Architectural Resources of Jamestown (1995)

|                                                                                                                                                                       |                                                                                                                                                 |                                                                                                          |                                                                                                           |                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| B/P 48/392-3<br>(recorded<br>10/22/1956)                                                                                                                              | B/P 43/126                                                                                                                                      |                                                                                                          |                                                                                                           |                                                                                                                                                      |
| 7/26/1974 State<br>of RI to the<br>Estate of Etta<br>Mosca<br>(Release)<br>B/P 4/120<br>Teresa<br>Marcaruso<br>(sister of Etta<br>Mosca)<br>inherited the<br>property | 1/18/1993<br>Frank N. Chalk<br>& Mona Yeo,<br>aka Mona G.<br>Christina gift to<br>Town of<br>Jamestown<br>B/P 203/193<br>(Recorded<br>2/5/1993) | 12/04/1973 Mae<br>E. Hennig<br>(formerly<br>Lawson) to<br>Robert E. &<br>Bessie L. Collier<br>B/P 66/633 | 12/12/2008<br>Arthur E.<br>Cransen Estate<br>collector's deed<br>to Town of<br>Jamestown<br>B/P 663/136-8 | 12/12/2008<br>Howard E.<br>Cransen Estate<br>collector's deed<br>to Town of<br>Jamestown B/P<br>663/138-41<br><br>Recorded<br>1/6/2009<br>B/P 664/21 |
| 12/8/1983<br>Teresa<br>Marcaruso to<br>Mary Taylor<br>B/P 82/223                                                                                                      | <b>CILT<br/>EASEMENT</b>                                                                                                                        | 11/19/2009<br>Robert E. Collier<br>collector's deed<br>to Town of<br>Jamestown<br>B/P 688/65-6           | <b>7/14/2005<br/>Site Evaluation<br/>10" water table<br/>– Unable to<br/>Develop</b>                      |                                                                                                                                                      |
| 6/2/1985 Mary<br>P. Taylor to DUX<br>Corporation<br>B/P 128/339<br>(recorded<br>5/17/1988)                                                                            |                                                                                                                                                 |                                                                                                          |                                                                                                           |                                                                                                                                                      |
| 11/24/2003 DUX<br>Corporation to<br>Town of<br>Jamestown<br>B/P 508-336                                                                                               |                                                                                                                                                 |                                                                                                          |                                                                                                           |                                                                                                                                                      |
| <b>CILT<br/>EASEMENT</b>                                                                                                                                              |                                                                                                                                                 |                                                                                                          |                                                                                                           |                                                                                                                                                      |

### 2.1.1.2. Jamestown Shores South (5-283, 5-343)

**Table 2-2. Ownership History of Jamestown Shores South Parcels**

| Spindrift St<br>5-283                                                                                                                                | Nautilus St<br>5-343                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 12/16/1977 Federal Building & Development Corp. to West Passage Development Corp.<br>B/P 71/257-8<br>(recorded 12/21/1977)                           | 12/16/1977 Federal Building & Development Corp. to West Passage Development Corp.<br>B/P 71/257-8<br>(recorded 12/21/1977) |
| 9/12/1989 Taking by the State of RI & Dir of Transportation for Wetland Mitigation on Plat 2193 dated 3/8/1990<br>B/P 157/117<br>(Recorded 3/8/1990) | 8/10/1982 West Passage Dev. Corp. Tax Deed to Paul Sollito<br>B/P 78/462                                                   |
| 10/13/1993 West Passage Dev. Corp. Tax Deed to Suburban Land Co.<br>B/P 219/224-225                                                                  | 8/30/1985 Paul Sollito Corrective Deed to Rhedom Realty Corp. filed 9/20/1985<br>B/P 89/282                                |
| Suburban Land Co. et. Al. Collectors Deed to the Town of Jamestown 1/13/2011<br>B/P 721/321                                                          | 1/11/1988 Rhedom Realty Corp. to Joan Cerilli files 2/8/1988 B/P 124/297                                                   |
|                                                                                                                                                      | 11/7/1991 Joan Cerilli to Town of Jamestown<br>B/P 179/102                                                                 |
|                                                                                                                                                      | <b>Cannot develop due to water resource funds used to purchase per C. Collins</b>                                          |

### 2.1.2 | East Shore Road (4-12)

The lands along present-day East Shore Road are part of the Windmill Hill Historic District, a nationally recognized rural landscape that preserves one of Jamestown's oldest patterns of land use. Established during the island's early colonial period, when Conanicut Island was acquired and organized for agricultural use in the late 17<sup>th</sup> century, this area developed as a series of large farmsteads oriented to both inland pastures and the eastern shoreline of Narragansett Bay. By the early 18<sup>th</sup> century, the island's principal road network, precursors to today's East Shore Road, was already in place, linking dispersed farmsteads across a predominantly agrarian landscape. The

district remains characterized by rolling open fields, woodlots, and historic farm complexes, reflecting continuous agricultural use and limited subdivision well into the 19<sup>th</sup> century.

Through the 18<sup>th</sup> and 19<sup>th</sup> centuries, the property area that would later become the East Shore Road (4–12) parcel formed part of a larger, multi-generational farm holding, typical of the Windmill Hill area, where land was held in substantial tracts rather than distinct house lots. Incremental changes began in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, as improvements in transportation, shifting agricultural economics, and the emergence of Jamestown as a seasonal and residential community encouraged the gradual subdivision of these historic farms into smaller waterfront-oriented parcels. The 1908 conveyance of the property from John Gilles to John Henry and Robina Greaterex reflects this transition, marking the point at which the land was first defined in a form recognizable as a modern, discrete parcel within the contemporary road alignment and ownership pattern. This transfer represents not the origin of land use on the site, but rather the culmination of a longer evolution from a colonial-era agricultural tract to early 20<sup>th</sup>-century residential parcel within the preserved historic landscape.

***Table 2-3. Ownership History of East Shore Road***

| East Shore Rd 4-12                                                                                       |
|----------------------------------------------------------------------------------------------------------|
| 5/11/1908 John Gilles to John Henry & Robina Greaterex<br>B/P 19/74                                      |
| 2/21/1922 John Henry & Robina Greaterex to Hugh Williamson B/P<br>23/397-7                               |
| 9/11/1946 Hugh & Harriet Williamson record a will.<br>B/P 37/275-6                                       |
| 1950's & 1960's Various parcels are sold but the core plantation stays in<br>the Williamson Family.      |
| 9/28/1978 James Hugh & Alice H. Williamson acquired lot 4-12 from<br>Hames Hugh Williamson<br>B/P 72/530 |
| 4/8/1980 Alice H. Williamson to Town of Jamestown<br>B/P 74/864                                          |
| <b>CILT EASEMENT</b>                                                                                     |

### **2.1.3 | ROWs #1, #2, and #3 – Highland Park (Southwest Avenue & Hamilton Avenue)**

The area generally bounded by Clarke Street, Howland Avenue, Columbia Avenue, and Hamilton Avenue in Jamestown represents a product of the town's early twentieth-century transition from an agrarian island community to a coastal residential and summer destination. Prior to subdivision, this portion of Conanicut Island consisted of large agricultural tracts associated with long-established local families, including the Howland and Clarke families, whose names persist in the modern street network. These lands were characterized by dispersed farmsteads, woodlots, and small-scale resource uses such as seasonal ice harvesting at nearby ponds, reflecting a predominantly rural landscape through the nineteenth century.<sup>1</sup>

Beginning in the late 19<sup>th</sup> century, Jamestown experienced significant development pressure tied to improved ferry access and its growing popularity as a summer resort community. This period saw the subdivision of agricultural land into residential plats intended to accommodate both seasonal visitors and modest year-round residents. While larger and more cohesive developments such as Shoreby Hill and Conanicut Park were formally planned and marketed, the inland areas south of the village, including what is commonly referred to as the "Highland Park" area, were subdivided through a more fragmented and speculative process.<sup>2</sup>

The "Highland Park" plat(s), recorded in the early 1900s, represent this secondary tier of development. Unlike master-planned subdivisions, Highland Park was laid out as a regular grid of narrowly sized residential lots with a dense network of streets extending across the landscape with limited regard for topography, drainage patterns, or long-term infrastructure feasibility. This approach was typical of speculative subdivision practices of the period, in which land was divided and sold incrementally with minimal upfront investment in road construction or utilities. As a result, many streets shown on recorded plats existed only as "paper streets", legally platted rights-of-way that were never constructed or accepted as public roadways.

Development within Highland Park proceeded slowly and unevenly throughout the early and mid-20<sup>th</sup> century. While some streets were improved and gradually built out with modest residential structures, significant portions of the platted street network remained unrealized. Factors contributing to this outcome included challenging site conditions including wetlands and low-lying areas, limited municipal infrastructure investment, and the absence of a single coordinating developer to implement the subdivision as originally envisioned. The incremental, lot-by-lot nature of development further reduced the likelihood that continuous street sections would be constructed, particularly where doing so required coordinated action across multiple property owners.

As a result of this historical pattern, a number of platted rights-of-way within the Highland Park area, including those evaluated in the present study, have remained unimproved since their original layout. These rights-of-way persist in municipal records as part of the original subdivision framework but function today as discontinuous or unconstructed corridors with limited or no physical manifestation on the ground. Their continued existence reflects the enduring legacy of early 20<sup>th</sup>-century

speculative subdivision practices in Jamestown, where the legal framework of development often exceeded the practical realities of construction and long-term maintenance.<sup>4</sup>

### **2.1.4 | ROW #4 – Stanton Road west of Walcott**

The Stanton Road area, located inland between North Main Road and the eastern shoreline, reflects a development pattern rooted in agriculture and characterized by late, incremental residential growth. Through the 18<sup>th</sup> and 19<sup>th</sup> centuries, this area remained part of large farm tracts typical of Jamestown's agrarian economy, with only scattered farmsteads and informal access routes rather than a defined street system.

During the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, when Jamestown evolved into a summer resort community, development largely bypassed this inland area in favor of shoreline and village-adjacent subdivisions such as Shoreby Hill and Conanicut Park. As a result, the Stanton Road corridor did not undergo the speculative platting and grid-based subdivision seen elsewhere on the island.

Instead, the area retained its rural character into the 20<sup>th</sup> century, with land gradually subdivided from larger holdings into individual residential parcels. Development occurred incrementally, producing a low-density pattern of single-family homes on relatively large lots, many of which were constructed in the mid- to late 20<sup>th</sup> century.

Today, the Stanton Road area continues to reflect this history, with a semi-rural character, limited street connectivity, and a development pattern shaped more by historic farm boundaries than by formal subdivision planning.

### **2.1.5 | ROW #5 – Off Florida Avenue**

In the early 20<sup>th</sup> century, as Jamestown transitioned into a coastal resort community, subdivision developers commonly used what can be described as “aspirational place names”, street names chosen less for local historical reference and more to evoke lifestyle and identity. Within the broader village area, including around present-day Mount Hope Avenue, names such as Florida Avenue reflect this pattern. Rather than indicating any geographic connection to the state, “Florida” was intended to conjure associations of sun, warmth, leisure, and seaside living, aligning Jamestown with broader East Coast resort marketing trends of the period. This naming approach paralleled the island's growth as a summer destination in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, when farmland was subdivided and promoted to seasonal residents from New York, Philadelphia and the broader East Coast population seeking a coastal retreat.<sup>5</sup>

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<sup>4</sup> *Jamestown Historical Society, Centenarian Experiences 10 Decades in Town (describing early 20th-century settlement and prior land uses along High, Cole, and Howland streets).*

<sup>5</sup> Rhode Island Historical Preservation & Heritage Commission, *Historic and Architectural Resources of Jamestown, Rhode Island (1995)*, and related summaries of Jamestown's late-19th/early-20th-century resort-era subdivision growth.



#### Overall Assessment:

Eleven town-owned properties contain recorded encumbrances, title limitations, or legal restrictions that must be resolved through release, modification, abandonment, discontinuance, or other legal action before residential development can proceed.



## 2.2. Physical and Environmental Constraints

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### 2.2.1 | Jamestown Shores North (5-28, 5-74, 15-141, 15-180, 15-273)

#### 2.2.1.1. Desktop Review

**5-28 Beach Avenue** and **5-74 Ferry Street** are protected by the CILT Jamestown conservation easement for the purposes of water supply protection, and therefore they are restricted from future development or use for utility infrastructure.

**15-141 Buoy Street**, **15-180 Garboard Street** and **15-273, Garboard Street** are subject to multiple statutory and regulatory environmental constraints, although no single recorded conservation restriction or deed-based limitation was identified for the parcel itself. The site is located within the High-Water Table Overlay District (Sub-Level A), indicating shallow groundwater conditions (approximately 0 to 2.7 feet below grade). This designation is typically governed by local zoning ordinances adopted to protect groundwater quality, regulate onsite wastewater treatment, and limit development intensity in areas with constrained subsurface conditions. Such ordinances are commonly implemented pursuant to Rhode Island General Laws governing land use and environmental protection, including R.I.G.L. §45-24 (Zoning Enabling Act) and §23-19.5 (Water Table Elevation Determinations).

The parcel's shallow groundwater conditions and location within a high groundwater district indicate potential limitations on subsurface wastewater systems and site design, consistent with Rhode Island Department of Environmental Management (RIDEM) Onsite Wastewater Treatment System (OWTS) regulations and groundwater protection standards under R.I.G.L. §46-13.1 (Groundwater Protection Act). **15-180 Garboard Street** was inspected for an OWTS in 2006 and was rejected due to a high-water table measurement of less than 10-inches.

In addition, the Buoy Street property is situated between two parcels encumbered by conservation easements held for water supply protection (i.e., by CILT). Conservation easements in Rhode Island are legally binding agreements that restrict development and land use to preserve natural resources, habitat, and water quality. While these easements do not directly burden the subject parcel, their proximity indicates that the surrounding landscape is prioritized for aquifer and watershed protection, which may influence permitting and land use review.

Based on mapped environmental data and regional ecological patterns, the three sites likely contain or are adjacent to freshwater wetland-associated habitat, which is regulated under the RIDEM Freshwater Wetlands Act (R.I.G.L. §2-1-18 et seq.) and associated rules. These habitats commonly support species of conservation concern.

Rhode Island supports several state-listed or sensitive species<sup>6</sup> associated with wetland and upland transition zones, including:

- Spotted turtle (*Clemmys guttata*) – a species of conservation concern dependent on shallow wetlands and adjacent uplands
- Eastern box turtle (*Terrapene carolina*) – sensitive to habitat fragmentation
- Northern diamondback terrapin (*Malaclemys terrapin*) – state-listed species associated with coastal and estuarine systems

In addition, four species of federally protected sea turtles (e.g., loggerhead, green, Kemp's ridley, and leatherback) are known to utilize Rhode Island coastal waters, although their presence would generally be limited to offshore or nearshore marine environments rather than inland parcels.<sup>7</sup>

The presence of suitable habitat does not confirm species occurrence; however, it indicates a potential for regulated habitat review under the Rhode Island Natural Heritage Program and the federal Endangered Species Act (16 U.S.C. §1531 et seq.), which may be triggered during permitting.

Overall, the parcels are constrained by:

- High groundwater and associated development and septic limitations
- Proximity to protected conservation lands for water supply
- Potential freshwater wetland and habitat regulations
- Possible review for rare, threatened, or endangered species

Collectively, these factors establish a framework of statutory environmental constraints that may influence site design, permitting pathways, and overall development feasibility. While the parcels themselves are not subject to a recorded deed restriction, their location within a high groundwater area, proximity to conserved lands for water supply protection, and potential for regulated habitats and species indicate that environmental considerations will play a significant role in future use of the properties. Careful coordination with applicable regulatory agencies and further testing and analysis will likely be required to address these constraints as part of any development planning process.

### **2.2.1.2. Site Observation: Vegetation and Invasive Species**

#### **15-141 Buoy Street**

The parcel is currently undeveloped and characterized by dense vegetation, including mixed woodland, shrub thickets, and extensive woody vine growth. Mature deciduous trees are present throughout the site; however, many appear significantly impacted by climbing vines that are

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<sup>6</sup> U.S. Fish & Wildlife Service, Newport County, Jamestown Rhode Island IPaC resource list, 3/6/2026

<sup>7</sup> NOAA National Marine Fisheries Service, Center for Environmental Information (NCEI), NOAA Critical Habitat

overtaking canopy and understory layers. The density of invasive vine growth and thick understory vegetation suggests a prolonged period of limited or inactive land management.

Vegetative overgrowth restricts visibility and limits access to interior portions of the parcel. The extent of invasive species presence may also contribute to stress on native vegetation and altering natural site conditions.

Development of the property would likely require substantial vegetation clearing, targeted invasive species removal, and comprehensive site preparation prior to construction activities.



*Figure 2-1 Photos of 15-141 Parcel.*

### **15-180 Garboard Street**

The parcel is currently undeveloped and characterized by dense vegetation, including mixed woodland, shrub thickets, and extensive woody vine growth. Mature deciduous trees are present throughout the site; however, many appear significantly impacted by climbing vines that are overtaking canopy and understory layers. The density of invasive vine growth and thick understory vegetation suggests a prolonged period of limited or inactive land management.

Vegetative overgrowth restricts visibility and likely limits access to interior portions of the parcel. The extent of invasive species presence may also contribute to stress on native vegetation and altering natural site conditions.

Development of the property would likely require substantial vegetation clearing, targeted invasive species removal, and comprehensive site preparation prior to construction activities.



*Figure 2-2 Photos of Parcel 15-180 Frontage.*

### **15-273 Garboard Street**

The parcel is currently undeveloped and characterized by dense vegetation, including mixed woodland, shrub thickets, and extensive woody vine growth. Mature deciduous trees are present throughout the site; however, many appear significantly impacted by climbing vines that are overtaking canopy and understory layers. The density of invasive vine growth and thick understory vegetation suggests a prolonged period of limited or inactive land management. The extent of invasive species presence may also contribute to stress on native vegetation and altering natural site conditions.

Vegetative overgrowth restricted visibility and limited access to interior portions of the parcel. The parcel appears to slope away from the street toward a lower interior elevation, and subsequent evaluation identified a high groundwater table ranging from 0 to 10 inches below grade.

Development of the property would likely require substantial vegetation clearing, targeted invasive species removal, and comprehensive site preparation prior to construction activities.



*Figure 2-3. (Right) Photo of 15-273 Garboard St.*

*Figure 2-4 (Left) Photo Close Up Garboard St.*

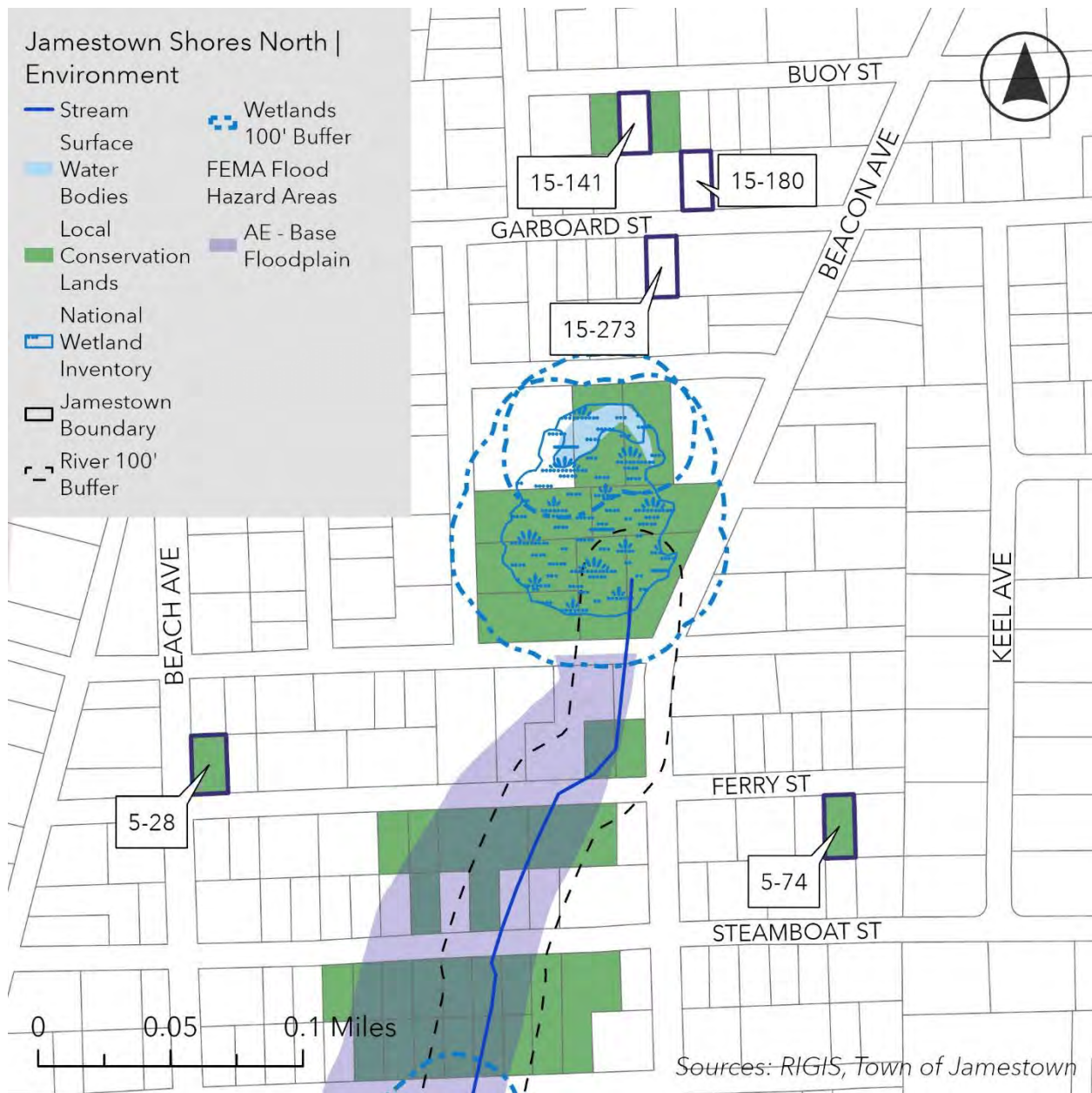


Figure 2-5. Jamestown Shores North Environmental Conditions Map

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#### Overall Assessment:

Jamestown Shores North parcels are highly constrained by conservation easements, shallow groundwater, lack of municipal utilities, potential wetland and habitat regulations, and dense invasive vegetation, limiting development feasibility without further environmental review, engineering analysis, and regulatory coordination.

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## **2.2.2 | Jamestown Shores South (5-283, 5-343)**

### **2.2.2.1. Desktop Review**

5–283 Spindrift Street is subject to multiple statutory environmental constraints that may significantly limit development potential. A substantial portion of the parcel appears to fall within both the 100-foot wetland buffer and 100-foot riverbank/stream buffer, as established under the Rhode Island Freshwater Wetlands Act (R.I.G.L. §2-1-18 et seq.) and associated RIDEM regulations. These buffers represent the most conservative default setback applicable to freshwater wetlands and smaller streams and are intended to protect critical ecological functions and water quality. Where a river or stream exceeds 10 feet in width, RIDEM regulations may require an expanded 200-foot riverbank wetland buffer, which could further constrain or effectively preclude development within affected portions of the site. Given the preliminary nature of mapping, precise buffer boundaries should be confirmed through formal wetland delineation and agency review.

Portions of the parcel also lie within the FEMA Base Floodplain (Special Flood Hazard Area), as regulated under the National Flood Insurance Program (NFIP) (44 CFR Parts 59–78) and corresponding local floodplain ordinances. Development within these areas is subject to elevation, floodproofing, and use limitations. The parcel directly abuts land to the east encumbered by conservation easements held for water supply protection (i.e., by CILT), which, while not directly burdening the site, indicate a broader regulatory and environmental sensitivity in the surrounding area. In addition to constraints identified on Buoy Street, including high groundwater considerations and potential habitat regulation under the Rhode Island Natural Heritage Program and the Endangered Species Act (16 U.S.C. §1531 et seq.), this parcel presents additional development challenges. Field observations further indicate that the site is heavily overgrown with invasive vegetation and was largely impenetrable at the time of inspection, limiting full assessment of on-the-ground conditions. Collectively, these factors introduce substantial uncertainty and will likely necessitate detailed environmental study, including wetland delineation and habitat review, prior to any development planning.

5–343 Nautilus Street is subject to significant statutory and regulatory constraints that substantially limit its development potential. The parcel is restricted from future development, and its sale or acquisition is constrained due to the use of public water resource protection funds, which are typically governed by state and local conservation financing programs and associated land use restrictions. In addition, portions of the parcel appear to intersect both the 100-foot wetland buffer and 100-foot riverbank/stream buffer as established under the Rhode Island Freshwater Wetlands Act (R.I.G.L. §2-1-18 et seq.) and RIDEM regulations. As with Spindrift Street, if the adjacent stream channel exceeds 10 feet in width, an expanded 200-foot riverbank wetland buffer may apply, further limiting or eliminating developable area. Confirmation of these conditions would require formal wetland delineation and agency review.

The parcel also lies, in part, within the FEMA Base Floodplain (Special Flood Hazard Area), subject to the requirements of the National Flood Insurance Program (NFIP) (44 CFR Parts 59–78) and applicable local floodplain ordinances, which impose additional limitations on development and structure placement. The property directly abuts CILT conservation easements to the east, held for water supply protection, reinforcing the broader environmental sensitivity of the area. While similar groundwater, habitat, and regulatory considerations noted for nearby parcels are also applicable

here—including potential review under the Rhode Island Natural Heritage Program and the Endangered Species Act (16 U.S.C. §1531 et seq.)—the presence of permanent funding-related restrictions further distinguishes this parcel by effectively precluding future development. Collectively, these overlapping statutory, environmental, and programmatic constraints render the parcel highly constrained, with opportunity for conventional development use.

#### **2.2.2.2. Site Observation: Vegetation and Invasive Species**

##### **5-243 Nautilus**

The site consists of mature woodland interspersed with small open areas. A stream corridor traverses the northern portion of the property, with adjacent areas exhibiting characteristics consistent with wetlands and seasonally saturated soils. A stone structure bordering the parcel appears to be associated with a historic crossing for Beach Avenue prior to highway construction.

The area beyond the stream consists of densely vegetated riparian woodland characterized by mature trees, dense understory vegetation, and shrub growth adjacent to the stream corridor. Similar to nearby parcels, portions of the site exhibit extensive invasive vegetation and vine growth, which appears to be overtaking portions of the canopy and understory. The density of this growth suggests a prolonged period of limited or no active land management, contributing to reduced visibility and constrained access within the property.

This parcel was acquired using water resource protection funds and is, therefore, managed to preserve groundwater quality, surface water resources, and associated ecological functions. As a result, active site maintenance is limited to conservation-focused management practices rather than clearing or development, allowing natural succession and invasive species encroachment to persist in certain areas.



*Figure 2-6. Photos of Stream on Parcel 5-243, and stone culvert on parcel to the west*

##### **5-283 Spindrift**

The parcel consists of a large, wooded tract containing a mix of forested uplands and wetland-associated features. Field observations identified a stream corridor with flowing water, dense riparian vegetation, and areas exhibiting wetland characteristics. Other portions of the parcel contain mature deciduous woodland with a relatively closed canopy, moderate understory growth, and scattered stone and woody debris. Vegetation density varies across the site, with some areas appearing

relatively open beneath the tree canopy and others containing dense shrub and vine growth. The extent and precise location of wetlands relative to parcel boundaries could not be confirmed during the site visit and would require formal wetland delineation and environmental review.

Similar to adjacent properties, portions of the site are characterized by significant invasive vegetation and woody vine growth, including areas where vines are overtaking both canopy and understory layers. This condition suggests a prolonged period of limited or no active vegetation management and contributes to reduced visibility and constrained access within the parcel. In several locations, the property was observed to be largely overgrown and difficult to traverse, limiting full site inspection.

In addition, there is evidence of long-term accumulation of yard waste originating from surrounding residential areas, including discarded Christmas trees, branches, leaves, and landscaping clippings. This material appears to have been deposited over an extended period and contributes to localized disturbance, altered ground conditions, and potential degradation of adjacent wetland and stream buffer areas. Overall, the combination of unmanaged vegetation, invasive species encroachment, and informal yard waste disposal reflects a lack of coordinated site maintenance and may further complicate future environmental assessment and site planning efforts.



*Figure 2-7: Photos of interior woodlands, and wooded street frontage on Spindrift parcel.*

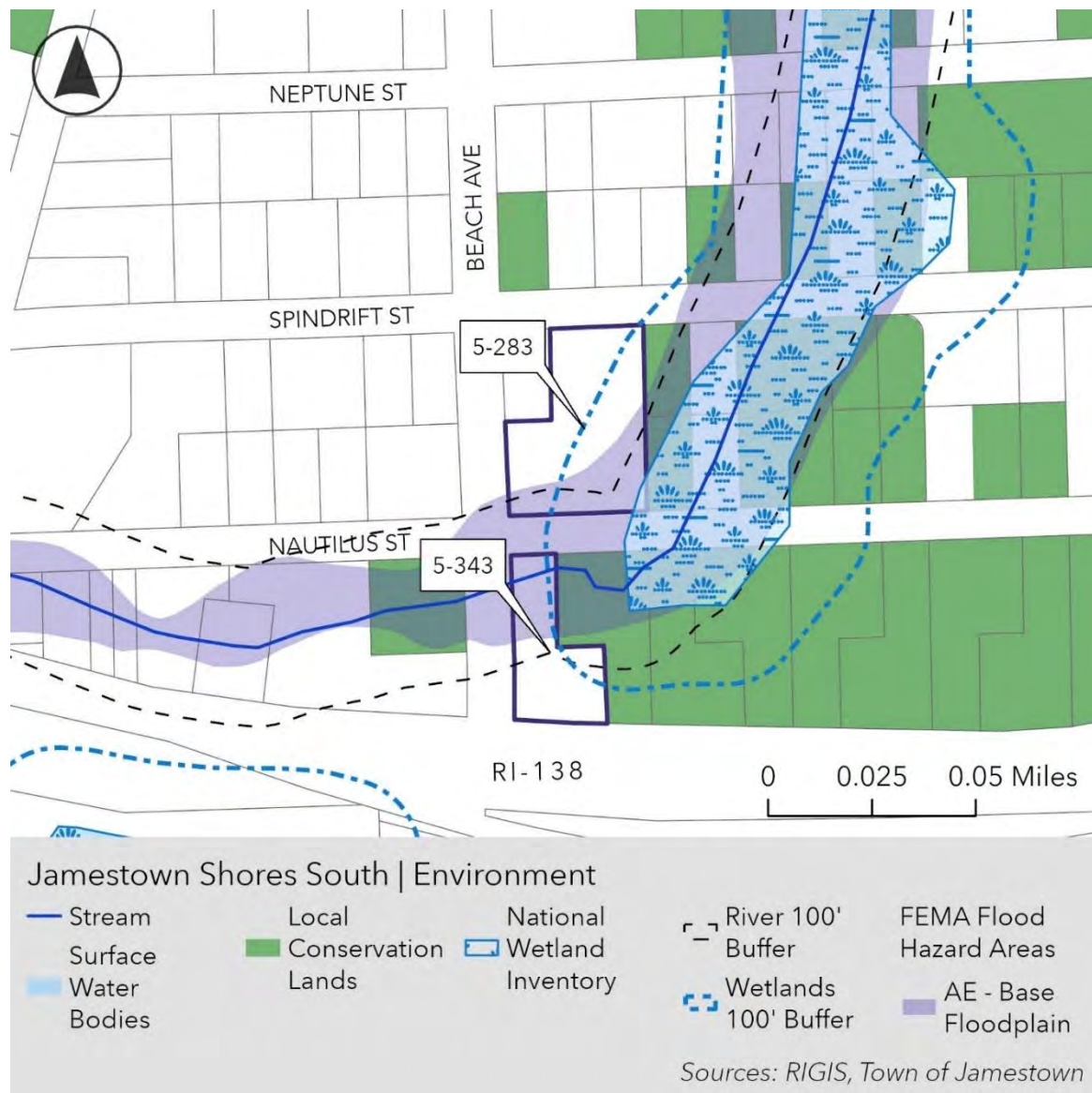


Figure 2-8. Jamestown Shores South Environmental Conditions Map

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#### Overall Assessment:

Jamestown Shores South parcels are highly constrained by wetland and stream buffers, floodplain conditions, high groundwater, legal funding restrictions, invasive vegetation, and limited site access, substantially reducing development feasibility and requiring formal delineation, environmental review, and regulatory coordination before any viable development envelope can be confirmed.

”

### 2.2.3 | East Shore Road (4-12)

4-12 East Shore Road is subject to significant statutory and conservation-related restrictions that effectively eliminate development potential. The parcel is encumbered by a conservation easement held by CILT for the primary purpose of water supply protection, which restricts future development and land use activities to those consistent with resource conservation objectives. In addition, the property is located within a community wellhead protection area, indicating its importance in safeguarding public drinking water resources. As a result, land use on the parcel is subject to heightened regulatory oversight and limitations designed to prevent groundwater contamination and preserve water quality. Collectively, these restrictions establish the parcel as a protected resource area with no opportunity for development.

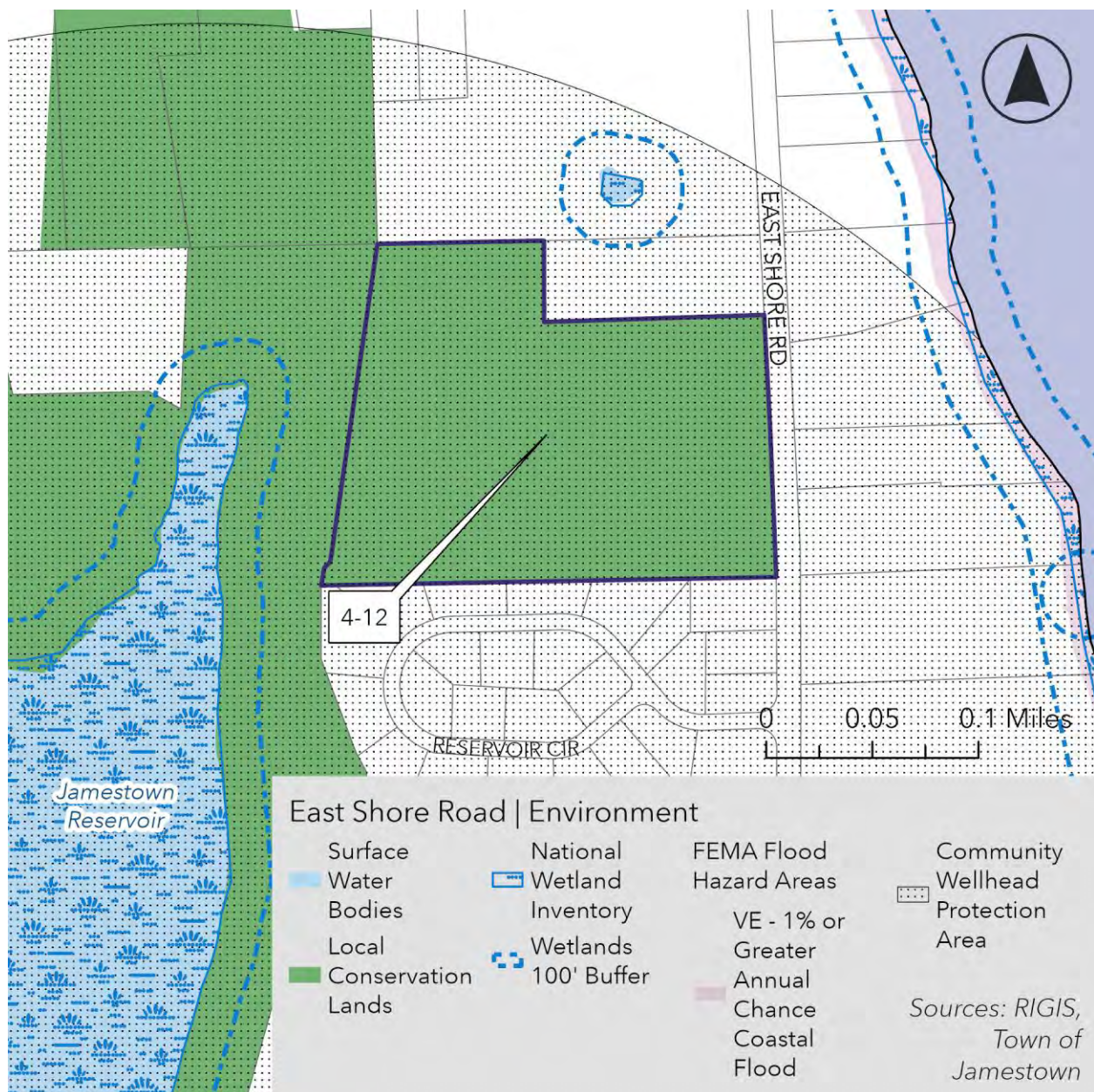


Figure 2-9. East Shore Road Environmental Conditions Map



**Overall Assessment:**

East Shore Road is precluded from consideration for residential development due to a CILT conservation easement, water supply protection restrictions, and its location within a community wellhead protection area.



## **2.2.4 | ROWs #1, 2, and 3 – Highland Park (Southwest Avenue & Hamilton Avenue)**

### **2.2.4.1. Desktop Review**

#### **Legal Constraints – Right-of-Way Status**

These corridors have been included as part of this assessment and are identified as “paper streets” or platted rights-of-way that have not been physically improved or formally accepted as public roadways. As such, these areas generally do not constitute independent legal parcels and are not currently recognized as buildable lots under applicable zoning and subdivision regulations.

The legal status of these rights-of-way introduces a fundamental constraint to development, distinct from environmental limitations identified elsewhere in this report. Any potential use, disposition, or development of these corridors would require additional legal and procedural actions, which may include confirmation of underlying ownership, title review, and coordination with the municipality to determine the status of the right-of-way (e.g., acceptance as a public street, abandonment, discontinuance, or reconfiguration through subdivision).

In their current condition, these paper streets may also be subject to informal use by abutting property owners, including encroachments, maintenance activities, or utility placements, further complicating their status and potential redevelopment. Accordingly, these corridors should be understood as presenting a legal and procedural barrier to development feasibility, requiring resolution prior to consideration of any future use or site planning.

#### **Environmental Constraints**

The sites are in an area that contains or is adjacent to habitat types commonly associated with regulated freshwater wetlands and riparian corridors, including seasonally saturated soils and upland-wetland transition areas. These environments are known to support species of conservation concern in Rhode Island, including spotted turtles (*Clemmys guttata*) and eastern box turtle (*Terrapene carolina*), which rely on interconnected wetland and upland habitats. While the presence of such species was not confirmed during the site visit, the potential for regulated habitat review exists under the Rhode Island Natural Heritage Program and the Endangered Species Act (16 U.S.C. §1531 et seq.) and may be triggered during permitting.

### **2.2.4.2. Site Observation - Vegetation and Invasive Species**

#### **ROW #1 - Southwest Ave to Pleasant View ROW**

The right-of-way extends between Pleasant View Avenue and Southwest Avenue within an established residential neighborhood and is understood to function as a paper street. The Pleasant View Avenue frontage is relatively open and generally level, with access to the corridor provided through an opening in an existing stone fence. This portion of the right-of-way appears to have been informally maintained by abutting residents and shows evidence of incidental residential use, including storage of a boat, yard materials, and accumulated yard waste such as branches and landscaping debris.

In contrast, the Southwest Avenue frontage is more densely vegetated, with shrubs, woody vines, and herbaceous growth limiting visibility into the interior of the corridor. Overall, approximately half of the right-of-way is characterized by dense, unmanaged vegetation, with mature deciduous trees present throughout and vegetation becoming increasingly thick away from the maintained Pleasant View edge. No obvious stream channels, standing water, steep slopes, or exposed ledge were observed from either frontage; however, interior site conditions could not be fully assessed due to limited access and vegetative overgrowth.

Vegetative overgrowth restricts visibility and likely limits access to interior portions of the parcel. The extent of invasive species presence may also contribute to stress on native vegetation and altering natural site conditions.

Development of the property would likely require substantial vegetation clearing, targeted invasive species removal, and comprehensive site preparation prior to construction activities.

At the Southwest Avenue entrance to the right-of-way, the corridor is marked by existing infrastructure, including a utility pole, fire hydrant, and stormwater drain. These features occupy the immediate frontage and would likely need to be avoided, protected, or potentially relocated to accommodate any future use or improvement of the right-of-way. In addition, a vegetated earthen mound is present at the entrance, which may further restrict access and would require grading or removal as part of any site preparation or access improvements.



*Figure 2-10 Photos Southeast Ave entrance to ROW.*

## **ROW #2 - Pleasant View Extension ROW**

The right-of-way extends between Pleasant View Avenue and Southwest Avenue within an established residential neighborhood and is understood to function as a paper street. The Pleasant View Avenue frontage is relatively open and generally level, with access to the corridor provided through an opening in an existing stone fence. This portion of the right-of-way appears to have been informally maintained by abutting residents and shows evidence of incidental residential use, including storage of a boat, yard materials, and accumulated yard waste such as branches and landscaping debris.

In contrast, the Southwest Avenue frontage is more densely vegetated, with shrubs, woody vines, and herbaceous growth limiting visibility into the interior of the corridor. Overall, approximately half of the right-of-way is characterized by dense, unmanaged vegetation, with mature deciduous trees present throughout and vegetation becoming increasingly thick away from the maintained Pleasant View edge. No obvious stream channels, standing water, steep slopes, or exposed ledge were observed from either frontage; however, interior site conditions could not be fully assessed due to limited access and vegetative overgrowth.



*Figure 2-11. Photo of ROW entry and interior maintained wooded area.*



*Figure 2-12 Photo of ROW entry new overlay pavement on Pleasant View.*

### **ROW #3 - Hamilton – Columbia ROW**

The site is currently undeveloped and characterized by dense vegetation, including mixed woodland, shrub thickets, and extensive woody vine growth. Mature deciduous trees are present throughout the site; however, many appear significantly impacted by climbing vines that are overtaking canopy and understory layers. The density of invasive vine growth and thick understory vegetation suggests a prolonged period of limited or inactive land management.

Vegetative overgrowth restricts visibility and likely limits access to interior portions of the parcel. The extent of invasive species presence may also contribute to stress on native vegetation and altering natural site conditions.

Development of the property would likely require substantial vegetation clearing, targeted invasive species removal, and comprehensive site preparation prior to construction activities.



*Figure 2-13 Photo of ROW entry and close view. Unmarked ROW boundaries.*



#### **Overall Assessment:**

These ROWs are constrained by their paper street status, unresolved legal and title requirements, informal abutter use, limited access, overgrown vegetation, existing utility conflicts, and potential habitat review, requiring legal action, site clearing, and regulatory coordination before development feasibility can be confirmed.



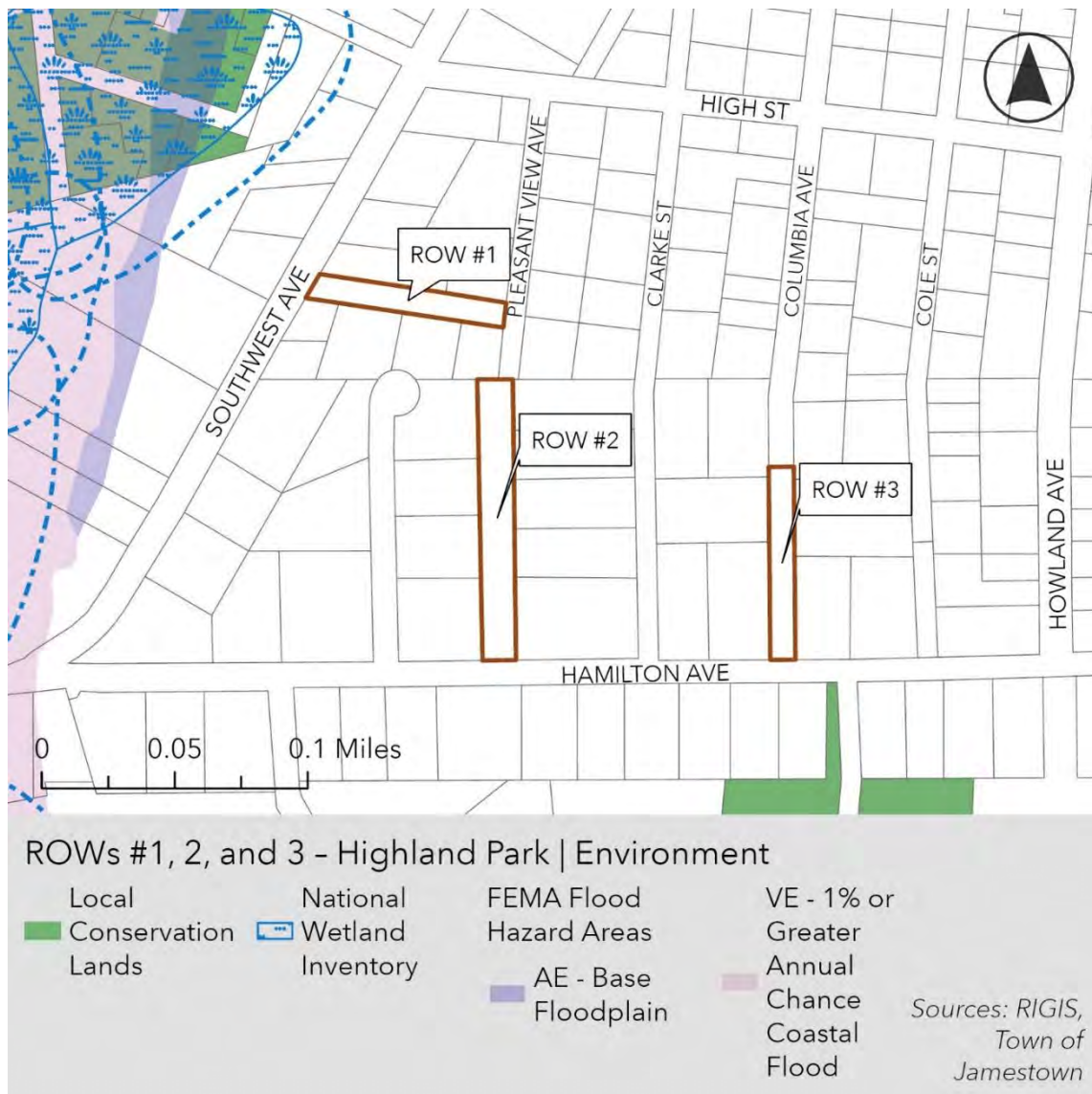


Figure 2-14. ROWs #1, 2, and 3 Environmental Conditions Map

## 2.2.5 | ROW #4 – Stanton Road west of Walcott

### 2.2.5.1. Desktop Review

#### Legal Constraints – Right-of-Way Status

These corridors have been included as part of this assessment and are identified as “paper streets” or platted rights-of-way that have not been physically improved or formally accepted as public roadways. As such, these areas generally do not constitute independent legal parcels and are not currently recognized as buildable lots under applicable zoning and subdivision regulations.

The legal status of these rights-of-way introduces a fundamental constraint to development, distinct from environmental limitations identified elsewhere in this report. Any potential use, disposition, or development of these corridors would require additional legal and procedural actions, which may

include confirmation of underlying ownership, title review, and coordination with the municipality to determine the status of the right-of-way (e.g., acceptance as a public street, abandonment, discontinuance, or reconfiguration through subdivision).

In their current condition, these paper streets may also be subject to informal use by abutting property owners, including encroachments, maintenance activities, or utility placements, further complicating their status and potential redevelopment. Accordingly, these corridors should be understood as presenting a legal and procedural barrier to development feasibility, requiring resolution prior to consideration of any future use or site planning.

The corridor was previously evaluated by the town as a potential land swap opportunity with an abutting property owner; however, that effort did not result in a transaction or change in ownership status.

A portion of the right-of-way has since been improved and utilized for access to adjacent parcels, indicating partial functional use despite its underlying paper street designation. Due to its limited extent, partial encroachment, and prior unsuccessful disposition efforts, further investigation of this corridor was not pursued as part of this assessment, with focus directed to other properties presenting more feasible opportunities.

### **Environmental Constraints**

The site is in an area that abuts a delineated wetland that contains habitat types commonly associated with regulated freshwater wetlands and riparian corridors, including seasonally saturated soils and upland-wetland transition areas. These environments are known to support species of conservation concern in Rhode Island, including spotted turtles (*Clemmys guttata*) and eastern box turtle (*Terrapene carolina*), which rely on interconnected wetland and upland habitats. While the presence of such species is not confirmed, the potential for regulated habitat review exists under the Rhode Island Natural Heritage Program and the Endangered Species Act (16 U.S.C. §1531 et seq.) and may be triggered during permitting.



#### **Overall Assessment:**

This ROW is highly constrained by its paper street status, partial functional use and encroachment, prior unsuccessful disposition efforts, adjacent wetland conditions, and potential habitat review requirements, making it a lower-priority development candidate without further legal, environmental, and municipal coordination.



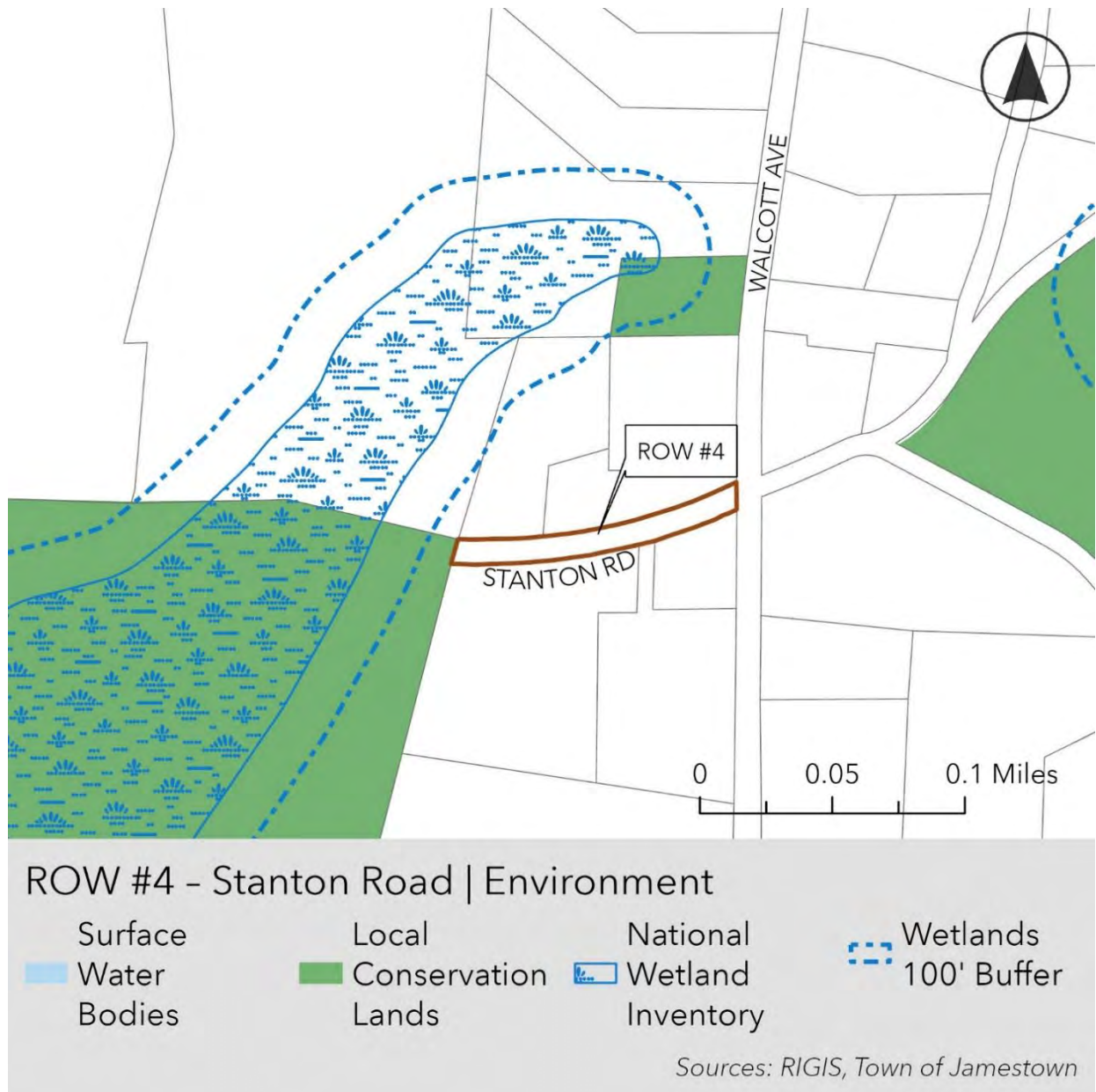


Figure 2-15. ROW #4 Environmental Conditions Map

## 2.2.6 | ROW #5 – Off Florida Avenue

### 2.2.6.1. Desktop Review

The right-of-way located between Mt. Hope Avenue and Florida Avenue is an L-shaped corridor approximately 35 feet in width and 200 feet in length, situated within a developed residential neighborhood. The east-west segment of the corridor is identified as Florida Court, extending between two parcels associated with Auboio. The north-south portion connects Florida Ave. to Mount Hope Ave. Adjacent to the right-of-way is 8-340 Auboio ( $\pm 0.46$  acres), a vacant parcel currently maintained as private lawn and open space and the only abutting lot without an existing structure. Based on its configuration and proximity to this undeveloped parcel, the right-of-way may

present a potential opportunity for access or limited development, particularly if 8–340 Audois was to be developed in the future.

### **Legal Constraints – Right-of-Way Status**

This corridor has been included as part of this assessment and are identified as “paper streets” or platted rights-of-way that have not been physically improved or formally accepted as public roadways. As such, these areas generally do not constitute independent legal parcels and are not currently recognized as buildable lots under applicable zoning and subdivision regulations.

The legal status of these rights-of-way introduces a fundamental constraint to development, distinct from environmental limitations identified elsewhere in this report. Any potential use, disposition, or development of these corridors would require additional legal and procedural actions, which may include confirmation of underlying ownership, title review, and coordination with the municipality to determine the status of the right-of-way (e.g., acceptance as a public street, abandonment, discontinuance, or reconfiguration through subdivision).

In their current condition, these paper streets may also be subject to informal use by abutting property owners, including encroachments, maintenance activities, or utility placements, further complicating their status and potential redevelopment. Accordingly, these corridors should be understood as presenting a legal and procedural barrier to development feasibility, requiring resolution prior to consideration of any future use or site planning.

### **Environmental Constraints**

The sites are in an area that contains or is adjacent to habitat types commonly associated with regulated freshwater wetlands and riparian corridors, including seasonally saturated soils and upland-wetland transition areas. These environments are known to support species of conservation concern in Rhode Island including spotted turtles (*Clemmys guttata*) and eastern box turtle (*Terrapene carolina*), which rely on interconnected wetland and upland habitats. While the presence of such species was not confirmed during the site visit, the potential for regulated habitat review exists under the Rhode Island Natural Heritage Program and the Endangered Species Act (16 U.S.C. §1531 et seq.) and may be triggered during permitting.

#### **2.2.6.2. Site Observation: Vegetation and Invasive Species**

The site is currently undeveloped and characterized by dense vegetation including mixed woodland, shrub thickets, and extensive woody vine growth. Mature deciduous trees are present throughout the parcel; however, many appear significantly impacted by climbing vines that are overtaking both canopy and understory layers. The density of invasive vine growth and thick understory vegetation suggests a prolonged period of limited or inactive land management.

Vegetative overgrowth restricts visibility and likely limits access to interior portions of the parcel. The extent of invasive species presence may also contribute to stress on native vegetation and altering natural site conditions. Development of the property would likely require substantial vegetation clearing, targeted invasive species removal, and comprehensive site preparation prior to any construction activities.

In addition to observed environmental conditions, there is evidence of informal use and encroachment from adjacent properties. Audois has installed signage along the east–west segment

of the right-of-way to discourage unauthorized use or access. Along the north–south corridor, which abuts neighboring residential backyards, there is visible accumulation of yard waste and personal storage, including landscaping debris and miscellaneous materials. These conditions indicate ongoing informal use by abutters and may further complicate access, site control, and future planning considerations.



*Figure 2-16. ROW #5 Florida Ave & Florida Court*



**Overall Assessment:**

This ROW presents a potential assemblage opportunity with the adjacent vacant Abois parcel and benefits from nearby municipal utilities, but its paper street status, narrow L-shaped configuration, informal abutter use, overgrown vegetation, access limitations, and potential habitat review requirements must be resolved before development feasibility can be confirmed.



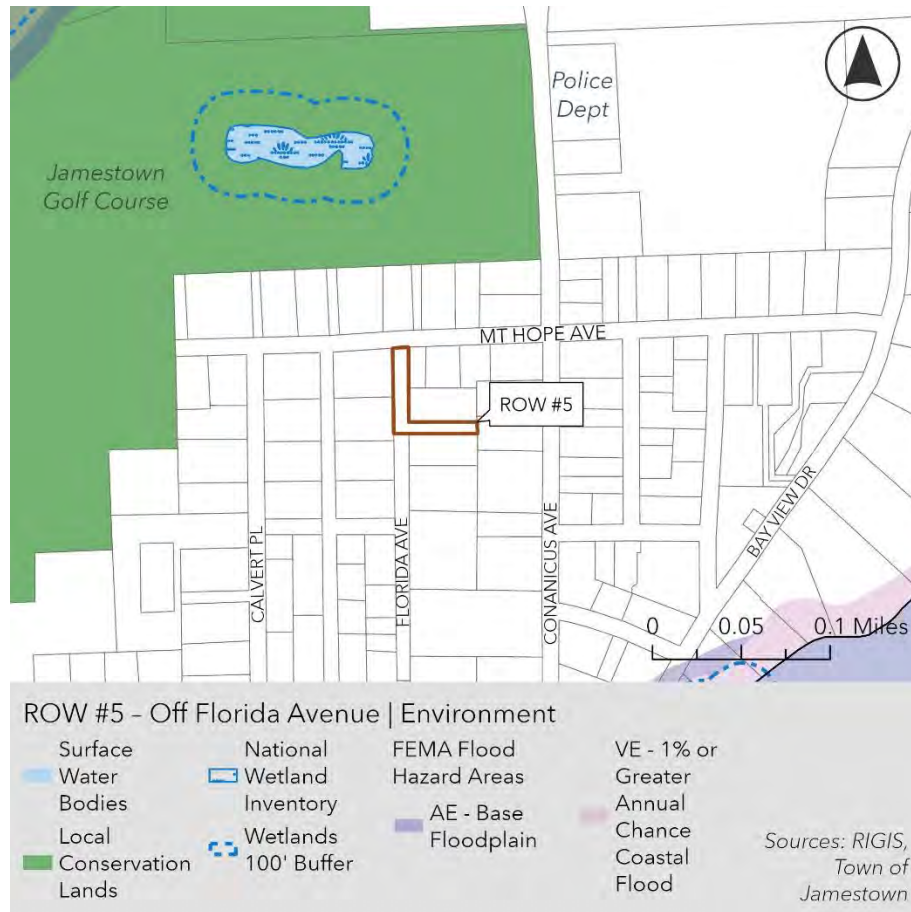


Figure 2-17. ROW #5 Environmental Conditions Map

## 3. Site Evaluation Phase 2

After the first phase of site evaluation, which screened for legal and environmental constraints, the parcel selection was narrowed down to 11 Knowles Street, 15-141 Buoy Street in Jamestown Shores North, 15-273 Garboard Street in Jamestown Shores North, 5-283 Spindrift Street in Jamestown Shores South, and ROWs #1, #2, #3, and #5.

These remaining sites are summarized in Table 3-1.

**Table 3-1. Feasible Parcels After Site Evaluation Phase 1**

|                               | LOCATION     | SIZE     | ZONING | KEY FINDINGS                   |
|-------------------------------|--------------|----------|--------|--------------------------------|
| <b>Jamestown Shores North</b> |              |          |        |                                |
| <b>15-141</b>                 | Buoy St.     | 7,200 SF | R-40   | No municipal sewer/water. OWTS |
| <b>15-273</b>                 | Garboard St. | 7,200 SF | R-40   | No municipal sewer/water. OWTS |

## Jamestown Shores South

|              |               |           |      |                                                                                                                                                                                                                                                                                                                          |
|--------------|---------------|-----------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5-283</b> | Spindrift St. | 20,078 SF | R-40 | <p>No municipal sewer/water. OWTS Stream and wetland identified – <b>Requires Investigation.</b></p> <p>Vacant lot on corner 5 Spindrift St – owned by RI TNPK &amp; BRIDGE AUTHORITY, along with 40 other parcels &amp; paper streets. <b>Investigate land exchange</b> or swaps for dry upland contiguous parcels.</p> |
|--------------|---------------|-----------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Rights of Way

|               |                               |           |      |                                                                                                                                                                   |
|---------------|-------------------------------|-----------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ROW #1</b> | Southeast Ave & Pleasant View | 18,750 SF | R-8  | <p>50' x 375' ROW. Possible cottage development.</p> <p>Municipal sewer/water available</p>                                                                       |
| <b>ROW #2</b> | Hamilton Ave & Pleasant View  | 39,200 SF | R-20 | <p>70' x 560' ROW. Possible cottage development.</p> <p>Municipal sewer/water available.</p>                                                                      |
| <b>ROW #3</b> | Hamilton Ave & Columbia Ave   | 19,000 SF | R-20 | <p>50' x 380' ROW. Possible cottage development.</p> <p>Municipal sewer/water available.</p>                                                                      |
| <b>ROW #5</b> | Off Florida Ave               | 7,000 SF  | R-20 | <p>35' x 200' ROW. Possible cottage development.</p> <p>Municipal sewer/water available.</p> <p>Vacant lot adjacent AUBOIS 8-340, <b>investigate options.</b></p> |

### Overall Assessment:



The remaining feasible sites are limited but strategically important, with the ROW parcels offering the strongest near-term housing potential due to municipal water and sewer access, while the Jamestown Shores parcels require substantial environmental, OWTS, and land exchange evaluation before development feasibility can be confirmed.



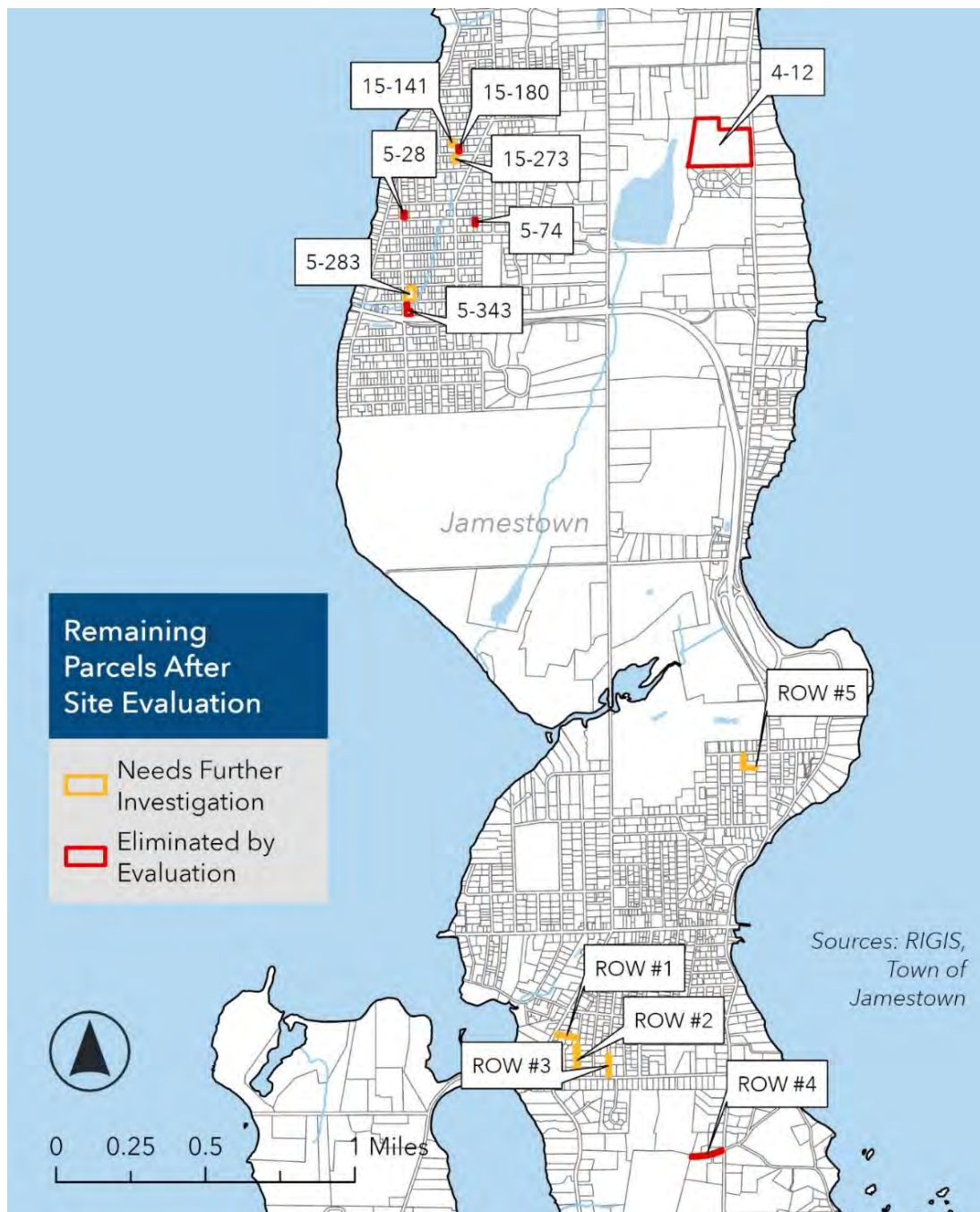


Figure 3-1. Remaining Parcels After Site Evaluation Map  
(Parcels in Red Have Been Eliminated)

## 3.1. Water, Sewer, and Infrastructure Availability

An evaluation of infrastructure and access conditions was conducted for the Town-owned properties to assess their suitability for future use or development. This review included consideration of electric service, water supply, wastewater infrastructure, transportation access and mobility, and telecommunications availability. Observations are based on a combination of desktop review and site visits, with particular attention to the presence or proximity of existing utilities, roadway connections, and any physical or regulatory constraints that may affect serviceability. The findings below summarize the general capacity of each site to support development, as well as potential limitations requiring further investigation or coordination with utility providers and local agencies.

**Table 3-2. Properties for Infrastructure Analysis**

| AP-LOT                  | LOCATION                      | SIZE      | ZONING | KEY FINDINGS                                                                                     |
|-------------------------|-------------------------------|-----------|--------|--------------------------------------------------------------------------------------------------|
| <b>Jamestown Shores</b> |                               |           |        |                                                                                                  |
| <b>North</b>            |                               |           |        |                                                                                                  |
| <b>15-141</b>           | Buoy St.                      | 7,200 SF  | R-40   | No municipal sewer/water. High water table.                                                      |
| <b>15-273</b>           | Garboard St.                  | 7,200 SF  | R-40   | No municipal sewer/water. High water table.                                                      |
| <b>South</b>            |                               |           |        |                                                                                                  |
| <b>5-283</b>            | Spindrift St.                 | 20,078 SF | R-40   | No municipal sewer/water. <b>Stream and wetland identified – Requires further investigation.</b> |
| <b>Rights of Way</b>    |                               |           |        |                                                                                                  |
| <b>ROW #1</b>           | Southeast Ave & Pleasant View | 18,750 SF | R-8    | 50' x 375' ROW                                                                                   |
| <b>ROW #2</b>           | Hamilton Ave & Pleasant View  | 39,200 SF | R-20   | 70' x 560' ROW                                                                                   |
| <b>ROW #3</b>           | Hamilton Ave & Columbia Ave   | 19,000 SF | R-20   | 50' x 380' ROW                                                                                   |
| <b>ROW #5</b>           | Off Florida Ave               | 7,000 SF  | R-20   | 35' x 200' ROW, access challenges                                                                |

## 3.1.1 | Water & Wastewater

### 3.1.1.1. Jamestown Shores

The Jamestown Shores neighborhood does not have access to municipal water or sanitary sewer service, and the three identified developable properties in this area (15-141 Buoy Street, 15-273 Garboard Street, and 5-283 Spindrift Street) must rely on private wells and OWTS to support residential or other uses. As part of this assessment, the feasibility of conventional systems was considered based on parcel size, configuration, and environmental conditions.

#### 15-141 Buoy Street and 15-273 Garboard Street

For several parcels, including 15-141 Buoy Street and 15-273 Garboard Street, dimensional constraints appear to limit compliance with standard OWTS permitting requirements, particularly with respect to setbacks from property boundaries, wells, and environmentally sensitive features. As a result, these sites will not be suitable for traditional subsurface septic systems without regulatory relief or design modifications.

In such cases, alternative (advanced) OWTS technologies may be considered to achieve compliance with Rhode Island Department of Environmental Management (RIDEM) regulations. However, the effectiveness and feasibility of these systems are further influenced by local site conditions. Notably, the widespread presence of high groundwater tables throughout Jamestown Shores presents an additional constraint, as shallow water depths reduce the available separation between leach fields and groundwater.

Due to these conditions, wastewater solutions may require the use of elevated or mounded systems, which are designed to maintain adequate vertical separation from groundwater. While technically feasible, these systems can introduce increased design complexity, higher installation costs, and potential siting limitations, particularly on smaller or irregularly shaped parcels. Collectively, the lack of municipal infrastructure, combined with dimensional and hydrogeologic constraints, represents a significant consideration for development feasibility within this portion of the town.



#### Overall Assessment:

Dimensional limitations, high groundwater, and lack of municipal utilities make conventional OWTS infeasible, requiring advanced or mounded wastewater solutions that may add cost, complexity, and siting constraints.



#### 5-283 Spindrift Street

In addition to the broader infrastructure limitations present within Jamestown Shores, the larger Spindrift Street parcel is subject to additional environmental and regulatory constraints that further limit development potential. The property contains waterway and wetland features, the boundaries of which will require formal delineation to accurately establish applicable regulated buffers under the Rhode Island Freshwater Wetlands Act and local overlay requirements. These buffer zones, combined with the parcel's location within the High-Water Table Overlay District, are likely to be firmly applied and may significantly restrict the available upland area for development. Furthermore, the

siting of private wells and onsite wastewater treatment systems must comply with strict setback requirements and may not encroach across property boundaries or extend into adjacent rights-of-way, including undeveloped corridors previously acquired by the Rhode Island Department of Transportation (RIDOT) for highway and bridge improvements. Collectively, these limitations constrain both the placement and feasibility of essential infrastructure, necessitating detailed environmental analysis and careful site planning to determine any viable development envelope.

A detailed evaluation of these combined environmental and infrastructure constraints is beyond the scope of this assessment and would require formal wetland delineation, engineering analysis, and coordination with regulatory agencies to determine infrastructure placement and development feasibility.



**Overall Assessment:**

Wetland, waterway, high groundwater, and setback constraints significantly limit the parcel's usable development area and require formal delineation, in-depth engineering analysis, and regulatory coordination before feasibility can be confirmed.



### **3.1.1.2. ROWs #1, 2, and 3 – Highland Park (Southwest Avenue & Hamilton Avenue)**

Weston & Sampson's water and wastewater teams conducted a feasibility assessment of the town-owned rights-of-way (ROWs #1, #2, and #3) in Highland Park to evaluate their ability to support future development in terms of water supply and sanitary sewer infrastructure. This assessment considered the availability of existing infrastructure, system capacity, and anticipated service requirements based on conceptual development scenarios.

All three ROWs are located within the town's sewer district and have access to existing municipal sewer infrastructure, with nearby manholes and connections identified for each location. Based on a desktop review and preliminary hydraulic capacity analysis, the existing sewer system, including downstream collection pipes and pump stations (PS 2), was determined to have sufficient capacity to accommodate additional flows associated with potential development at these sites. Estimated wastewater generation for the ROWs ranges from approximately 1,200 to 2,400 gallons per day, which is considered nominal relative to overall system capacity.

Supporting this conclusion, Weston & Sampson's review of system infrastructure indicates that both pump stations 1 and 2 have been evaluated within the past five years and are functioning adequately with no identified capacity limitations, and that the majority of sewer pipes in the study area are in fair to good condition, with ongoing maintenance and rehabilitation planning by the town. In addition, preliminary hydraulic modeling suggests that downstream sewer segments have significant available capacity relative to projected flows, further reinforcing the ability of the system to accommodate modest residential development.

While system capacity appears sufficient, site-specific connection considerations and costs vary significantly by location. ROW #1 benefits from direct proximity to existing sewer infrastructure, requiring minimal extension, with an estimated connection cost on the order of \$80,000. In contrast,

ROWs #2 and #3 would require more extensive sewer extensions, with estimated connection costs of approximately \$252,000 and \$184,000, respectively, reflecting longer service runs and potential system complexity. Notably, ROW #2 may require a low-pressure (grinder pump) system due to site conditions, introducing additional operational and maintenance considerations.

All connection costs presented are conceptual estimates, based on assumed building locations, generalized unit counts, and typical construction costs (approximately \$800 per linear foot of sewer infrastructure). These costs include design, contingency, and associated construction expenses but would require refinement through detailed engineering and survey.

Public water supply is available from the Town of Jamestown; however, detailed evaluation of water main capacity, size, and extension requirements was beyond the scope of this assessment and would require further coordination with the town. Based on the presence of existing development in surrounding neighborhoods, water service is assumed to be generally available, though like sewer, connection feasibility and cost will depend on site-specific conditions.

### **Overall Feasibility Assessment**

From a utility perspective, ROWs #1, #2, and #3 demonstrate generally favorable conditions for development, particularly when compared to other areas of Jamestown Shores that lack municipal sewer infrastructure. Key findings include:

- Sewer capacity is available within the existing collection system and pump stations
- Municipal sewer access is present at or near each ROW
- Projected wastewater flows are modest relative to system capacity
- Connection costs and complexity vary significantly by site

However, these favorable infrastructure conditions must be considered alongside other constraints identified in this report, including zoning limitations, legal status of the ROWs, environmental conditions, and site configuration. As such, while wastewater infrastructure does not represent a prohibitive constraint, it is one component of a broader set of factors influencing development feasibility.

A detailed engineering analysis, including survey, design, and coordination with the town and utility providers, would be required to confirm final connection feasibility, infrastructure requirements, and costs for any specific development proposal.



#### **Overall Assessment:**

ROWs #1, #2 & #3 demonstrate generally favorable utility conditions for development, particularly when compared to other areas of Jamestown Shores that lack municipal sewer infrastructure.



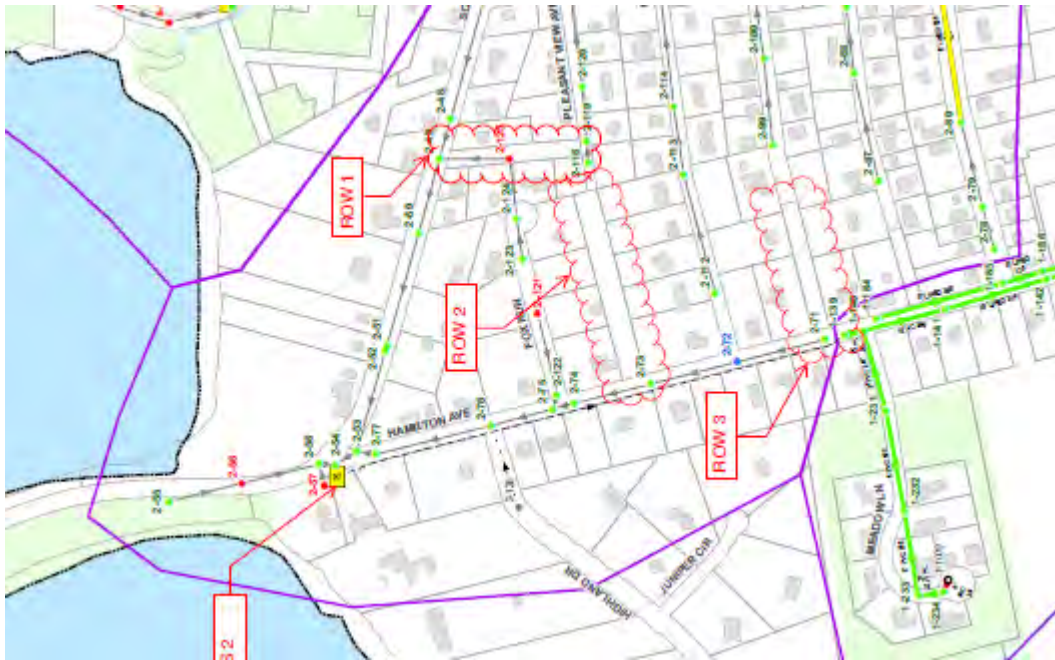


Figure 3-2. Highland Park Sewer Locus Map

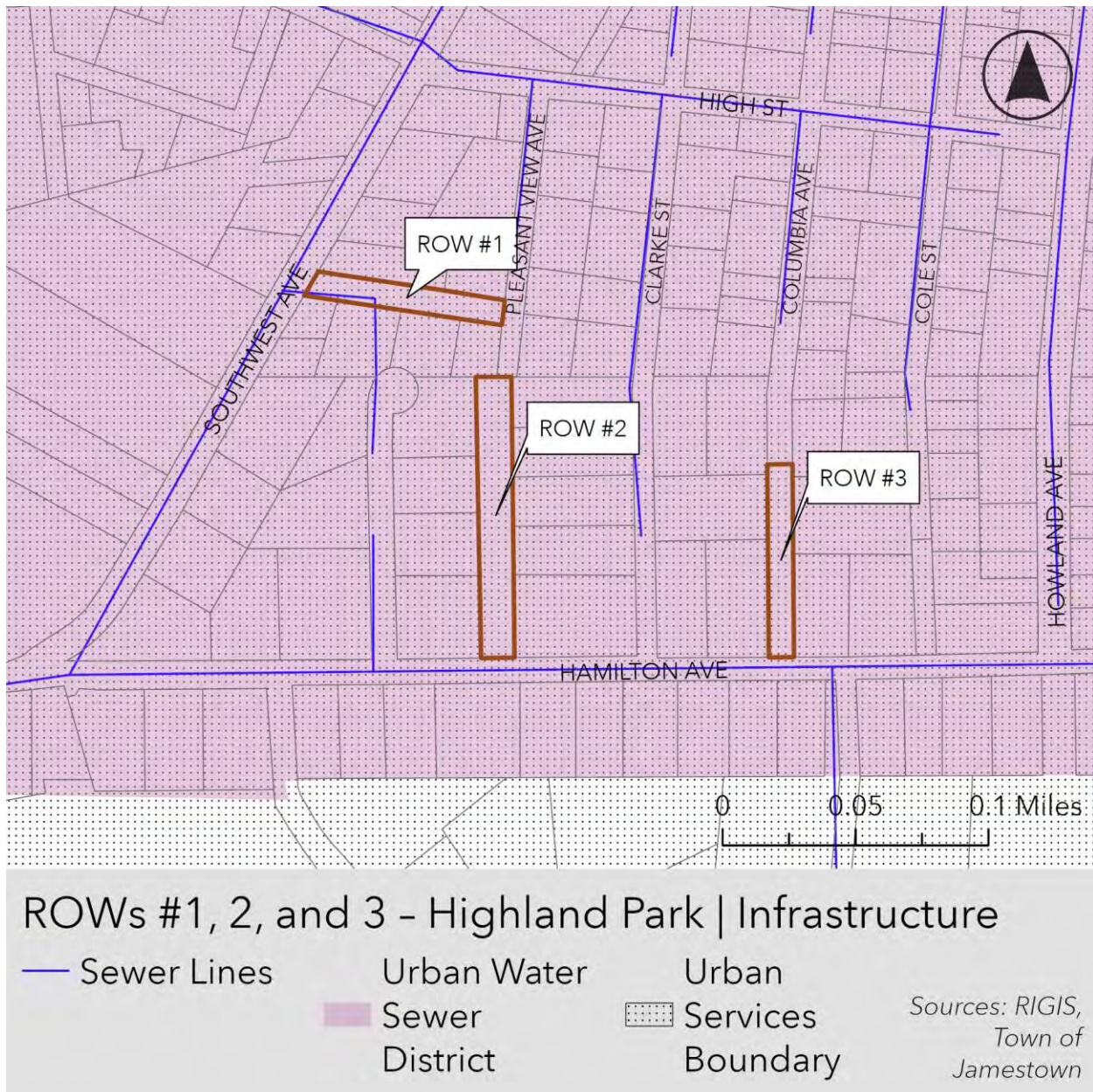


Figure 3-3. ROWs #1, 2, and 3 Infrastructure Conditions Map

### 3.1.1.3. ROW #5 – Off Florida Avenue

Weston & Sampson’s feasibility assessment indicates that ROW #5 (Florida Avenue) is located within the town’s sewer district and has access to existing municipal sewer infrastructure, with the nearest connection point identified at manhole 1-38 within Pump Station 1 service area. Based on preliminary analysis, the existing sewer system – including downstream piping and Pump Station 1, was determined to have adequate capacity to accommodate additional flows associated with potential development at this location.

Projected wastewater generation for the site, based on conceptual development scenarios of up to approximately 8 residential units, is estimated at roughly 2,400 gallons per day, which is considered

nominal relative to overall system capacity. Supporting this conclusion, available inspection data indicates that downstream sewer infrastructure in this area is operating at less than 20% capacity in some segments, suggesting substantial available capacity within the local collection system.

While system capacity is favorable, connection feasibility for ROW #5 is more complex than other ROWs due to site configuration and required infrastructure extension. The L-shaped geometry and limited frontage necessitate a relatively long sewer service connection, with an estimated 365 linear feet of service extension, resulting in a conceptual total connection cost of approximately \$308,000. These costs are higher than other ROWs and reflect the need to extend service deeper into the parcel, as well as associated construction and design considerations.

Public water service is available in the vicinity, with water mains located along Mount Hope Avenue adjacent to the site. However, as with sewer infrastructure, the feasibility of connection—particularly in relation to the ROW's configuration and any integration with adjacent parcels (e.g., 8-340 Auboïs) – would require further engineering evaluation and coordination with the town.

### **Overall Feasibility Assessment**

From a utility perspective, ROW #5 demonstrates adequate underlying infrastructure capacity, but presents greater practical challenges for service extension and site integration compared to the other ROWs evaluated. Key findings include:

- Sewer capacity is available within the existing system and pump station network
- Municipal sewer access is present, but requires longer extension distances
- Projected flows are modest and well within available system capacity
- Connection costs are comparatively higher, driven by site geometry and infrastructure extension
- Water service is nearby, but requires confirmation of service routing and final connection feasibility

Unlike ROWs #1 through #3, ROW #5 benefits from location outside the High-Water Table Overlay District, which may reduce certain subsurface constraints; however, this advantage is offset by the parcel's irregular configuration, legal status as a paper street, and higher infrastructure costs. Overall, while wastewater infrastructure does not represent a limiting constraint, the cost and complexity of utility extensions, combined with zoning and legal considerations, introduce additional challenges to development feasibility. As with the other ROWs, a detailed engineering analysis and utility coordination effort would be required to confirm final design, infrastructure requirements, and associated costs for any proposed development scenario.



#### **Overall Assessment:**

The ROWs demonstrate generally favorable conditions for development, particularly when compared to other areas of Jamestown Shores that lack municipal sewer infrastructure.





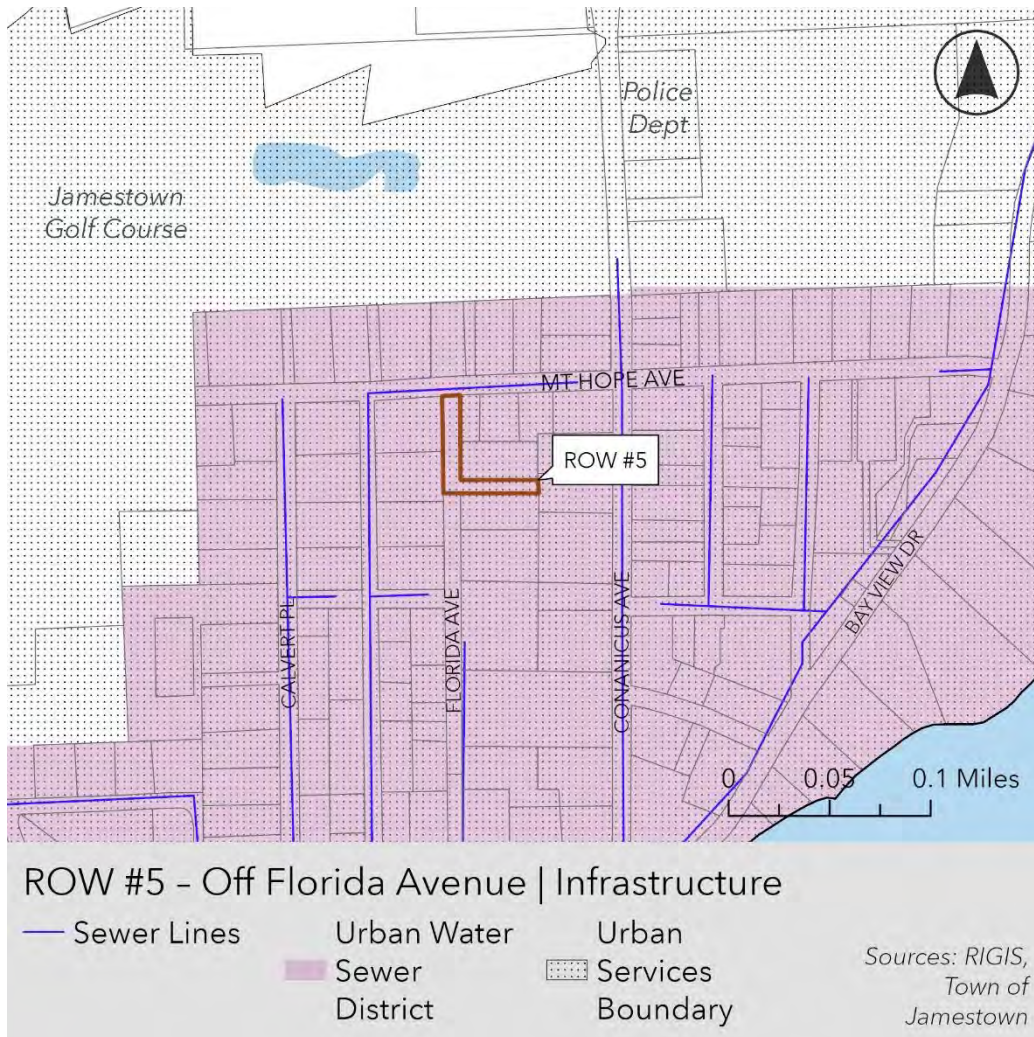


Figure 3-5. ROW #5 Municipal Sewer Conditions Map

### 3.1.2 | Electric Service

Electric service in Jamestown is provided by Rhode Island Energy (RI Energy), which operates the local distribution system and delivers power generated within and outside the state. The town is served as part of the broader ISO New England regional grid, meaning that electricity is transmitted across a multi-state network before being distributed locally.

#### System Overview and Voltage

The electric system in Rhode Island consists of:

- Transmission lines: typically 115 kV and 345 kV, forming the regional backbone for long-distance power delivery [ripuc.ri.gov]
- Distribution system: stepped down to medium-voltage circuits (commonly around 11 kV–35 kV range) for local delivery to homes and businesses

Electricity is delivered through a network of substations and feeders, with Rhode Island having approximately 95 substations statewide, including both transmission and distribution facilities.

## Capacity and Ability to Serve New Development

For new development, applicants are required to submit a New Electric Service request to RI Energy, and all service installation, upgrades, or extensions must be designed and constructed in accordance with applicable utility standards, including the Electric System Bulletin (ESB 750 series). Costs associated with providing electric service are not fixed and are determined on a project-specific basis. Factors influencing these costs include the distance to existing electrical infrastructure, the need for system upgrades such as transformers, poles, or underground distribution, and the anticipated electrical load demand of the proposed development. As a result, the extent of required infrastructure improvements and associated costs can vary significantly depending on site conditions and project scale.

Developers may be responsible for a range of infrastructure improvements necessary to provide electric service, including line extensions, transformer installation, and system upgrades where existing capacity is insufficient. The scope of these requirements is determined through coordination with RI Energy during the service application process. Costs associated with service extensions or system upgrades are evaluated on a case-by-case basis and may be borne in whole or in part by the applicant, depending on the specific demands of the project, existing infrastructure conditions, and overall system requirements.

While regional capacity exists, site-specific capacity constraints may occur, particularly at the distribution feeder level, and must be verified through utility coordination.

### At a macro level, capacity exists to serve additional residential development



Rhode Island's grid is part of a large, interconnected regional system, which provides flexibility in sourcing power.



However, the state is highly dependent on imported electricity (~70%), meaning reliability and capacity depend significantly on transmission infrastructure and regional supply conditions.

### At a local/project level, capacity is not guaranteed and must be confirmed through:



Feeder-level analysis



Interconnection or load studies

## **Service to New Lots / Construction Requirements**

Electric service reliability in Jamestown reflects a combination of local distribution system characteristics and reliance on the broader ISO New England regional grid. At the regional level, Rhode Island benefits from a highly interconnected transmission network operating at 115 kV and 345 kV, which provides redundancy through multiple interstate transmission pathways and allows electricity to be supplied from a wide geographic area. This interconnected system enhances overall grid stability and supports the balancing of supply and demand across New England.

At the local level, however, reliability is more closely tied to the configuration of distribution feeders and substation connections, which can vary by location. In smaller or geographically isolated communities, such as Jamestown, distribution infrastructure may have limited redundancy, and service continuity is often dependent on a smaller number of feeder lines. As a result, localized disruptions, whether from equipment failure, maintenance activities, or storm events, may have a more pronounced impact on service availability compared to more densely networked mainland systems.

More broadly, Rhode Island's electric system is considered generally reliable, but it remains vulnerable to regional transmission constraints and extreme weather events, particularly given the state's significant reliance on imported electricity and exposure to coastal storm conditions. These vulnerabilities can affect both supply availability and transmission reliability during peak demand periods or severe weather.

As an island community, Jamestown is served by a more limited set of transmission crossings and distribution feeders than mainland areas. This configuration can result in reduced redundancy at the local level, meaning that outages or infrastructure constraints affecting key connections may have fewer alternative pathways for service restoration. Consequently, while the regional grid provides an important layer of reliability, local conditions in Jamestown may present additional risks related to system resiliency, particularly during high-demand periods or adverse weather conditions.

Electric service is available to the study area through RI Energy and the ISO New England regional grid. While sufficient generation and regional transmission capacity exist to support additional residential demand, local service availability is dependent on feeder-level capacity and may require project-specific upgrades. Extension of service to undeveloped parcels or rights-of-way would necessitate coordination with the utility and may involve significant installation or upgrading costs. Although the broader grid benefits from regional interconnection, local reliability in Jamestown may be influenced by limited feeder redundancy and the town's island geography, particularly under peak load or severe weather conditions.

### **3.1.3 | Telecommunications**

Telecommunications service in Jamestown is provided through a diverse mix of wired, fixed wireless, and satellite technologies, resulting in generally broad coverage but variable service quality depending on location and provider. The presence of Cox Communications as the primary wired provider offers the most reliable and highest-capacity service, including cable and fiber connections capable of supporting high-speed and multi-gigabit internet in areas where such infrastructure is available. This wired backbone represents the strongest component of the town's telecommunications network.

Supplementing wired service, multiple providers including T-Mobile, Verizon, AT&T, EarthLink, and XNET WiFi, offer fixed wireless (5G and point-to-point) solutions, extending service availability across a large portion of the town. These services improve overall accessibility, particularly in areas lacking wired infrastructure; however, their performance is inherently variable, depending on signal strength, terrain, vegetation, line-of-sight conditions, and network congestion.

Satellite providers, including Starlink, Viasat, and HughesNet, offer near-universal geographic coverage, ensuring that virtually all locations within Jamestown can access some form of broadband service. While satellite connectivity provides an important fallback option, particularly in constrained or undeveloped areas, it is generally associated with higher latency, potential data limitations, and less consistent performance compared to wired alternatives.

Taken together, Jamestown's telecommunications infrastructure demonstrates strong overall coverage and access to multiple service types, but inconsistent performance at the parcel level, particularly in more remote, wooded, or infrastructure-limited areas.



#### Overall Assessment:

Based on availability, provider diversity, and performance variability, telecommunications service in Jamestown can be characterized as:  
"Good with localized variability."



| Strengths                                                                                                                                                                                                                         | VS | Limitations                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Broad coverage across nearly all areas</li><li>• Availability of high-speed wired service in many locations</li><li>• Multiple provider options, including emerging 5G services</li></ul> |    | <ul style="list-style-type: none"><li>• Inconsistent service quality outside core wired service areas</li><li>• Dependence on wireless or satellite in less-accessible locations</li><li>• Performance sensitivity to terrain, vegetation, and network congestion</li></ul> |

For most residential and moderate-density development scenarios, telecommunications service is generally sufficient to support modern connectivity, particularly undeveloped land or paper streets. Service availability, speed, and reliability should be verified at the address level during project planning to confirm suitability for intended use.

### 3.1.4 | Transportation Systems

The Town of Jamestown benefits from regional highway connectivity, multimodal transportation options, and proximity to regional rail and air service, although access remains primarily automobile-dependent due to limited walkability and dispersed transit infrastructure.

#### Highway Access and Regional Connectivity

The primary transportation backbone serving Jamestown is Rhode Island Route 138, a four-lane expressway that traverses Conanicut Island and connects to the mainland via the Jamestown Verrazzano Bridge and Pell Bridge. The study area is located approximately 0.6 miles from an interchange with Route 138, providing efficient access to Newport, North Kingstown, and Interstate 95 corridors. This proximity offers strong regional connectivity for both commuting and goods movement, making the area well-positioned for vehicular access.



*Figure 3-6 Right image: Caliborne Pell Newport Bridge (Adobe Stock / Naya Na)*



*Figure 3-7 Left image: Over Jamestown Verrazzano Bridge, Narragansett Bay (Adobe Stock / Naya Na)*

#### Commuting and Mobility

Commuting patterns in Jamestown are largely car-oriented, with limited alternative transportation modes available for daily use. The Jamestown Shores area has a Walk Score of 0, according to Walk Score®, indicating that nearly all daily errands require the use of a vehicle. The rights-of-way parcels are highly automobile dependent, with the exceptions of Florida and Walcott. Walk Score data for the sites indicate extremely limited pedestrian access to daily destinations, reflecting the absence of nearby commercial services and the low-density residential development pattern and a built environment not conducive to walking as a primary mode of transportation. As a result, residents and workers typically rely on personal vehicles for local and regional travel.<sup>8</sup>

#### Public Transit

Public transportation service is provided primarily through bus service, supplemented by a seasonal Jamestown–Newport ferry. The nearest bus stop, located approximately 0.7 miles from the site, provides access to regional transit routes; however, the distance and pedestrian limitations reduce its practicality for routine use. The ferry terminal offers seasonal connectivity to Newport and serves as a recreational or supplemental transit option than a primary commuting mode.

---

<sup>8</sup> Walk Score. Walk Score Methodology and Location-Based Walkability Data. Available at: <https://www.walkscore.com>. Accessed June 2026.

## Bicycle Infrastructure and Trails

Bicycle access is supported by routes along North Main Road, which serves as a primary north–south corridor through the island. While this provides an important cycling connection, the overall network of dedicated bike lanes and multi-use paths is limited, and infrastructure quality and continuity may vary. As such, cycling functions as a secondary mobility option, more suitable for recreational use or shorter-distance travel.

## Park-and-Ride Facilities

A regional Park & Ride facility is located at the intersection of Route 1A and Route 138, approximately 5 miles from the study area. This facility provides an opportunity for commuters to connect to regional bus services or carpooling options, supporting access to employment centers beyond Jamestown.

## Rail Access

The nearest commuter rail service is available at Wickford Junction Station, approximately a short drive from Jamestown. This station is served by the MBTA Providence/Stoughton Line, providing direct connections to Providence and Boston. While the absence of rail service on the island limits direct transit access, Wickford Junction offers a viable regional transit linkage for longer-distance commuting.

## Air Transportation

Regional air service is provided by Rhode Island T.F. Green International Airport (PVD), located approximately 24 miles from Jamestown. The airport serves as a secondary hub, including a connecting hub for Breeze Airways, and is served by multiple major carriers such as American Airlines, Delta, JetBlue, Southwest, and United. Charter services are also available. PVD provides convenient access to domestic destinations and some seasonal international routes. Airport operations are generally reliable, with only limited weather-related disruptions (estimated 2–5 days over the past three years), reflecting overall system resilience.



*Figure 3-8. Rhode Island T. F. Green International Airport signage, visible northbound on I-95.  
Wikimedia Commons Kenneth C Zirkel*



*Figure 3-9. A view of the aerial walkway that connects T.F. Green Airport MBTA station to the main airport terminal. View is from the parking garage over the station. Wikimedia Commons Pi.1415926535*

## Overall Transportation Assessment

Jamestown offers strong regional highway connectivity and access to regional rail and air transportation, supporting regional mobility and economic linkage. However, the town's transportation system is characterized by:

- High dependence on personal vehicles
- Limited walkability and pedestrian infrastructure
- Moderate availability of public transit with constrained usability
- Supplemental but not comprehensive bicycle infrastructure

While regional accessibility is a strength, local mobility constraints may influence development patterns, emphasizing the need for auto-oriented site planning or targeted investments in alternative transportation infrastructure.



**Overall, transportation conditions can be characterized as:**  
“Good regional access with limited local multimodal connectivity.”



### 3.1.4.1. Jamestown Shores

Buoy Street and Garboard Street are classified as town-owned, moderate-volume roads that run east to west, as shown in the map below. They are connected by north-south Beacon Avenue, also a town-owned, moderate-volume roadway. There are no sidewalks along these roads and no public transit service to this area.



Figure 3-10. Jamestown Shores Roadway Map

### 3.1.4.2. ROWs #1, 2, and 3 – Highland Park

Southwest Avenue and Hamilton Avenue are State Highways with two lanes each. Southwest Avenue has sidewalks on its western side. Hamilton Avenue has sidewalks on its northern side. There are side lanes on the roads denoted by white lines that could be used by bicycles.

Pleasant View Avenue is a town-owned, moderate-volume roadway that ends before connections to the ROWs. The ROW at the end of Columbia Avenue, also a town-owned, moderate-volume roadway, is located where Columbia Avenue does not extend to Hamilton Avenue. There is no public transit service to this area.



Figure 3-11. ROWs #1, 2, and 3 Access and Mobility Map

### 3.1.4.3. ROW #5 – Off Florida Avenue

Florida Avenue is a single lane gravel town-owned, moderate-volume roadway. Conanicus Avenue is a north-south State Highway served by RIPTA Bus Routes 14 and 64 at the corner with Mt. Hope Avenue. There are sidewalks as well as white lines on the roadsides indicating lanes that can serve bicycles on both sides of Conanicus Avenue. Mt. Hope Avenue is a town-owned, moderate-volume roadway with no sidewalks.

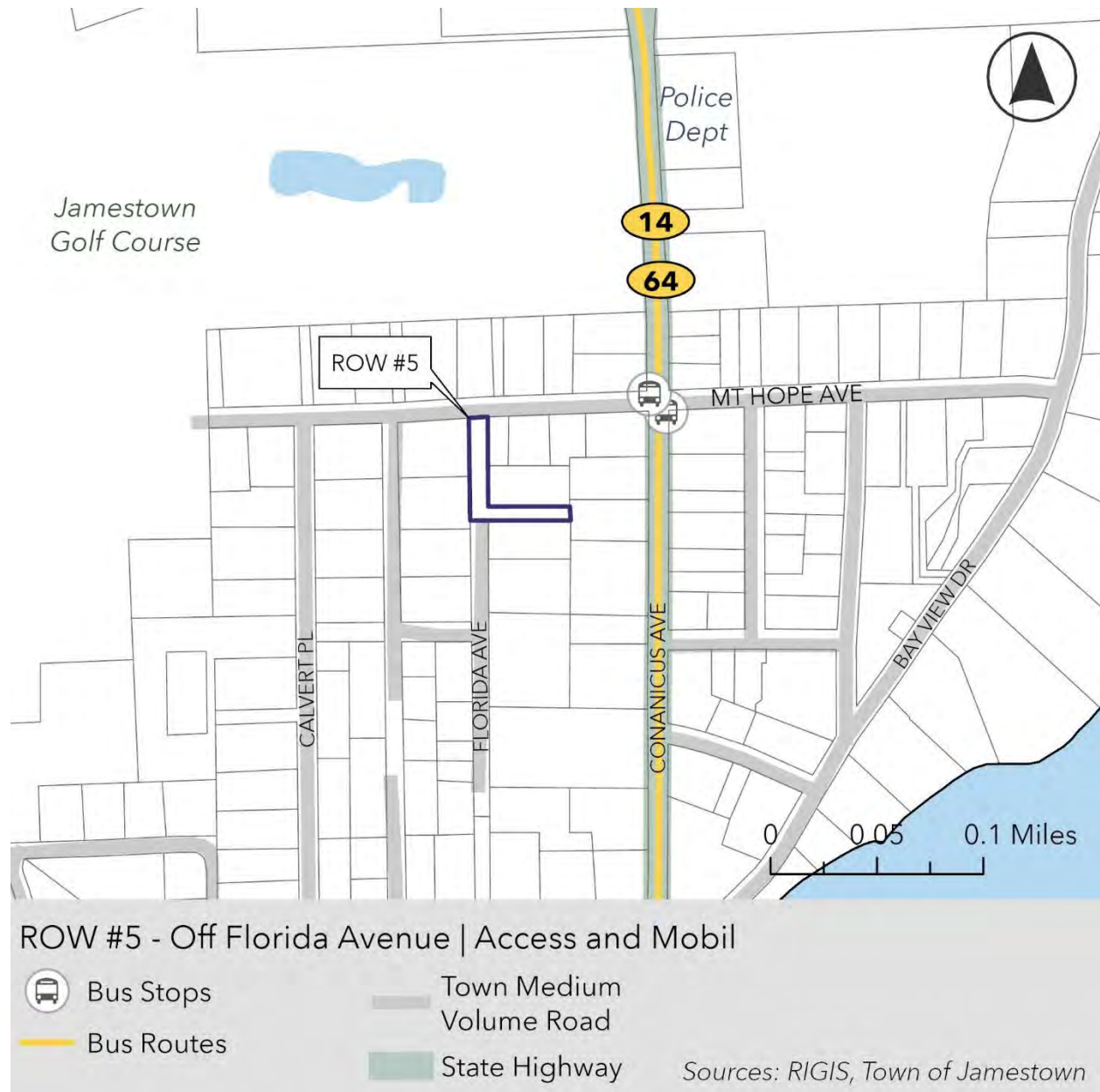


Figure 3-12. ROW #5 Access and Mobility Map

## 4. Zoning and Regulatory Analysis of Site Evaluation Outcomes

This section provides an overview of the zoning and regulatory framework governing the Priority Sites evaluated in this report and establishes the baseline conditions that influence redevelopment potential. The analysis draws on the team's zoning audit matrix and parcel-level review to assess how existing regulations shape both the opportunities and constraints associated with future housing development.

A key regulatory mechanism affecting several Priority Sites is Sec. 82-809, Single Nonconforming Lots of Record (Substandard Lots of Record), which implements R.I. Gen. Laws § 45-24-38. Under this provision, minimum building setbacks, lot frontage, and lot width requirements are automatically reduced by the same proportion that an undersized lot's area meets the applicable district's minimum lot area – provided the lot does not conform to the area requirements of any other zoning district in town, in which case that district's full standards apply instead. This provision is directly relevant to several undersized Priority Sites discussed in the parcel-level analysis below.

The Priority Sites are located across several zoning districts, including Commercial Downtown (CD), Residential-8 (R-8), Residential-20 (R-20), Residential-40 (R-40), and Rural Residential-80 (RR-80). These districts reflect a range of development contexts within Jamestown, from the compact, mixed-use Village center to lower-density residential areas characterized by larger dimensional lot requirements and greater environmental sensitivity. The zoning framework establishes the allowable uses, dimensional standards, and baseline development capacity for each site and serves as the starting point for evaluating redevelopment feasibility. Nuances of recent State land use regulations also affect the framework of possibilities.

In addition to base zoning, overlay districts and regulatory mechanisms play a critical role in shaping development potential. In Article 11, the Jamestown Village Special Development Overlay District and associated A Jamestown Vision: Pattern Book & Design Guidelines for new development compatible with existing village character, by encouraging diverse housing types in areas of town serviced by public sewer and water. These provisions, combined with Article 12 and 16 affordable housing regulations, create opportunities for increased density, reduced dimensional requirements, and other incentives that support affordable housing generally and low- and moderate-income housing development.

Conversely, sites located outside the Village Overlay District, particularly within the Jamestown Shores neighborhoods, are generally subject to the more restrictive use provisions of the R-40 zoning district. In these areas, development feasibility is often influenced as much by environmental and infrastructure constraints as by zoning itself. Factors such as high groundwater, wetland buffers, floodplain conditions, and the absence of municipal sewer and water infrastructure substantially limits achievable density and increases development complexity.

The zoning analysis also incorporates recently adopted provisions under Section 82-1604, which establish a framework of incentives for low- and moderate-income housing development. These incentives, including priority processing, fee reductions, potential density increases, and tax benefits,

apply across multiple zoning contexts but are most effective where site conditions and infrastructure support higher-density development.

Finally, the analysis recognizes that zoning alone does not determine development outcomes. Parcel-specific conditions—including dimensional nonconformities, conservation easements, right-of-way status, and environmental constraints—may either limit or preclude development regardless of underlying zoning allowances. As identified in the zoning audit matrix, several parcels are subject to permanent restrictions, such as conservation easements or Water Resource Fund limitations, which prohibit development entirely and remove those sites from further consideration.

Overall, this section establishes the regulatory context used to evaluate each Priority Site. The zoning framework, when considered in combination with site-specific conditions and available development pathways, provides the foundation for identifying realistic housing opportunities and understanding the constraints that will shape future redevelopment potential.

The sites are summarized in the table below.

**Table 4-1. Properties for Zoning Analysis**

| AP-LOT                        | LOCATION                      | SIZE      | ZONING | KEY FINDINGS                                                                                                                                                                                                                                           |
|-------------------------------|-------------------------------|-----------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Jamestown Shores North</b> |                               |           |        |                                                                                                                                                                                                                                                        |
| <b>15-141</b>                 | Buoy St.                      | 7,200 SF  | R-40   | Nonconforming to dimensional requirements. Setbacks, height restrictions and maximum lot coverage challenges.                                                                                                                                          |
| <b>15-273</b>                 | Garboard St.                  | 7,200 SF  | R-40   | Nonconforming to dimensional requirements. Setbacks, height restrictions and maximum lot coverage challenges.                                                                                                                                          |
| <b>Jamestown Shores South</b> |                               |           |        |                                                                                                                                                                                                                                                        |
| <b>5-283</b>                  | Spindrift St.                 | 20,078 SF | R-40   | Zoned R-40; exceeds R-20 minimum lot area (20,078 SF vs. 20,000 SF), and therefore qualifies to use R-20's full dimensional standards under the Substandard Lot Provision (Sec. 82-908), while remaining subject to R-40's permitted-use restrictions. |
| <b>Rights of Way</b>          |                               |           |        |                                                                                                                                                                                                                                                        |
| <b>ROW #1</b>                 | Southeast Ave & Pleasant View | 18,750 SF | R-8    | Nonconforming to dimensional requirements. Setbacks, height                                                                                                                                                                                            |

| AP-LOT        | LOCATION                     | SIZE      | ZONING | KEY FINDINGS                                                                                                  |
|---------------|------------------------------|-----------|--------|---------------------------------------------------------------------------------------------------------------|
|               |                              |           |        | restrictions and maximum lot coverage challenges.                                                             |
| <b>ROW #2</b> | Hamilton Ave & Pleasant View | 39,200 SF | R-20   | Nonconforming to dimensional requirements. Setbacks, height restrictions and maximum lot coverage challenges. |
| <b>ROW #3</b> | Hamilton Ave & Columbia Ave  | 19,000 SF | R-20   | Nonconforming to dimensional requirements. Setbacks, height restrictions and maximum lot coverage challenges. |
| <b>ROW #5</b> | Off Florida Ave              | 7,000 SF  | R-20   | Nonconforming to dimensional requirements. Setbacks, height restrictions and maximum lot coverage challenges. |

## 4.1. Jamestown Shores North (15-141 Buoy Street, 15-273 Garboard Street)

### 4.1.1 | Zoning

The Buoy Street and Garboard Street parcels are located in the Residential, 40,000 square feet (R-40) zoning district. The R-40 district is intended for low-density residential development, with a minimum lot size of approximately 40,000 square feet required for a single-family dwelling. The Jamestown Shores is an area where nonconforming lots predominate. When undersized parcels are considered for development, the Substandard Lot Provision (Sec. 82-908) allows an automatic reduction of the required lot dimensions.

#### 4.1.1.1. Overlay Districts

The parcels are also located in the High Groundwater Table and Impervious Layer Overlay District (*Article 8, Sec. 82-800.*). The Jamestown Shores is an area with no public sewer and water are available, and the hydrogeologic conditions provide considerable constraint to development.

The parcels do not belong to a National Historic District or State Recommended Historic District.

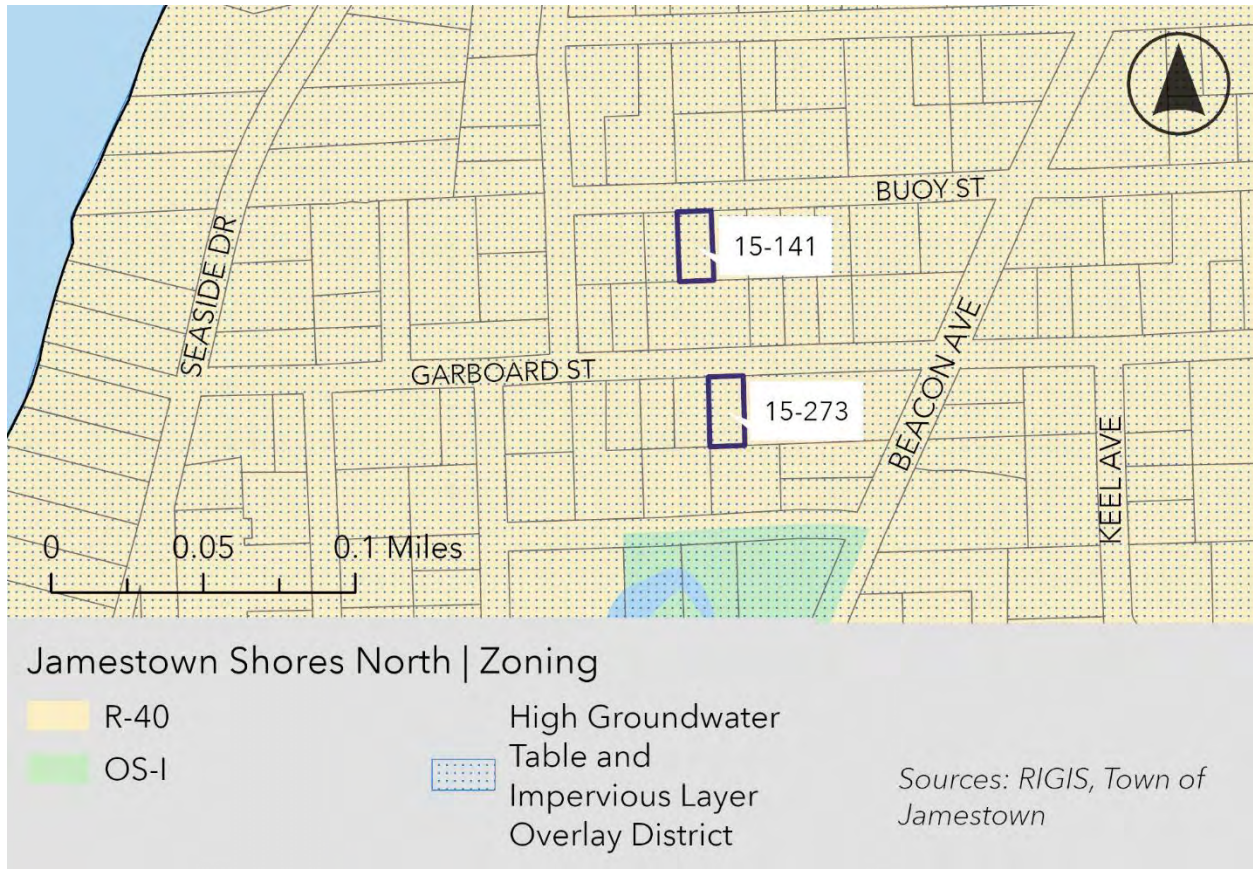


Figure 4-1. Jamestown Shores North Zoning Map

#### 4.1.1.2. Permitted Uses

The residential uses permitted by R-40 are single family dwellings, conservation developments, community residences, family day care homes, and accessory dwelling units.

Assisted living facilities are permitted by Special Use Permit.

Under the current zoning code, R-40 does not permit duplexes, multifamily dwelling developments/structures, or Compact Cottage Development.

#### 4.1.1.3. Dimensional Regulations

The dimensional regulations for single-family dwellings in R-40 are listed in Table 4.2.

|                                                    |
|----------------------------------------------------|
| <b>Table 4.2. Dimensional Regulations for R-40</b> |
|----------------------------------------------------|

| Use                    | Minimum Lot Size |                      | Lot Coverage | Building Height (feet) |           | Minimum Yards (feet) |        |      |      | Accessory Structures (feet) |               |
|------------------------|------------------|----------------------|--------------|------------------------|-----------|----------------------|--------|------|------|-----------------------------|---------------|
|                        | Area (SF)        | Frontage Line (feet) | %            | Principal              | Accessory | Front                | Corner | Side | Rear | Side Lot Line               | Rear Lot Line |
| Single-family dwelling | 40,000           | 150                  | 25           | 35                     | 25        | 40                   | 30     | 20   | 30   | 15                          | 10            |

*Source: Town of Jamestown Ordinance Chapter 82. Zoning Article 6. Application of District Regulations*

**Table 4.3.A. Substandard Lot Provision — 15-141 Buoy St & 15-273 Garboard St**

| Governing Use                              | District Min. (SF) | Actual Size (SF) | Ratio | Frontage (ft) | Front (ft) | Corner (ft) | Side (ft) | Rear (ft) |
|--------------------------------------------|--------------------|------------------|-------|---------------|------------|-------------|-----------|-----------|
| Single-family (only use permitted in R-40) | 40,000             | 7,200            | 0.18  | 27.0          | 7.2        | 5.4         | 3.6       | 5.4       |

Both 15-141 Buoy Street and 15-273 Garboard Street are substandard lots of record under Sec. 82-908. Where a parcel does not conform to the area requirements of any other zoning district in town, the Town confirms a reduced set of dimensional requirements for the applicant: minimum building setbacks, lot frontage, and lot width are each reduced by the same proportion that the lot's area meets the R-40 minimum. At 7,200 SF, both parcels meet approximately 18% of the R-40 minimum lot area (40,000 SF), yielding the reduced standards shown in Table 4.2.A..

### 4.1.2 | Regulatory Analysis

The subject parcels, each approximately 7,200 square feet are able to meet applicable frontage and setback requirements under the reduced standards established above — a 27-foot lot width and setbacks ranging from 3.6 to 7.2 feet — despite their nonconformity with the base R-40 standards.

The regulatory pathway available for redevelopment may be as-of-right, or through Article 16 and the comprehensive permit process. The parcels are potentially eligible for low- and moderate-income housing municipal subsidies, such as density bonus, and incentives including priority processing, fee reductions, density incentives, and potential tax benefits.

The parcels' location within the High Groundwater Table and Impervious Layer Overlay District (*Article 8, Sec. 82-800.*) introduces further limitations related to groundwater protection and wastewater management. Shallow groundwater conditions restrict the feasibility of conventional onsite wastewater treatment systems (OWTS) and may necessitate advanced, elevated, or mounded systems, which require:

- Increased land area for proper siting

- Greater separation distances from wetlands, property boundaries, and water resources
- Careful grading and design to maintain compliance

In particular, 15-273 Garboard Street has a documented 10-inch water table. As a result, the potential for development is significantly constrained by site conditions and limit its practical use. Any future residential development would need to demonstrate that wastewater disposal and well placement can be accommodated while protecting groundwater resources and complying with applicable regulations.

From a zoning and land development perspective, 15-141 Buoy Street presents a modest affordable housing opportunity but faces limitations associated with its R-40 zoning district and lack of municipal infrastructure. While the substandard lot provision allows potential development, the site's long-term viability will depend largely on wastewater disposal and well placement can be accommodated while protecting groundwater resources and complying with applicable regulations. Overall, the opportunities and constraints of 15-141 Buoy Street and 15-273 Garboard Street can be summarized below.

| Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>▪ <b>Single-family as-of-right, and eligible for consideration under the Article 16 comprehensive permit process.</b></li> <li>▪ <b>Low- and moderate-income housing incentives available.</b></li> <li>▪ <b>Located within an established residential neighborhood.</b></li> <li>▪ <b>Potential partnership opportunity with a community land trust or nonprofit housing provider.</b></li> <li>▪ <b>Public ownership may support future affordable housing initiatives.</b></li> <li>▪ <b>Potential CILT land exchange opportunity or further property acquisition to improve development feasibility; or sale for conservation and acquired funds used for other housing</b></li> </ul> |
| Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>▪ <b>Only single-family with ADU permitted.</b></li> <li>▪ <b>Located within the High Groundwater Table and Impervious Layer District. 15-273 Garboard Street has a documented 10-inch water table.</b></li> <li>▪ <b>No municipal water or sewer infrastructure.</b></li> <li>▪ <b>15-141 Buoy Street is located between two CILT conservation easement properties and redevelopment feasibility may depend on successful coordination with CILT.</b></li> <li>▪ <b>Development feasibility is dependent upon proper provision of OWTS and well.</b></li> </ul>                                                                                                                           |

## 4.2. Jamestown Shores South (5-283 Spindrift Street)

### 4.2.1 | Zoning

5-283 Spindrift Street is located in the R-40 zoning district. The R-40 district is intended for low-density residential development, with a minimum lot size of approximately 40,000 square feet required for a single-family dwelling. The Jamestown Shores is an area where nonconforming lots predominate. When undersized parcels are considered for development, the Substandard Lot Provision (Sec. 82-908) allows either an automatic reduction of the required lot dimensions, or, where the parcel independently conforms to another district's area requirement, application of that district's full dimensional standards. .

#### 4.2.1.1. Overlay Districts

The parcel is also located in the High Groundwater Table and Impervious Layer Overlay District (*Article 8, Sec. 82-800*) This district encompasses areas where nonconforming lots predominate, no public sewer and water are available and the hydrogeologic conditions provide considerable constraint to development.

The parcel does not belong to a National Historic District or State Recommended Historic District.

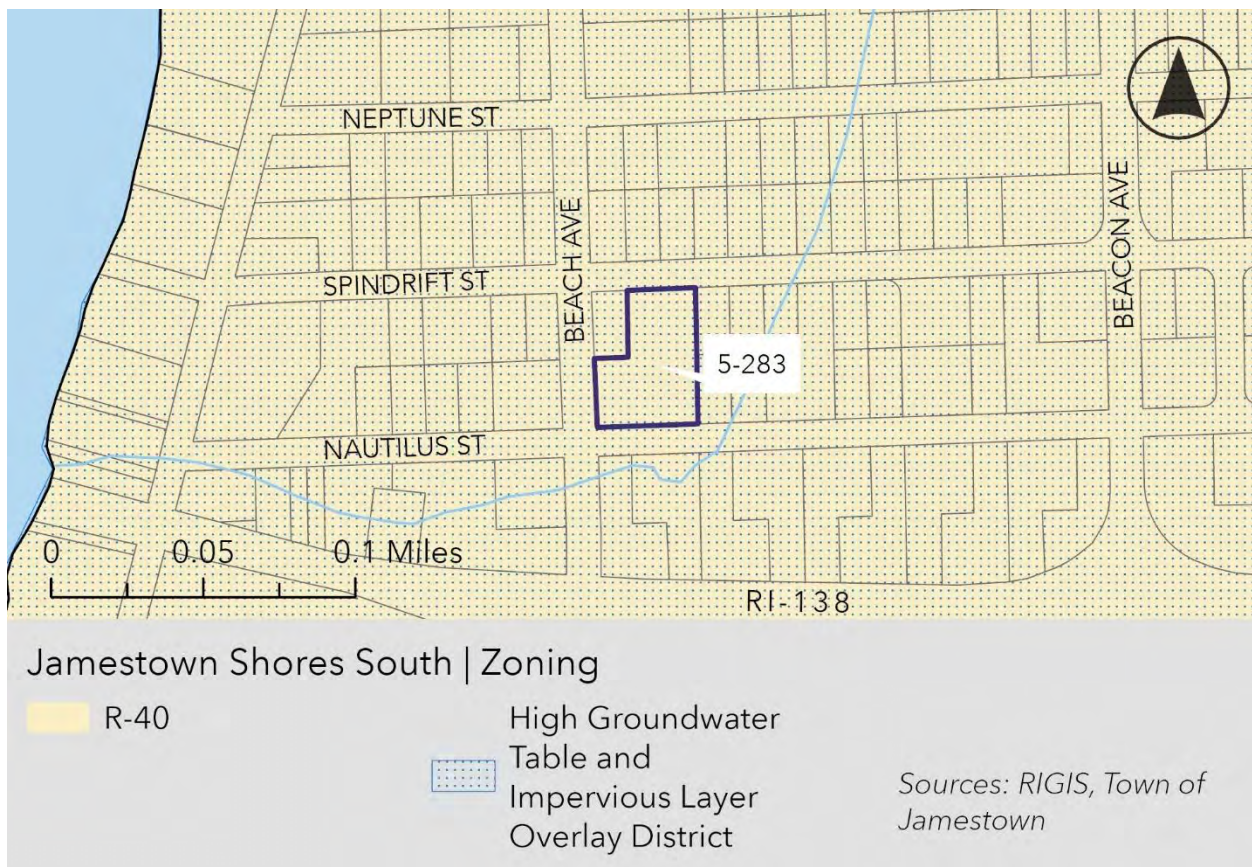


Figure 4-2. Jamestown Shores South Zoning Map

#### 4.2.1.2. Permitted Uses

The residential uses permitted by R-40 are single family dwellings, conservation developments, community residences, family day care homes, and accessory dwelling units.

Assisted living facilities are permitted by Special Use Permit.

Under the current zoning code, R-40 does not permit duplexes, multifamily dwelling developments/structures, or Compact Cottage Development.

#### 4.2.1.3. Dimensional Regulations

The dimensional regulations for single-family dwellings in R-40 are listed in Table 4.2. Dimensional Regulations for R-40.

**Table 4.2.B. Substandard Lot Provision — 5-283 Spindrift St**

| Governing Use                              | District Min. (SF) | Actual Size (SF) | Ratio                        | Frontage (ft) | Front (ft) | Corner (ft) | Side (ft) | Rear (ft) |
|--------------------------------------------|--------------------|------------------|------------------------------|---------------|------------|-------------|-----------|-----------|
| Single-family (only use permitted in R-40) | 20,000             | 20,078           | Conforms with R-20 standards | 100           | 30         | 15          | 10        | 15        |

At 20,078 square feet, 5-283 Spindrift Street exceeds the 20,000 square-foot minimum lot area required for the R-20 zoning district. Under Sec. 82-908 / RIGL 45-24-38(b)(1), a substandard lot that independently conforms to the area requirement of another zoning district in town is entitled to that district's full dimensional standards, rather than a proportional reduction of its own district's requirements. On this basis, 5-283 Spindrift Street qualifies to apply the full R-20 dimensional standards shown in Table 4.2B, while remaining zoned R-40 for purposes of permitted use.

#### 4.2.2 | Regulatory Analysis

5-283 Spindrift Street consists of approximately 20,078 square feet and is nonconforming under current zoning requirements. The parcel is affected by several physical constraints, including identified stream and wetland resources, a required 100-foot buffer, and FEMA floodplain conditions affecting portions of the property, as shown in Figure 2-8. Jamestown Shores South Environmental Conditions Map.

The parcel is not served by municipal water or sewer infrastructure and would require private utility systems and on-site wastewater treatment. Although the parcel's size and applicable dimensional standards provides greater flexibility than the smaller Shores lots, environmental constraints substantially influence the amount of land available for future development.

The parcel is further constrained by its inclusion in the High Groundwater Table and Impervious Layer Overlay District (*Article 8, Sec. 82-800*), as well as the presence of wetlands and an associated stream corridor with regulated buffer areas. While the parcel is larger than other sites evaluated, these combined zoning and environmental conditions significantly limit its development potential, particularly for higher-density development or low- and moderate-income housing..

Under R-40 zoning, development is intended to remain low-density, with a minimum lot size of approximately 40,000 square feet required for single-family dwellings. Although the overall parcel may approach or exceed this threshold in gross area, the presence of wetlands, stream corridors, and associated regulatory buffers (typically 100 feet, or up to 200 feet depending on stream width) substantially reduces the amount of usable upland area available for development. As a result, the effective buildable area is significantly constrained, limiting the potential for subdivision or multiple dwelling units under conventional zoning.

In addition to environmental constraints, standard R-40 dimensional requirements further restrict development, including:

- A reduced lot width of 27.0 feet and setbacks of 7.2 feet (front), 5.4 feet (corner), 5.4 feet (rear), and 3.6 feet (side), as calculated under the Substandard Lot Provision (Sec. 82-908)
- Limited buildable envelope once these reduced setbacks are applied against the remaining upland area outside wetland and stream buffers
- Coordination required between the reduced dimensional standards and OWTS siting requirements discussed below

These requirements must be accommodated within a reduced upland envelope, often resulting in limited siting flexibility and a constrained building footprint even for a single residence. Although the parcel is larger than many of the other residential lots evaluated, zoning flexibility alone may not overcome the site constraints identified in the matrix.

The parcel's location within the High Groundwater Table and Impervious Layer Overlay District (*Article 8, Sec. 82-800*) introduces further limitations related to groundwater protection and wastewater management. Shallow groundwater conditions restrict the feasibility of conventional onsite wastewater treatment systems (OWTS) and may necessitate advanced, elevated, or mounded systems, which require:

- Increased land area for proper siting
- Greater separation distances from wetlands, property boundaries, and water resources
- Careful grading and design to maintain compliance

When combined with wetland buffers and setbacks, these OWTS requirements further reduce the available area for development and may create conflicts between required infrastructure and environmental constraints.

Unlike several of the other candidate sites, there are substantial environmental constraints that may limit the practical use of density bonuses otherwise available through Article 16. Stream and wetland resources, associated buffer requirements, and FEMA floodplain conditions will likely require detailed environmental review before redevelopment feasibility can be determined.

Overall, the opportunities and constraints of 5-283 Spindrift Street can be summarized below.

| Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>▪ <b>Larger parcel size than many other residential candidates.</b></li><li>▪ <b>May qualify for affordable housing incentives including priority processing and fee reductions.</b></li><li>▪ <b>Potential partnership opportunity with a community land trust or nonprofit housing provider.</b></li><li>▪ <b>Additional land area may provide greater flexibility for site planning.</b></li></ul>                                                                                                                                                           |
| Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"><li>▪ <b>Nonconforming lot within the R-40 district.</b></li><li>▪ <b>Stream and wetland resources with associated 100-foot buffer requirements.</b></li><li>▪ <b>FEMA floodplain conditions affect a portion of the site.</b></li><li>▪ <b>No municipal water or sewer infrastructure.</b></li><li>▪ <b>Not located within the Village Special Development District.</b></li><li>▪ <b>Environmental constraints substantially reduce developable area.</b></li><li>▪ <b>Detailed environmental review required prior to redevelopment consideration.</b></li></ul> |

## 4.3. ROW #1 Southwest Avenue to Pleasant View Avenue

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### 4.3.1 | Zoning

ROW #1 Southwest Avenue to Pleasant View Avenue is located in the Residential, 8,000 square feet (R-8) district. This high-density residential district provisions are intended to maintain the neighborhood integrity of traditionally densely developed sections of the Jamestown Village.

#### 4.3.1.1. Overlay Districts

This parcel is part of the Jamestown Village Special Development Overlay District which incentivizes new development compatible with existing village character, encourages diverse housing types in this area of town serviced by public sewer and water.

The parcel does not belong to a National Historic District or State Recommended Historic District.

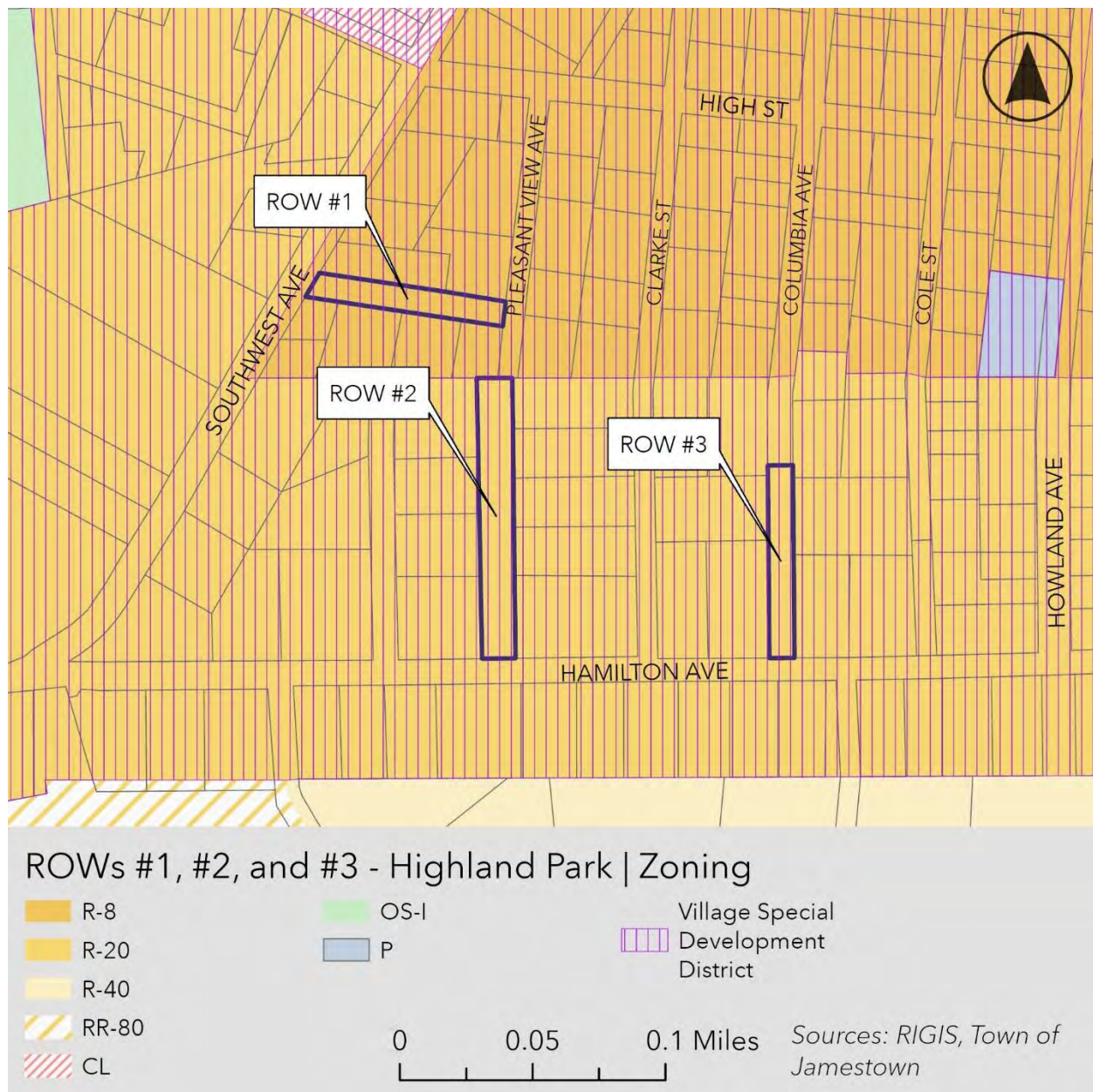


*Figure 4-3. ROWs #1, #2, and #3 Zoning Map*  
 ROW #1 is zoned R-8, directly addressed in Section 4.3  
 ROW #2 & #3 are zoned R-20, directly addressed in Section 4.4.

#### **4.3.1.2. Permitted Uses**

The residential uses permitted by R-8 are single-family dwellings, two-family dwellings or duplexes, community residences, family day care homes, accessory dwelling units, and Compact Cottage Development (CCD). CCD is only allowed as long as the development is connected to public water and sewer.

Multifamily dwelling developments/structures are permitted by Special Use Permit.

### 4.3.1.3. Dimensional Regulations

The dimensional regulations for R-8 are listed in Table 4.4.

**Table 4.4. Dimensional Regulations for R-8**

| Use                    | Minimum Lot Size |                      | Lot Coverage | Building Height (feet) |                                   | Minimum Principal Building Setbacks (feet) |           |      |      | Minimum Accessory Structures Setback (feet) |      |      |
|------------------------|------------------|----------------------|--------------|------------------------|-----------------------------------|--------------------------------------------|-----------|------|------|---------------------------------------------|------|------|
|                        | Area (SF)        | Frontage Line (feet) | %            | Principal              | Accessory                         | Front                                      | Secondary | Side | Rear | Front                                       | Side | Rear |
| Single-family dwelling | 8,000            | 80                   | Max. 30      | 35                     | Two stories max. at 25 feet total | 18                                         | 9         | 7    | 30   | Princ. +5                                   | 7    | 10   |
| Duplex                 | 12,000           | 80                   | Max. 30      | 35                     | Two stories max at 25 feet total  | 18                                         | 9         | 7    | 30   | Princ. +5                                   | 7    | 10   |
| Multi-family dwelling  | 25,000           | 80                   | Max. 30      | 35                     | Two stories max at 25 feet total  | 18                                         | 9         | 7    | 30   | Princ. +5                                   | 7    | 10   |

*Source: Town of Jamestown Ordinance Chapter 82. Zoning Article 6. Application of District Regulations*

**Table 4.3.A. Substandard Lot Provision — ROW #1**

| Governing Use | District Min. (SF) | Actual Size (SF) | Ratio    | Frontage (ft) | Front (ft) | Corner (ft) | Side (ft) | Rear (ft) |
|---------------|--------------------|------------------|----------|---------------|------------|-------------|-----------|-----------|
| Single-family | 8,000              | 18,750           | Conforms | 80            | 18         | 9           | 7         | 30        |
| Duplex        | 12,000             | 18,750           | Conforms | 80            | 18         | 9           | 7         | 30        |
| Multi-family  | 25,000             | 18,750           | 0.75     | 60.0          | 13.5       | 6.75        | 5.25      | 22.5      |

*Note: area conformance under single-family/duplex does not resolve the parcel's separate 50 ft actual width against the 80 ft standard*

At 18,750 square feet, ROW #1 exceeds the 8,000 square-foot minimum lot area for single-family use, and the 12,000 square-foot minimum for duplex use, in the R-8 district — in both cases failing the area-based nonconformity test under the Substandard Lot Provision (Sec. 82-908 / RIGL 45-24-38). Under multi-family use (25,000 SF minimum), however, the parcel does not conform on

area, and the standard Sec. 82-908 proportional reduction applies directly, as shown in Table 4.3A.

For single-family and duplex use, the parcel's deficiency is one of width, not area — its approximately 50-foot width falls well short of the 80-foot frontage standard in Table 4.3. Whether Sec. 82-908's dimensional relief can be applied by analogy to a width deficiency on an otherwise area-conforming lot, or whether relief would instead come through a different mechanism (e.g., Sec. 82-602.4, Reduction of Street Frontage Regulations), has not yet been confirmed and remains an open question pending further review. This analysis is further contingent on ROW #1 first being legally established as a buildable lot of record — see Regulatory Analysis below..

### **4.3.2 | Regulatory Analysis**

ROW #1 is an approximately 18,750-square-foot right-of-way parcel located at Southwest Avenue and Pleasant View within the Highland Park neighborhood. The parcel is located within a densely developed village section in the R-8 zone, where infill development should maintain neighborhood character and reinforce the existing residential pattern.

The parcel measures approximately 50 feet by 375 feet and appears to meet the dimensional requirements for a duplex affordable housing lot, but not a multi-family dwelling, under Article 11. Jamestown Village Special Development District. In addition, the corridor's 50-foot width does not meet the 80-foot minimum and this alone does not trigger the substandard lot provisions. Applicable setback requirements, including front, rear, and side yard setbacks, would require a similar reduction to provide a potentially practical building envelope.

The site is further constrained by its status as a paper street (unimproved right-of-way). It does not currently exist as a legal buildable lot, and the dimensional and Substandard Lot Provision analysis above applies only if and when ROW #1 is legally converted into a nonconforming lot of record — through subdivision, abandonment, or other municipal action resolving its ownership and legal status.

Existing utility infrastructure at the Southwest Avenue frontage, including a utility pole, fire hydrant, and stormwater drainage elements, reduces usable access and may require avoidance or relocation. An alternative may be access from Pleasant View.

As currently configured, ROW #1 is highly constrained and is only possibly suitable for duplex development by right, due to insufficient lot size and width, legal status as a paper street, and the cumulative effect of zoning and site limitations. Should multi-family development be desired, a Special Use Permit would be required. Site development would require a combination of zoning relief, legal reconfiguration, and discretionary approvals, making feasibility uncertain. Overall, the opportunities and constraints of ROW #1 Southwest Avenue to Pleasant View Avenue can be summarized below.

| Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>▪ <b>Located within the Village Special Development District.</b></li> <li>▪ <b>Eligible for duplex development and Compact Cottage Development under R-8.</b></li> <li>▪ <b>Qualifies for Article 11 Low- and Moderate-Income Housing lot provisions.</b></li> <li>▪ <b>Eligible for affordable housing incentives including priority processing, fee waivers or reductions, density increase eligibility, parking waiver eligibility if near transit, and potential property tax exemption.</b></li> <li>▪ <b>Strong candidate for partnership with a community land trust or nonprofit housing provider.</b></li> </ul> |
| Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"> <li>▪ <b>Right-of-way legal status must be confirmed before development can proceed.</b></li> <li>▪ <b>Long, narrow parcel configuration may influence site design.</b></li> <li>▪ <b>Infill development should be designed to maintain neighborhood character.</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                 |

In this context, the town may consider proactive planning strategies to address similar constrained and irregular parcels. One potential approach would be the creation of an Infill Development Overlay District or comparable zoning tool tailored to:

- Enable the adaptive reuse of paper streets and irregular lots,
- Provide targeted dimensional flexibility, and
- Incentivize or restrict such flexibility to affordable housing development only.

Such a tool could help align regulatory structure with local LMI housing objectives while maintaining appropriate review standards and neighborhood compatibility.

## 4.4. ROW #2 & ROW #3 off Hamilton Ave

### 4.4.1 | Zoning

ROW #2 Hamilton Ave & Pleasant View and ROW #3 Hamilton Ave & Columbia Ave are located in the Residential, 20,000 square feet (R-20) district, as shown in Figure 4-3. ROWs #1, #2, and #3 Zoning Map. This district is intended to allow controlled growth in outlying areas of the village which are served by municipal water and/or sewer.

#### 4.4.1.1. Overlay Districts

Both parcels are part of the Jamestown Village Special Development Overlay District which incentivizes new development compatible with existing village character, encourages diverse housing types in this area of town serviced by public sewer and water..

Neither parcel belongs to a National Historic District or State Recommended Historic District.

#### 4.4.1.2. Permitted Uses

The residential uses permitted by R-20 are single-family dwellings, conservation developments, two-family dwellings or duplexes, community residences, family day care homes, accessory dwelling units, and Compact Cottage Development.

Multifamily dwelling developments/structures and assisted living facilities are permitted by Special Use Permit.

#### 4.4.1.3. Dimensional Regulations

The dimensional regulations for R-20 are listed in [Table 4.5](#).

Table 4.5. Dimensional Regulations for R-20

| Use                    | Minimum Lot Size |                      | Lot Coverage | Building Height (feet) |                                   | Minimum Principal Building Setbacks (feet) |           |      |      | Minimum Accessory Structures Setbacks (feet) |      |      |
|------------------------|------------------|----------------------|--------------|------------------------|-----------------------------------|--------------------------------------------|-----------|------|------|----------------------------------------------|------|------|
|                        | Area (SF)        | Frontage Line (feet) |              | Principal              | Accessory                         | Front                                      | Secondary | Side | Rear | Front                                        | Side | Rear |
| Single-family dwelling | 20,000           | 100                  | Max. 25      | 35                     | Two stories max. at 25 feet total | 30                                         | 15        | 10   | 30   | Princ. +5                                    | 10   | 10   |
| Duplex                 | 30,000           | 100                  | Max. 25      | 35                     | Two stories max at 25 feet total  | 30                                         | 15        | 10   | 30   | Princ. +5                                    | 10   | 10   |
| Multi-family dwelling  | 80,000           | 100                  | Max. 25      | 35                     | Two stories max at 25 feet total  | 30                                         | 15        | 10   | 30   | Princ. +5                                    | 10   | 10   |

Source: *Town of Jamestown Ordinance Chapter 82. Zoning Article 6. Application of District*

At 39,200 square feet, ROW #2 exceeds the 20,000 square-foot minimum lot area for single-family use, and the 30,000 square-foot minimum for duplex use, in the R-20 district — in both cases failing the area-based nonconformity test under the Substandard Lot Provision. Under multi-family

use (80,000 SF minimum), however, the parcel does not conform on area, and the standard Sec. 82-908 proportional reduction applies directly, as shown in Table 4.4A.

ROW #3, at approximately 19,000 square feet, does not conform on area against any of the three use minimums, and qualifies for the standard Sec. 82-908 / RIGL 45-24-38 proportional reduction across single-family, duplex, and multi-family use alike, as shown in Table 4.4B.

**For single-family and duplex use, however, both parcels' primary deficiency is width — approximately 70 feet (ROW #2) and 50 feet (ROW #3) against the 100-foot frontage standard in Table 4.4 — which the area-based formula does not directly address. Notably, even ROW #3's confirmed single-family reduction (a 95-foot required frontage) does not resolve its actual 50-foot width. As with ROW #1, whether Sec. 82-908 extends by analogy to width-based deficiencies on parcels that otherwise conform (or nearly conform) on area remains an open question pending confirmation; Sec. 82-602.4 (Reduction of Street Frontage Regulations) may be a more applicable mechanism for ROW #2 specifically. This entire analysis is further contingent on ROW #2 and ROW #3 first being legally established as buildable lots of record — see Regulatory Analysis below. Table 4.4.A. Substandard Lot Provision — ROW #2**

| Governing Use | District Min. (SF) | Actual Size (SF) | Ratio    | Frontage (ft) | Front (ft) | Corner (ft) | Side (ft) | Rear (ft) |
|---------------|--------------------|------------------|----------|---------------|------------|-------------|-----------|-----------|
| Single-family | 20,000             | 39,200           | Conforms | 35.0          | 10.5       | 5.25        | 3.5       | 10.5      |
| Duplex        | 30,000             | 39,200           | Conforms | 23.3          | 7.0        | 3.5         | 2.33      | 7.0       |
| Multi-family  | 80,000             | 39,200           |          | 8.75          | 2.63       | 1.31        | 0.88      | 2.63      |

**Table 4.4.B. Substandard Lot Provision — ROW #3**

| Governing Use | District Min. (SF) | Actual Size (SF) | Ratio | Frontage (ft) | Front (ft) | Corner (ft) | Side (ft) | Rear (ft) |
|---------------|--------------------|------------------|-------|---------------|------------|-------------|-----------|-----------|
| Single-family | 20,000             | 19,000           |       | 35.0          | 10.5       | 5.25        | 3.5       | 10.5      |
| Duplex        | 30,000             | 19,000           |       | 23.3          | 7.0        | 3.5         | 2.33      | 7.0       |
| Multi-family  | 80,000             | 19,000           |       | 8.75          | 2.63       | 1.31        | 0.88      | 2.63      |

## 4.4.2 | Regulatory Analysis

ROW #2 is an approximately 39,200-square-foot right-of-way parcel measuring approximately 70 feet by 560 feet, located at Hamilton Avenue and Pleasant View within the Highland Park neighborhood. It is the largest ROW parcel.

ROW #3 is an approximately 19,000-square-foot right-of-way parcel measuring approximately 50 feet by 380 feet, located at Hamilton Avenue and Columbia Avenue within the Highland Park neighborhood.

ROWS #2 and #3 are located within an area served by municipal water and sewer. Both parcels are similarly constrained by their status as paper streets (unimproved rights-of-way).

Similar to ROW #1, these parcels may have relevance in the context of Rhode Island's Comprehensive Permit process (R.I.G.L. §45-53, Low- and Moderate-Income Housing Act), which allows applicants to seek relief from zoning and dimensional requirements for qualifying affordable housing developments. While the physical constraints of these corridors remain significant, this statutory framework provides a pathway to reconsider otherwise noncompliant sites. Both parcels meet the minimum lot size for duplex development but not for multi-family development. As mentioned for ROW #1, an Infill Development Overlay District or similar regulatory tool may be applied to ROW #2 & #3.

As with ROW #1, these corridors do not currently function as legal buildable parcels, and the dimensional and Substandard Lot Provision analysis above applies only if and when ROW #2 and ROW #3 are legally converted into nonconforming lots of record. Their development would require resolution of ownership, title status, and potential reconfiguration through subdivision and municipal action..

Overall, the opportunities and constraints of ROWs #2 and #3 can be summarized below.

| Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>▪ <b>Located within the Village Special Development District.</b></li> <li>▪ <b>Eligible for duplex development and Compact Cottage Development under R-20.</b></li> <li>▪ <b>Qualifies for Article 11 Low- and Moderate-Income Housing lot provisions.</b></li> <li>▪ <b>Served by municipal water and sewer.</b></li> <li>▪ <b>Strong land assembly potential.</b></li> <li>▪ <b>Eligible for affordable housing incentives including priority processing, fee waivers or reductions, density increase eligibility, parking waiver eligibility if near transit, and potential property tax exemption.</b></li> <li>▪ <b>Strong candidates for partnership with a community land trust or nonprofit housing provider.</b></li> </ul> |
| Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>▪ <b>Right-of-way legal status must be confirmed before development can proceed.</b></li> <li>▪ <b>Long, narrow parcel configuration will influence site design.</b></li> <li>▪ <b>Infill development should be designed to maintain neighborhood character.</b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## 4.5. ROW #5 off Florida Avenue

### 4.5.1 | Zoning

ROW #5 off Florida Avenue is located in the Residential, 20,000 square feet (R-20) district, as shown in Figure 4-4. This district is intended to allow controlled growth in outlying areas of the village which are served by municipal water and/or sewer.

#### 4.5.1.1. Overlay Districts

This parcel is part of the Jamestown Village Special Development Overlay District which incentivizes new development compatible with existing village character, encourages diverse housing types in this area of town serviced by public sewer and water.

The parcel does not belong to a National Historic District or State Recommended Historic District.

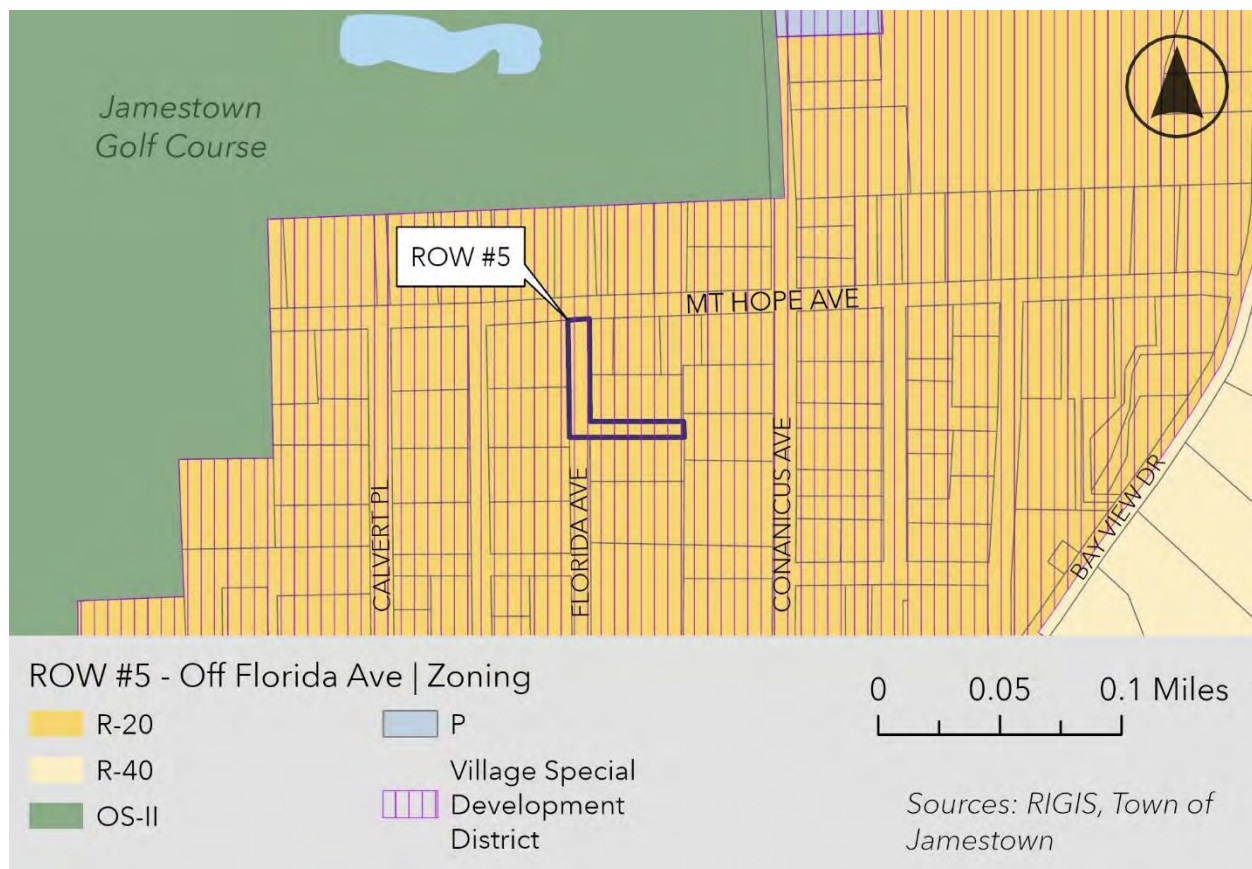


Figure 4-4. ROW #5 Zoning Map

#### 4.5.1.2. Permitted Uses

The residential uses permitted by R-20 are single-family dwellings, conservation developments, two-family dwellings or duplexes, community residences, family day care homes, accessory dwelling units, and Compact Cottage Development.

Multifamily dwelling developments/structures and assisted living facilities are permitted by Special Use Permit.

#### 4.5.1.3. Dimensional Regulations

The dimensional regulations for R-20 are listed in [Table 4.5. Dimensional Regulations for R-20](#).

**Table 4.5.A. Substandard Lot Provision — ROW #5**

| Governing Use | District Min. (SF) | Actual Size (SF) | Ratio | Frontage (ft) | Front (ft) | Corner (ft) | Side (ft) | Rear (ft) |
|---------------|--------------------|------------------|-------|---------------|------------|-------------|-----------|-----------|
| Single-family | 20,000             | 7,000            | 0.35  | 35.0          | 10.5       | 5.25        | 3.5       | 10.5      |
| Duplex        | 30,000             | 7,000            | 0.23  | 23.3          | 7.0        | 3.5         | 2.33      | 7.0       |
| Multi-family  | 80,000             | 7,000            | 0.09  | 8.75          | 2.63       | 1.31        | 0.88      | 2.63      |

At approximately 7,000 square feet, ROW #5 fails to meet the minimum lot area for single-family, duplex, or multi-family use in the R-20 district — meeting only 35% of the single-family minimum, 23% of the duplex minimum, and 9% of the multi-family minimum. This is a clean area-based nonconformity under the Substandard Lot Provision (Sec. 82-908 / RIGL 45-24-38) across all three use types, with the applicable reduced standards for each shown in Table 4.5A. For single-family use specifically, the applicable reduced standards — confirmed against "Pipeline Props Revised" — are: lot width 35.0 ft, front setback 10.5 ft, corner setback 5.25 ft, rear setback 10.5 ft, and side setback 3.5 ft. Unlike ROW #1, #2, and #3, this is not a width-only deficiency requiring analogy or an alternate mechanism — the area-based formula applies directly regardless of use. This analysis is nonetheless contingent on ROW #5 first being legally established as a buildable lot of record — see Regulatory Analysis below.

#### 4.5.2 | Regulatory Analysis

ROW #5 is an approximately 7,000-square-foot L-shaped right-of-way parcel measuring approximately 35 feet by 200 feet, located off Florida Avenue. It is smaller than the other ROWs, and it is also constrained by its existing configuration as an L-shape. It benefits from its location within the Village Special Development District and proximity to municipal water and sewer service. Alone, ROW #5 Has limited development potential. When considered as part of a coordinated land assembly, the parcel may contribute to a more viable affordable housing through Rhode Island's Comprehensive Permit process.

Like other corridors evaluated, this ROW is constrained by its status as a paper street (unimproved right-of-way), and the Substandard Lot Provision analysis above applies only if and when ROW #5 is legally converted into a nonconforming lot of record; confirmation of legal ROW status is required before development potential can be fully evaluated.

Applicable setback requirements listed in [Table 4.5. Dimensional Regulations for R-20](#) significantly reduce or eliminate any viable building envelope as currently configured. Maximum lot coverage of 25% and height limitations further restrict development intensity.

Overall, the opportunities and constraints of ROW #5 can be summarized below.

| Opportunities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>▪ <b>Located within the Village Special Development District.</b></li><li>▪ <b>Eligible for duplex development and Compact Cottage Development under R-20.</b></li><li>▪ <b>Qualifies for Article 11 Low- and Moderate-Income Housing lot provisions.</b></li><li>▪ <b>Municipal water and sewer are available nearby.</b></li><li>▪ <b>Eligible for affordable housing incentives including priority processing, fee waivers or reductions, density increase eligibility, parking waiver eligibility if near transit, and potential property tax exemption.</b></li><li>▪ <b>Strong candidate for partnership with a community land trust or nonprofit housing provider.</b></li><li>▪ <b>Assembly with the adjacent Auboiss parcel could significantly strengthen development feasibility.</b></li></ul> |
| Constraints                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <ul style="list-style-type: none"><li>▪ <b>Right-of-way legal status must be confirmed before development can proceed; the parcel would need to be established as a legal nonconforming lot of record before the Substandard Lot Provision analysis above becomes applicable..</b></li><li>▪ <b>Small parcel size and L-shape with narrow dimensional requirements limit development potential.</b></li><li>▪ <b>Development potential will depend on successful assembly with the adjacent parcel.</b></li><li>▪ <b>Infill development should be designed to maintain neighborhood character.</b></li></ul>                                                                                                                                                                                                                                     |

## 5. Preliminary Recommendations

Advancing a coordinated housing development pipeline in Jamestown will require more than site-specific interventions; it will depend on the town's ability to align regulatory tools, infrastructure planning, and implementation capacity with its long-term housing goals. As identified through the existing conditions analysis, redevelopment potential is shaped not only by physical site characteristics but also by zoning flexibility, permitting processes, utility availability, and institutional coordination.

The following recommendations are intended to provide an initial framework for addressing these conditions. They reflect a preliminary discussion of both town-wide considerations and site-specific opportunities that could support future housing development, particularly low- and moderate-income housing. This section does not represent a comprehensive implementation strategy or capital plan, but rather a set of focused, actionable concepts that can help inform future decision-making, policy refinement, and predevelopment activities.

Recommendations are organized into two categories: (1) general community-wide considerations related to development standards, infrastructure, and zoning, and (2) site-specific considerations that respond to the opportunities and constraints identified through the parcel analysis. Together, these recommendations are intended to highlight the next practical steps that will build on existing regulatory frameworks while identifying areas where targeted adjustments or investments could improve feasibility and support more consistent development outcomes.

This framework is designed to support ongoing discussion among town staff, elected officials, and potential partners, and to serve as a foundation for more detailed planning, financial analysis, and implementation strategies in subsequent phases of the Jamestown Priority Pipeline initiative.

### 5.1. General Recommendations

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To support sustainable housing production, residential and commercial structural preservation, and land stewardship, the town has opportunities to actively pursue a coordinated set of zoning, land use, and management strategies. These recommendations focus on maximizing the use of constrained and underutilized parcels, aligning regulatory tools with existing infrastructure, and ensuring long-term stewardship of publicly and quasi-publicly held conservation lands. Together, these approaches are recommended to remove barriers to appropriate infill development, expand housing opportunities, and strengthen environmental management practices across the community.

#### 5.1.1 | Housing Authority Coordination

Expanding the town's partnership with the Jamestown Housing Authority represents a practical and high-value strategy for advancing affordable housing initiatives. Although the Authority currently manages a limited number of units, it has the statutory role, institutional structure, and program eligibility needed to support a broader housing development pipeline. By engaging the Authority early in project planning, the town can leverage its ability to access state and federal funding

sources, administer rental assistance programs, and participate in project development, ownership, or long-term stewardship. This coordination can help bridge gaps between site identification and project implementation, particularly for smaller or more complex sites where financial feasibility is a key constraint.

Strengthening this partnership also provides clear benefits to the town by expanding local capacity without requiring the creation of new administrative structures. The Housing Authority can assist in securing external funding, managing affordability compliance, and ensuring long-term asset oversight, reducing both financial and operational risk for the town. In addition, a more active Authority can support partnerships with nonprofit developers, community land trusts, and state housing agencies, positioning Jamestown to compete more effectively for limited funding resources. Proactive coordination will help align municipal planning efforts with implementation tools, allowing the town to advance priority sites more efficiently while ensuring that affordability goals are maintained over time.

### **5.1.2 | Strategic Planning for municipal Water & Sewer**

A strategic, phased expansion of municipal water and sewer infrastructure is recommended to support targeted preservation and growth in areas with existing development patterns, high groundwater tables, and limited onsite wastewater capacity. By prioritizing locations where septic systems are constrained and where residential or commercial density already exists, the town can improve public health outcomes, reduce environmental impacts, and unlock additional housing potential. This approach should focus on incremental extensions aligned with clear development objectives, while actively pursuing state, federal, and regional funding opportunities to offset capital costs. Coordinated infrastructure planning will enable the town to guide growth more effectively, preserve neighborhood character, and expand housing opportunities in areas best suited to accommodate it.

### **5.1.3 | Consideration of Community Septic & Water Systems and Advanced Treatment Systems**

The use of shared or community wastewater and water systems, including cluster septic systems and advanced (alternative) treatment technologies, represents a viable strategy for preserving and expanding housing opportunities in areas where conventional onsite systems are constrained. In locations characterized by failing septic systems, high groundwater tables, limited lot sizes, or sensitive environmental conditions, these approaches can provide improved treatment performance while reducing impacts on surrounding resources. By serving multiple properties through a coordinated system, community-scale solutions can enhance reliability, support modest increases in density, and extend the useful life of existing housing stock. Implementation should be guided by appropriate siting, long-term management structures, and regulatory compliance, with consideration given to funding opportunities and partnerships to support design, construction, and ongoing operation. These systems offer a flexible, context-sensitive alternative where full municipal sewer extensions are not feasible in the near term.

### **5.1.4 | Assemblage of Development Parcels**

The selective assemblage or strategic exchange of underutilized, nonconforming, or constrained land parcels represents an important tool for facilitating affordable housing development in areas where individual lots may not be viable on their own. By combining adjacent properties, coordinating with public and quasi-public landowners, or pursuing land swaps, the town and its partners can create development sites that are more suitable for efficient design, infrastructure access, and regulatory compliance. This approach is particularly valuable in areas with fragmented ownership patterns or limited buildability and can help unlock opportunities for appropriately scaled affordable housing while maintaining consistency with surrounding neighborhood character.

A key implementation strategy for advancing both conservation and housing goals in Jamestown is the proactive coordination of land assemblage and easement management in partnership with CILT, the State of Rhode Island. Several priority sites identified in this analysis are constrained by conservation easements or adjacent protected lands, yet also present opportunities for coordinated land exchange, boundary adjustment, or easement modification that could better align long-term land use outcomes. Through collaborative planning, the town and its partners may be able to consolidate and expand contiguous conservation areas while selectively releasing or reconfiguring constrained parcels to support feasible low- and moderate-income housing development. This approach reflects a broader state and local priority to balance natural resource protection with housing needs and represents a high-value strategy for unlocking development potential on otherwise constrained sites while strengthening the integrity and functionality of conserved lands.

### **5.1.5 | Revise Cottage Cluster Zoning**

Jamestown previously adopted Cottage Cluster Zoning as a means of encouraging smaller-scale, higher-efficiency housing types. The current dimensional requirements, particularly the requirement for 50-foot setbacks from adjacent residential properties and lot coverage limits, significantly limit its practical application in the Village and other targeted areas for affordable housing. These setback standards constrain site design flexibility and reduce achievable density on already compact or nonconforming parcels. Revisiting these provisions to allow context-sensitive reductions in setbacks, particularly where municipal infrastructure is available, would improve the feasibility of cottage cluster developments and better align the zoning framework with the town's land use and affordable housing goals.

### **5.1.6 | Infill Overlay Zoning District**

An Infill Overlay Zoning District can provide a targeted mechanism for enabling residential development on nonconforming, underutilized, or irregular parcels, particularly in areas where municipal water and sewer infrastructure is available at capacity. By introducing flexible and context-sensitive dimensional standards, including reduced lot size requirements, setbacks, and frontage provisions, the overlay can unlock development potential on parcels that would otherwise remain constrained or unbuildable under conventional zoning. This includes legacy lots, former rights-of-way, sliver parcels, and other remnant properties that are prevalent in established neighborhoods.

A key benefit of focusing the overlay in areas served by municipal water and sewer is the ability to overcome the primary constraints that limit development elsewhere in the town, particularly those

associated with septic system capacity, high groundwater conditions, and irregular lot configurations. With centralized infrastructure in place, smaller-scale residential development, such as single-family homes, duplexes, accessory dwelling units, and cottage-scale multi-unit buildings, can be accommodated efficiently and with reduced environmental impact. This allows the town to leverage prior infrastructure investments while directing growth toward locations that are better suited to support additional housing.

In addition, the overlay enables more predictable and streamlined development through clear, objective standards and administrative review pathways for compliant projects. Allowing certain residential uses by-right, along with reduced parking requirements and flexible site design options, lowers barriers to entry and improves feasibility for smaller-scale developers and property owners. This is particularly important in encouraging reinvestment in existing neighborhoods and supporting the production of workforce and moderately priced housing units.

Collectively, an Infill Overlay Zoning District provides a practical and scalable framework for aligning zoning with existing infrastructure capacity, removing regulatory barriers to development, and promoting context-sensitive infill housing. By focusing on areas with municipal water and sewer service, the town can enable incremental, distributed growth that supports housing goals while preserving environmental resources and established neighborhood patterns.

### **5.1.7 | Land Management Program**

The condition of publicly and quasi-publicly owned lands, including those managed by the town, the Rhode Island Department of Transportation and Bridge & Turnpike Authority, and the Conanicut Island Land Trust, highlights the need for a coordinated, long-term land management and conservation program. Observations of extensive invasive species, deferred maintenance, and uneven stewardship practices underscore the importance of establishing consistent protocols for land care and restoration. A comprehensive program would include training opportunities for municipal staff, partners, and the public on best practices in tree care, invasive species management, habitat conservation, and passive recreational use. By improving stewardship capacity and coordination, the town can enhance the ecological value of these lands while ensuring they remain accessible and aligned with their intended conservation and community purposes.

A comprehensive, long-term Land Management Plan provides significant benefits for the town by ensuring that publicly and quasi-publicly held lands are actively stewarded, ecologically resilient, and aligned with community goals for conservation and passive use. Proactive management of invasive species, forest health, and habitat restoration not only enhances biodiversity and environmental quality but also reduces long-term maintenance costs and protects the town's natural assets from degradation. Establishing clear standards and practices for tree care, vegetation management, and public access helps create consistency across properties while supporting climate resilience and shoreline protection. In Jamestown, the town can leverage partnerships with organizations such as the Rhode Island Department of Environmental Management (RIDEM), the University of Rhode Island Cooperative Extension, and local conservation groups to assist in developing a formal land management framework and providing training for municipal staff, volunteers, and community members. These organizations can offer technical expertise in forestry, invasive species control, and sustainable land stewardship practices, as well as ongoing education to support implementation.

In addition, the town should strongly encourage, or where feasible, require through agreements or coordination mechanisms, that other major landowners, including the Rhode Island Department of Transportation (RIDOT) and Bridge & Turnpike Authority and the Conanicut Island Land Trust (CILT), adopt and implement consistent land management and conservation practices across their holdings. Given the extent and visibility of these properties, coordinated stewardship is critical to achieving town-wide conservation goals. Establishing shared standards for invasive species management, vegetation maintenance, and passive recreational use will help ensure that these lands contribute positively to the overall landscape rather than becoming sources of ecological degradation. Formal collaboration, including training programs and joint management plans, can create efficiencies, reinforce best practices, and present a unified approach to conservation that benefits both the town and the broader community.

### **5.1.8 | Summary of General Recommendations**

Collectively, these recommendations provide a framework for addressing both the physical and regulatory constraints that limit housing production and land stewardship across the town. By enabling parcel assemblage, refining zoning tools, promoting targeted infill, and strengthening land management practices, the town can take a proactive and balanced approach to accommodating growth while preserving environmental quality and community character. Implementation will require coordination among municipal departments, public agencies, and community partners, but offers a clear path toward more resilient, efficient, and equitable land use outcomes.

## **5.2. Site-Specific Recommendations**

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### **5.2.1 | 15-141 Buoy Street**

The recommended site preparation and evaluation steps reflect a prudent, environmentally responsible approach to determining the feasibility of development on this constrained Jamestown Shores parcel. Initial efforts to clear excess vegetation and remove invasive species will improve site access and visibility while supporting long-term ecological health. Concurrently, assessing the presence of protected or endangered species is essential to ensure compliance with state and federal regulations and to avoid potential permitting delays. A formal wetland delineation will further define jurisdictional boundaries under RIDEM and CRMC, establishing the true limits of disturbance or setbacks that will influence the parcel's buildable area.

Subsurface and hydrologic conditions are critical factors on this site, given its high groundwater table and low elevation. Performing detailed soil analysis and percolation testing will determine whether an advanced septic system can be designed in accordance with state regulations, while also clarifying overall soil suitability. In parallel, evaluating stormwater management feasibility is necessary to confirm whether adequate drainage and infiltration can be achieved without exacerbating groundwater constraints or impacting adjacent resources. Together, these steps provide a comprehensive framework for understanding both the environmental limitations and the regulatory pathway for development, allowing the town to make informed decisions regarding site use, investment, or potential land exchange.

This parcel is located between two Conservation Land Trust (CILT) easements and presents a strategic opportunity for a land exchange that would consolidate contiguous conservation holdings. It is recommended that the town explore this potential exchange in coordination with CILT, with the objective of transferring the subject parcel into protected open space while acquiring a more suitable property for residential development.

Any replacement parcel considered as part of this exchange should meet key criteria, including access to municipal utilities, location outside of high groundwater table areas, and the absence of wetlands or invasive species. In addition, all candidate properties should undergo thorough due diligence, including site inspections, soil and percolation testing, and evaluation of overall suitability for residential construction. This approach will help ensure that the town secures a property that is not only developable but also minimizes regulatory complexity and long-term infrastructure constraints..

### **5.2.2 | 15-180 Garboard Street**

Although this parcel has been determined to be unsuitable for residential development due to a high groundwater table, it retains strategic value as a candidate for land exchange. Its location presents an opportunity for potential transfer to the Conservation Land Trust (CILT) or the Rhode Island Turnpike and Bridge Authority, where it could contribute to a larger area of protected or managed land.

It is recommended that the town pursue discussions with CILT and other relevant entities to evaluate the feasibility of such an exchange, with the goal of conveying the parcel for conservation purposes while acquiring a property better suited for residential development. Any replacement parcel should meet key criteria, including favorable groundwater conditions, absence of wetlands and invasive species, and access to municipal utilities, ensuring long-term viability and reduced regulatory constraints.

### **5.2.3 | 15-273 Garboard Street**

The recommended site preparation and evaluation steps reflect a prudent, environmentally responsible approach to determining the feasibility of development on this constrained Jamestown Shores parcel. Initial efforts to clear excess vegetation and remove invasive species will improve site access and visibility while supporting long-term ecological health. Concurrently, assessing the presence of protected or endangered species is essential to ensure compliance with state and federal regulations and to avoid potential permitting delays. A formal wetland delineation will further define jurisdictional boundaries under RIDEM and CRMC, establishing the true limits of disturbance or setbacks that will influence the parcel's buildable area.

Subsurface and hydrologic conditions are critical factors on this site, given its high groundwater table and low elevation. Performing detailed soil analysis and percolation testing will determine whether an advanced septic system can be designed in accordance with state regulations, while also clarifying overall soil suitability. In parallel, evaluating stormwater management feasibility is necessary to confirm whether adequate drainage and infiltration can be achieved without exacerbating groundwater constraints or impacting adjacent resources. Together, these steps provide a comprehensive framework for understanding both the environmental limitations and the

regulatory pathway for development, allowing the town to make informed decisions regarding site use, investment, or potential land exchange.

This parcel presents a strategic opportunity for a land exchange that would consolidate contiguous conservation holdings. It is recommended that the town explore this potential exchange in coordination with CILT, with the objective of transferring the subject parcel into protected open space while acquiring a more suitable property for residential development.

Any replacement parcel considered as part of this exchange should meet key criteria, including access to municipal utilities, location outside of high groundwater table areas, and the absence of wetlands or invasive species. In addition, all candidate properties should undergo thorough due diligence, including site inspections, soil and percolation testing, and evaluation of overall suitability for residential construction. This approach will help ensure that the town secures a property that is not only developable but also minimizes regulatory complexity and long-term infrastructure constraints.

#### **5.2.4 | 5-283 Spindrift Street**

A critical first step in evaluating the Spindrift parcel is the completion of a formal wetland delineation, given the clear presence of a stream corridor and associated riparian features observed in the field. Under RIDEM standards, this stream is likely to establish a minimum 100-foot wetland buffer, which may extend even further depending on site-specific conditions. Because the exact limits of these regulated areas were not confirmed during the site visit, delineation is essential to accurately define the parcel's true buildable envelope. Based on existing observations, it is anticipated that wetland constraints and buffers will significantly reduce the amount of upland area available for development and may limit or preclude the feasibility of siting a compliant well and septic system.

In addition to wetland mapping, the parcel's configuration and ownership constraints further impact its development potential. The site consists of five combined Jamestown Shores lots, but the presence of land owned by the Rhode Island Turnpike and Bridge Authority at the front of the parcel effectively reduces both usable area and street frontage, which are critical for zoning compliance and site access. This constraint may create additional challenges related to frontage requirements, driveway placement, and emergency access. As such, even those portions of the parcel that are outside of wetland buffers may not be practically developable without addressing these frontage limitations.

Given these combined environmental and physical constraints, it is recommended that the town pursue coordination with the Rhode Island Turnpike and Bridge Authority to explore potential land exchange or boundary adjustment options. Acquiring or exchanging for the frontage-controlled portion of the site could improve access and increase the functional utility of the remaining upland areas. Alternatively, the town may wish to consider a broader exchange strategy in which the Spindrift parcel is conveyed in return for a larger, more suitable development parcel that meets key criteria, including adequate frontage, favorable soil conditions, lower groundwater levels, and absence of wetland encumbrances.

Finally, parallel to these efforts, it would be prudent to address ongoing site degradation issues, including unmanaged invasive vegetation and informal yard waste dumping. While secondary to the regulatory constraints, these conditions contribute to environmental disturbance and may

complicate field evaluations and future planning efforts. Targeted vegetation management and enforcement of dumping restrictions would improve site conditions and support a more accurate and efficient environmental assessment process. Together, these recommendations provide a structured path forward that prioritizes regulatory clarity, practical feasibility, and strategic land use decision-making.

### **5.2.5 | ROW #1 - Southwest Ave to Pleasant View**

As a right-of-way (ROW) parcel, this site is subject to additional legal and regulatory steps prior to any consideration for development or disposition. A primary requirement will be the formal conversion or abandonment of “paper streets”, which involves a legal process to extinguish the platted but undeveloped roadway designation and reconstitute the land into buildable parcels. This process can be complex and typically requires municipal approvals, coordination with abutters, and careful review of title and access rights to ensure that no unintended easements or access issues are created.

In conjunction with this legal process, it is recommended that the town evaluate the applicability of an infill overlay district or similar zoning mechanism, as the existing zoning framework renders these former ROW parcels non-conforming and unsuitable for development under current dimensional requirements. Establishing an overlay district could provide the necessary flexibility to allow for appropriately scaled residential infill while maintaining consistency with the surrounding neighborhood character.

Given the procedural and policy implications of converting ROW land to private development use, public education and engagement will be an important component of the process. Outreach efforts should clearly communicate the rationale, benefits, and potential impacts of the proposed changes, while also providing opportunities for community input. Collectively, these steps should be completed prior to any active marketing or disposition of the parcel to ensure that legal, regulatory, and public considerations are fully addressed.

The recommended site preparation and evaluation steps reflect a prudent, environmentally responsible approach to determining the feasibility of residential development. Initial efforts to clear excess vegetation and remove invasive species will improve site access and visibility while supporting long-term ecological health. Concurrently, assessing the presence of protected or endangered species is essential to ensure compliance with state and federal regulations and to avoid potential permitting delays. Evaluating stormwater management feasibility is necessary to confirm whether adequate drainage and infiltration can be achieved without exacerbating groundwater constraints or impacting adjacent resources. Together, these steps provide a comprehensive framework for understanding both the environmental limitations and the regulatory pathway for development, allowing the town to make informed decisions regarding site use.

### **5.2.6 | ROW #2 - Pleasant View Extension**

As a right-of-way (ROW) parcel, this site is subject to additional legal and regulatory steps prior to any consideration for development or disposition. A primary requirement will be the formal conversion or abandonment of “paper streets”, which involves a legal process to extinguish the platted but undeveloped roadway designation and reconstitute the land into buildable parcels. This process can be complex and typically requires municipal approvals, coordination with abutters, and

careful review of title and access rights to ensure that no unintended easements or access issues are created.

In conjunction with this legal process, it is recommended that the town evaluate the applicability of an infill overlay district or similar zoning mechanism, as the existing zoning framework may render these former ROW parcels non-conforming and unsuitable for development under current dimensional requirements. Establishing an overlay district could provide the necessary flexibility to allow for appropriately scaled residential infill while maintaining consistency with the surrounding neighborhood character.

Given the procedural and policy implications of converting ROW land to private development use, public education and engagement will be an important component of the process. Outreach efforts should clearly communicate the rationale, benefits, and potential impacts of the proposed changes, while also providing opportunities for community input. Collectively, these steps should be completed prior to any active marketing or disposition of the parcel to ensure that legal, regulatory, and public considerations are fully addressed.

The recommended site preparation and evaluation steps reflect a prudent, environmentally responsible approach to determining the feasibility of residential development. Initial efforts to clear excess vegetation and remove invasive species will improve site access and visibility while supporting long-term ecological health. Concurrently, assessing the presence of protected or endangered species is essential to ensure compliance with state and federal regulations and to avoid potential permitting delays. Evaluating stormwater management feasibility is necessary to confirm whether adequate drainage and infiltration can be achieved without exacerbating groundwater constraints or impacting adjacent resources. Together, these steps provide a comprehensive framework for understanding both the environmental limitations and the regulatory pathway for development, allowing the town to make informed decisions regarding site use.

### **5.2.7 | ROW #3 - Hamilton – Columbia**

As a right-of-way (ROW) parcel, this site is subject to additional legal and regulatory steps prior to any consideration for development or disposition. A primary requirement will be the formal conversion or abandonment of “paper streets”, which involves a legal process to extinguish the platted but undeveloped roadway designation and reconstitute the land into buildable parcels. This process can be complex and typically requires municipal approvals, coordination with abutters, and careful review of title and access rights to ensure that no unintended easements or access issues are created.

In conjunction with this legal process, it is recommended that the town evaluate the applicability of an infill overlay district or similar zoning mechanism, as the existing zoning framework may render these former ROW parcels non-conforming and unsuitable for development under current dimensional requirements. Establishing an overlay district could provide the necessary flexibility to allow for appropriately scaled residential infill while maintaining consistency with the surrounding neighborhood character.

Given the procedural and policy implications of converting ROW land to private development use, public education and engagement will be an important component of the process. Outreach efforts should clearly communicate the rationale, benefits, and potential impacts of the proposed changes,

while also providing opportunities for community input. Collectively, these steps should be completed prior to any active marketing or disposition of the parcel to ensure that legal, regulatory, and public considerations are fully addressed.

The recommended site preparation and evaluation steps reflect a prudent, environmentally responsible approach to determining the feasibility of residential development. Initial efforts to clear excess vegetation and remove invasive species will improve site access and visibility while supporting long-term ecological health. Concurrently, assessing the presence of protected or endangered species is essential to ensure compliance with state and federal regulations and to avoid potential permitting delays. Evaluating stormwater management feasibility is necessary to confirm whether adequate drainage and infiltration can be achieved without exacerbating groundwater constraints or impacting adjacent resources. Together, these steps provide a comprehensive framework for understanding both the environmental limitations and the regulatory pathway for development, allowing the town to make informed decisions regarding site use.

### **5.2.8 | ROW #4 - Stanton Road west of Walcott**

The town initially identified this right-of-way (ROW) parcel as having potential interest from an abutting property owner for purchase or exchange; however, subsequent outreach and evaluation did not result in any expressed interest from the neighboring property.

Despite this, the parcel retains value as a candidate for disposition or exchange. Its proximity to existing municipal water and sewer infrastructure, along with its location along a public transportation route, enhances its potential utility and marketability. These characteristics position the parcel as a viable opportunity for future sale, assemblage, or strategic exchange, particularly in the context of broader housing or land use objectives.

As a right-of-way (ROW) parcel, this site is subject to additional legal and regulatory steps prior to any consideration for development or disposition. A primary requirement will be the formal conversion or abandonment of “paper streets”, which involves a legal process to extinguish the platted but undeveloped roadway designation and reconstitute the land into buildable parcels. This process can be complex and typically requires municipal approvals, coordination with abutters, and careful review of title and access rights to ensure that no unintended easements or access issues are created.

In conjunction with this legal process, it is recommended that the town evaluate the applicability of an infill overlay district or similar zoning mechanism, as the existing zoning framework may render these former ROW parcels non-conforming and unsuitable for development under current dimensional requirements. Establishing an overlay district could provide the necessary flexibility to allow for appropriately scaled residential infill while maintaining consistency with the surrounding neighborhood character.

Given the procedural and policy implications of converting ROW land to private development use, public education and engagement will be an important component of the process. Outreach efforts should clearly communicate the rationale, benefits, and potential impacts of the proposed changes, while also providing opportunities for community input. Collectively, these steps should be completed prior to any active marketing or disposition of the parcel to ensure that legal, regulatory, and public considerations are fully addressed.

### **5.2.9 | ROW #5 - Off Florida Avenue**

The Florida Avenue ROW presents a unique redevelopment opportunity due to its direct adjacency to a vacant parcel owned by AUBOIS. Should the town determine that acquisition of the adjacent parcel is feasible, the combined properties could create a substantially more viable development site than either parcel independently. With access to municipal water and sewer infrastructure, the assemblage warrants further investigation as a potential location for affordable or workforce housing development. The increased site area could improve flexibility for site design, parking, stormwater management, and compliance with development standards, while supporting a scale of development more likely to attract qualified housing developers and financing partners. Given the town's ongoing efforts to expand housing opportunities, a preliminary assessment of ownership interest, site constraints, zoning considerations, and development feasibility is recommended to determine whether the assemblage could serve as a strategic housing development opportunity.

As a right-of-way (ROW) parcel, this site is subject to additional legal and regulatory steps prior to any consideration for development or disposition. A primary requirement will be the formal conversion or abandonment of "paper streets", which involves a legal process to extinguish the platted but undeveloped roadway designation and reconstitute the land into buildable parcels. This process can be complex and typically requires municipal approvals, coordination with abutters, and careful review of title and access rights to ensure that no unintended easements or access issues are created.

In conjunction with this legal process, it is recommended that the town evaluate the applicability of an infill overlay district or similar zoning mechanism, as the existing zoning framework may render these former ROW parcels non-conforming and unsuitable for development under current dimensional requirements. Establishing an overlay district could provide the necessary flexibility to allow for appropriately scaled residential infill while maintaining consistency with the surrounding neighborhood character.

Given the procedural and policy implications of converting ROW land to private development use, public education and engagement will be an important component of the process. Outreach efforts should clearly communicate the rationale, benefits, and potential impacts of the proposed changes, while also providing opportunities for community input. Collectively, these steps should be completed prior to any active marketing or disposition of the parcel to ensure that legal, regulatory, and public considerations are fully addressed.

The recommended site preparation and evaluation steps reflect a prudent, environmentally responsible approach to determining the feasibility of residential development. Initial efforts to clear excess vegetation and remove invasive species will improve site access and visibility while supporting long-term ecological health. Concurrently, assessing the presence of protected or endangered species is essential to ensure compliance with state and federal regulations and to avoid potential permitting delays. Evaluating stormwater management feasibility is necessary to confirm whether adequate drainage and infiltration can be achieved without exacerbating groundwater constraints or impacting adjacent resources. Together, these steps provide a comprehensive framework for understanding both the environmental limitations and the regulatory pathway for development, allowing the town to make informed decisions regarding site use.

### **5.2.10 | ROW Development Opportunities**

It is recommended that the town consider marketing the ROW parcels collectively, rather than individually, to developers specializing in affordable housing and small-scale cottage-style developments. While a single ROW parcel is unlikely to support enough units to achieve financial feasibility, the aggregation of multiple parcels could create a site of adequate scale to support a modest, well-designed residential project. This approach has been successfully implemented in other communities where scattered or undersized lots have been assembled to accommodate compact, context-sensitive housing.

Targeting experienced affordable housing developers with a track record of working on constrained or infill sites would increase the likelihood of a viable and thoughtfully designed project. Such developers are often adept at navigating regulatory challenges, employing flexible design solutions, and leveraging funding mechanisms specific to affordable housing. The town's role in assembling and positioning these parcels as a unified development opportunity would be a critical step in making the project attractive and feasible.

It is recognized that financial feasibility will be a key consideration in determining whether such a development can move forward. As such, the final report will include a more detailed analysis of the economic factors, including development costs, potential unit yield, and funding opportunities, to assess whether a combined ROW parcel strategy can realistically support an affordable housing initiative.

# APPENDIX

## EXISTING CONDITIONS JAMESTOWN PIPELINE

# APPENDIX 6.1

## SITE INVENTORY TABLES

### EXISTING CONDITIONS JAMESTOWN PIPELINE

| Site Info                                  |                                                      |           |                    |
|--------------------------------------------|------------------------------------------------------|-----------|--------------------|
| Identity                                   | Name                                                 | Street    |                    |
| Property                                   |                                                      | Beach Ave |                    |
| Current Use                                |                                                      |           |                    |
| Owner                                      | Town of Jamestown                                    |           |                    |
| AP-Lot                                     | 5~28                                                 | 1946      |                    |
| Contact                                    | Edward Mello, Town Administrator                     |           |                    |
| Zoning Classification                      | R-40 N-50                                            |           | Legal References   |
| Jamestown Village Overlay                  |                                                      |           | Neighborhood 50    |
| Acreage                                    | 0.165 ac 7,200 sf                                    |           | 508-336 11/24/2003 |
| Total Usable/Subdividable Acres            | 60 x 120                                             |           | 128-339 5/17/1988  |
| # of Adjacent Acres for Expansion          |                                                      |           | 82-223 12/8/1983   |
| Frontage Length                            |                                                      |           | 48-392 10/22/1956  |
| Hydrologic Soil Group                      |                                                      |           |                    |
| Topography                                 |                                                      |           |                    |
| Elevation (Mean Ft. Above Sea Level)       |                                                      |           |                    |
| High Groundwater Overlay                   | No                                                   |           |                    |
| 100 Year Floodplain (Yes or No)**          | None of the parcels are in Flood Areas               |           |                    |
| % of Site in Wetlands                      | none                                                 |           |                    |
| Rights-of-Way, Encumbrances                | RIGIS Local Conservation Easement - Ended Evaluation |           |                    |
| Assessment (Catalis)                       | \$226,600                                            |           |                    |
| Water                                      |                                                      |           |                    |
| Provider                                   | None- Private Well                                   |           |                    |
| Status of Water Main Access                |                                                      |           |                    |
| Size                                       |                                                      |           |                    |
| If Extend, Distance to Site                |                                                      |           |                    |
| Water Connection Fees                      |                                                      |           |                    |
| Sewer                                      |                                                      |           |                    |
| Provider                                   | None - OWTS Required                                 |           |                    |
| Status of Sewer Main Access                |                                                      |           |                    |
| If extend, distance to Site                |                                                      |           |                    |
| Sewer Connection Fees                      |                                                      |           |                    |
| Electric Power                             |                                                      |           |                    |
| Provider                                   | Rhode Island Energy                                  |           |                    |
| Average cost per kWh (cents)               | 14.77¢                                               |           |                    |
| Service Voltage to Site/Building           |                                                      |           |                    |
| Transmission Voltage                       | 115 kV and 345 kV                                    |           |                    |
| Distribution Voltage                       | 11 kV                                                |           |                    |
| Protective Services                        |                                                      |           |                    |
| Fire Insurance Class Rating                | 4x, 4y                                               |           |                    |
| 911 Address Assigned                       |                                                      |           |                    |
| Distance to Nearest Fire Station           |                                                      |           |                    |
| Distance to Nearest Fire Hydrant           |                                                      |           |                    |
| Fire Station Volunteer or Full-time        | Volunteer                                            |           |                    |
| 24 Hour Police Patrol Provided             | Yes                                                  |           |                    |
| Interviews with Police, Fire, Health Dept. |                                                      |           |                    |

| Site Info                                                         |                                                                                                                                                                            |         |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Identity                                                          | Name                                                                                                                                                                       | Street  |
| Property                                                          | Tax Sale Lot                                                                                                                                                               | Buoy St |
| Current Use                                                       | Vacant with some vegetation                                                                                                                                                |         |
| Owner                                                             | Town of Jamestown                                                                                                                                                          |         |
| AP-Lot                                                            | 15~141                                                                                                                                                                     |         |
| Contact                                                           | Edward Mello, Town Administrator                                                                                                                                           |         |
| Zoning Classification                                             | R-40 N-50                                                                                                                                                                  |         |
| Jamestown Village Overlay                                         |                                                                                                                                                                            |         |
| Acreage                                                           | 0.165 ac 7,200 sf                                                                                                                                                          |         |
| Total Usable/Subdividable Acres                                   | 60' x 120' ALL                                                                                                                                                             |         |
| # of Adjacent Acres for Expansion                                 | Both adjacent parcels, 142 and 140, are owned by the Town (with easements) and could potentially be exchanged or combined to create a larger parcel with shared utilities. |         |
| Frontage Length                                                   | 60'                                                                                                                                                                        |         |
| Hydrologic Soil Group                                             | Between Group C & D                                                                                                                                                        |         |
| Topography                                                        | Gentle slope around 1.9% front to back                                                                                                                                     |         |
| Steep Slope                                                       | The elevation increases from 56 ft at the northern entry to 58 ft at the southern portion over approximately 107 ft                                                        |         |
| Elevation (Mean Ft. Above Sea Level)                              | 56-58 ft                                                                                                                                                                   |         |
| High Groundwater Overlay District                                 | Yes                                                                                                                                                                        |         |
| Water Table (Ft. Below Ground) ESHWT                              | 1.5 to 3.1 ft and 2.7 ft                                                                                                                                                   |         |
| 100 Year Floodplain (Yes or No)**                                 | No - The lot is fully developable, with no floodplain or wetlands present on the site.                                                                                     |         |
| % of Site in Wetlands                                             | none                                                                                                                                                                       |         |
| Rights-of-Way, Encumbrances                                       | none identified                                                                                                                                                            |         |
| Assessment (Catalis)                                              | \$113,300                                                                                                                                                                  |         |
| Water                                                             |                                                                                                                                                                            |         |
| Provider                                                          | none - private well                                                                                                                                                        |         |
| Status of Water Main Access                                       |                                                                                                                                                                            |         |
| Size                                                              |                                                                                                                                                                            |         |
| If Extend, Distance to Site                                       |                                                                                                                                                                            |         |
| Water Connection Fees                                             |                                                                                                                                                                            |         |
| Sewer                                                             |                                                                                                                                                                            |         |
| Provider                                                          | none - OWTS Required                                                                                                                                                       |         |
| Status of Sewer Main Access                                       |                                                                                                                                                                            |         |
| If extend, distance to Site                                       |                                                                                                                                                                            |         |
| Sewer Connection Fees                                             |                                                                                                                                                                            |         |
| Electric Power                                                    |                                                                                                                                                                            |         |
| Service Provider                                                  | Rhode Island Energy                                                                                                                                                        |         |
| Average cost per kWh (cents)                                      | 14.77¢                                                                                                                                                                     |         |
| Service Voltage to Site/Building                                  |                                                                                                                                                                            |         |
| Transmission Voltage                                              | 115 kV and 345 kV                                                                                                                                                          |         |
| Distribution Voltage                                              | 11 kV                                                                                                                                                                      |         |
| Protective Services                                               |                                                                                                                                                                            |         |
| Fire Insurance Class Rating                                       | 4x, 4y                                                                                                                                                                     |         |
| 911 Address Assigned                                              | none                                                                                                                                                                       |         |
| Distance to Nearest Fire Station                                  | 3.8 miles                                                                                                                                                                  |         |
| Distance to Nearest Fire Hydrant                                  | none                                                                                                                                                                       |         |
| Fire Station Volunteer or Full-time                               | Volunteer                                                                                                                                                                  |         |
| 24 Hour Police Patrol Provided                                    | Yes                                                                                                                                                                        |         |
| Interviews with Police, Fire, Health Dept.                        |                                                                                                                                                                            |         |
| Location of Building in a Classified Zone                         |                                                                                                                                                                            |         |
| Brownfield Redevelopment Area                                     | Yes                                                                                                                                                                        | No      |
| Federal Opportunity Zone                                          |                                                                                                                                                                            | X       |
| Community Opportunity Zones - Equity Focused                      |                                                                                                                                                                            | X       |
| High-Poverty/High-Minority Census Tract                           |                                                                                                                                                                            | X       |
| National Register Historic District or Site                       |                                                                                                                                                                            | No      |
| Local Historic District, Downtown District                        |                                                                                                                                                                            | No      |
| Transit-Oriented Development District                             |                                                                                                                                                                            | X       |
| Flood Hazard and Coastal Resilience Zone                          |                                                                                                                                                                            | No      |
| Specialized Local Zones                                           |                                                                                                                                                                            | No      |
| Environmental                                                     |                                                                                                                                                                            |         |
| Area in Attainment for Federal Air Pollution                      | Yes                                                                                                                                                                        | No      |
| Ozone                                                             |                                                                                                                                                                            | No      |
| Carbon Monoxide                                                   |                                                                                                                                                                            | No      |
| Particular Matter                                                 |                                                                                                                                                                            | No      |
| Lead                                                              |                                                                                                                                                                            | No      |
| Sulfur Dioxide                                                    |                                                                                                                                                                            | No      |
| Nitrogen Dioxide                                                  |                                                                                                                                                                            | No      |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                                                                                                                                                            | No      |
| Environmental Site Assessment                                     |                                                                                                                                                                            |         |
| Historical Use                                                    | Vacant                                                                                                                                                                     |         |
| Brownfields                                                       | No                                                                                                                                                                         |         |
| Previous Regulatory Reviews                                       | N/A                                                                                                                                                                        |         |
| Phase I ESA                                                       | N/A                                                                                                                                                                        |         |
| Phase II ESA                                                      | N/A                                                                                                                                                                        |         |
| Previous Testing or Contmination (RECs)                           |                                                                                                                                                                            |         |
| Remediation Measures                                              |                                                                                                                                                                            |         |
| Limited Uses Permitted (AUL)                                      |                                                                                                                                                                            |         |
| Adjacent Property Uses                                            |                                                                                                                                                                            |         |
| Compliance Violations (NOV)                                       |                                                                                                                                                                            |         |
| Visual Inspection Date:                                           |                                                                                                                                                                            |         |
| Natural Resources, Wetlands & Floodplain Issues                   |                                                                                                                                                                            |         |
| Floodplain (FEMA maps)                                            |                                                                                                                                                                            | No      |
| Wetlands Delineation                                              |                                                                                                                                                                            |         |
| Protected Habitats                                                | yes                                                                                                                                                                        |         |
| Endangered Species                                                | Yes                                                                                                                                                                        |         |
| Invasive Species                                                  |                                                                                                                                                                            |         |
| Local Conservation Restriction                                    |                                                                                                                                                                            | No      |
| State Conservation Restriction                                    |                                                                                                                                                                            | No      |

| Highway & Transportation Linkage                   |                                                                                         |
|----------------------------------------------------|-----------------------------------------------------------------------------------------|
| Name                                               | RI Route 138                                                                            |
| 2 or 4 Lane                                        | Jamestown)                                                                              |
| Miles from Site                                    | Approximately 0.7 miles from the Route 138 expressway interchange.                      |
| Internal Site Access                               |                                                                                         |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                                   |
| Nearest Mass Transit Stop to Site                  | from the site, and the Jamestown seasonal ferry terminal is approximately               |
| Walkability Score                                  | 0                                                                                       |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd                                                              |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                                       |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                                       |
| Carrier                                            | MBTA                                                                                    |
| Main or Branch Line                                | Providence/Stoughton                                                                    |
| Commercial Airport                                 |                                                                                         |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                                     |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub                           |
| Distance from the Community in Miles               | 24 m driving                                                                            |
| Carriers (Names) Serving Airport                   |                                                                                         |
| Passenger                                          | Airlines, Breeze Airways, Delta, JetBlue, Southwest, Sun Country, United (+ B           |
| Charter                                            | Available                                                                               |
| # of Days Closed to Inclement Weather Last 3 Years | years (2023–2025), including the January 25, 2026 nor'easter that grounded all flights. |

| Site Info                                  |                                                                                                             |               |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------|
| Identity                                   | Name                                                                                                        | Street        |
| Property                                   |                                                                                                             | East Shore Rd |
| Current Use                                | Predominantly wooded with rolling topography                                                                |               |
| Owner                                      | Town of Jamestown                                                                                           |               |
| AP-Lot                                     | 4~12                                                                                                        |               |
| Contact                                    | Edward Mello, Town Administrator                                                                            |               |
| Zoning Classification                      | RR-80                                                                                                       |               |
| Jamestown Village Overlay                  | No                                                                                                          |               |
| Acreage                                    | 19.58 ac, ~3.0 ac usable                                                                                    |               |
| Total Usable/Subdividable Acres            | 0                                                                                                           |               |
| # of Adjacent Acres for Expansion          | None of the parcels are in Flood Areas                                                                      |               |
| Frontage Length                            |                                                                                                             |               |
| Hydrologic Soil Group                      | The parcel is approximately divided between group C and D.                                                  |               |
| Topography                                 | 45- 70 ft, an overall downward slope from south to north.                                                   |               |
| Elevation (Mean Ft. Above Sea Level)       | 45- 70 ft                                                                                                   |               |
| High Groundwater Overlay                   | No                                                                                                          |               |
| 100 Year Floodplain (Yes or No)**          | No                                                                                                          |               |
| % of Site in Wetlands                      | ~16.5                                                                                                       |               |
| Rights-of-Way, Encumbrances                | Wellhead protection overlay, wetlands on site; Definite CILT local conservation easement - Ended Evaluation |               |
| Assessment (Catalis)                       | \$688,500                                                                                                   |               |
| Water                                      |                                                                                                             |               |
| Provider                                   | None - Private Well Required                                                                                |               |
| Status of Water Main Access                |                                                                                                             |               |
| Size                                       |                                                                                                             |               |
| If Extend, Distance to Site                |                                                                                                             |               |
| Water Connection Fees                      |                                                                                                             |               |
| Sewer                                      |                                                                                                             |               |
| Provider                                   | None - OWTS Required                                                                                        |               |
| Status of Sewer Main Access                |                                                                                                             |               |
| If extend, distance to Site                |                                                                                                             |               |
| Sewer Connection Fees                      |                                                                                                             |               |
| Electric Power                             |                                                                                                             |               |
| Service Provider                           | Rhode Island Energy                                                                                         |               |
| Average cost per kWh (cents)               | 14.77¢                                                                                                      |               |
| Service Voltage to Site/Building           |                                                                                                             |               |
| Transmission Voltage                       | 115 kV and 345 kV                                                                                           |               |
| Distribution Voltage                       | 11 kV                                                                                                       |               |
| Protective Services                        |                                                                                                             |               |
| Fire Insurance Class Rating                | 4x, 4y                                                                                                      |               |
| 911 Address Assigned                       |                                                                                                             |               |
| Distance to Nearest Fire Station           |                                                                                                             |               |
| Distance to Nearest Fire Hydrant           |                                                                                                             |               |
| Fire Station Volunteer or Full-time        | Volunteer                                                                                                   |               |
| 24 Hour Police Patrol Provided             | Yes                                                                                                         |               |
| Interviews with Police, Fire, Health Dept. |                                                                                                             |               |

| Site Info                                  |                                                      |          |
|--------------------------------------------|------------------------------------------------------|----------|
| Identity                                   | Name                                                 | Street   |
| Property                                   |                                                      | Ferry St |
| Current Use                                |                                                      |          |
| Owner                                      | Town of Jamestown                                    |          |
| AP-Lot                                     | 5~74                                                 |          |
| Contact                                    | Edward Mello, Town Administrator                     |          |
| Zoning Classification                      | R-40 N-50                                            |          |
| Jamestown Village Overlay                  |                                                      |          |
| Acreage                                    | 0.165 ac 7,200 sf                                    |          |
| Total Usable/Subdividable Acres            | 60 x 120                                             |          |
| # of Adjacent Acres for Expansion          |                                                      |          |
| Frontage Length                            |                                                      |          |
| Hydrologic Soil Group                      |                                                      |          |
| Topography                                 |                                                      |          |
| Elevation (Mean Ft. Above Sea Level)       |                                                      |          |
| High Groundwater Overlay                   | No                                                   |          |
| 100 Year Floodplain (Yes or No)**          | None of the parcels are in Flood Areas               |          |
| % of Site in Wetlands                      | none                                                 |          |
| Rights-of-Way, Encumbrances                | RIGIS Local Conservation Easement - Ended Evaluation |          |
| Assessment (Catalis)                       | \$226,600                                            |          |
| Water                                      |                                                      |          |
| Provider                                   | None--Private Well                                   |          |
| Status of Water Main Access                |                                                      |          |
| Size                                       |                                                      |          |
| If Extend, Distance to Site                |                                                      |          |
| Water Connection Fees                      |                                                      |          |
| Sewer                                      |                                                      |          |
| Provider                                   | None--OWTS Required                                  |          |
| Status of Sewer Main Access                |                                                      |          |
| If extend, distance to Site                |                                                      |          |
| Sewer Connection Fees                      |                                                      |          |
| Electric Power                             |                                                      |          |
| Service Provider                           | RI ENERGY                                            |          |
| Protective Services                        |                                                      |          |
| Fire Insurance Class Rating                | 4x, 4y                                               |          |
| 911 Address Assigned                       |                                                      |          |
| Distance to Nearest Fire Station           |                                                      |          |
| Distance to Nearest Fire Hydrant           |                                                      |          |
| Fire Station Volunteer or Full-time        | Volunteer                                            |          |
| 24 Hour Police Patrol Provided             | Yes                                                  |          |
| Interviews with Police, Fire, Health Dept. |                                                      |          |

| Site Info                                                         |                                                                                                                                                      |             |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Identity                                                          | Name                                                                                                                                                 | Street      |
| Property                                                          | Tax Sale Lot                                                                                                                                         | Garboard St |
| Current Use                                                       |                                                                                                                                                      |             |
| Owner                                                             | Town of Jamestown                                                                                                                                    |             |
| AP-Lot                                                            | 15~180                                                                                                                                               |             |
| Contact                                                           | Edward Mello, Town Administrator                                                                                                                     |             |
| Zoning Classification                                             | R-40 N-50                                                                                                                                            |             |
| Jamestown Village Overlay                                         |                                                                                                                                                      |             |
| Acreage                                                           | 0.165 ac 7,200 sf                                                                                                                                    |             |
| Total Usable/Subdividable Acres                                   | 60 x 120                                                                                                                                             |             |
| # of Adjacent Acres for Expansion                                 | none                                                                                                                                                 |             |
| Frontage Length                                                   | 60'                                                                                                                                                  |             |
| Hydrologic Soil Group                                             | D                                                                                                                                                    |             |
| Topography                                                        | The elevation decreases from 60 feet to 58 feet from south to north over approximately 82 feet, with the site entrance located on the southern side. |             |
| Elevation (Mean Ft. Above Sea Level)                              | 58-60 ft                                                                                                                                             |             |
| High Groundwater Overlay District                                 | Yes                                                                                                                                                  |             |
| Water table (Ft. Below Ground)-ESHWT                              | 0 to 2.7 ft                                                                                                                                          |             |
| 100 Year Floodplain (Yes or No)**                                 | No                                                                                                                                                   |             |
| % of Site in Wetlands                                             | none                                                                                                                                                 |             |
| Rights-of-Way, Encumbrances                                       | none identified                                                                                                                                      |             |
| Assessment (Catalis)                                              | \$181,300                                                                                                                                            |             |
| Water                                                             |                                                                                                                                                      |             |
| Provider                                                          | None--Private Well                                                                                                                                   |             |
| Status of Water Main Access                                       |                                                                                                                                                      |             |
| Size                                                              |                                                                                                                                                      |             |
| If Extend, Distance to Site                                       |                                                                                                                                                      |             |
| Water Connection Fees                                             |                                                                                                                                                      |             |
| Sewer                                                             |                                                                                                                                                      |             |
| Provider                                                          | None--OWTS Required                                                                                                                                  |             |
| Status of Sewer Main Access                                       |                                                                                                                                                      |             |
| If extend, distance to Site                                       |                                                                                                                                                      |             |
| Sewer Connection Fees                                             |                                                                                                                                                      |             |
| Electric Power                                                    |                                                                                                                                                      |             |
| Service Provider                                                  | Rhode Island Energy                                                                                                                                  |             |
| Average cost per kWh (cents)                                      | 14.77¢                                                                                                                                               |             |
| Service Voltage to Site/Building                                  |                                                                                                                                                      |             |
| Transmission Voltage                                              | 115 kV and 345 kV                                                                                                                                    |             |
| Distribution Voltage                                              | 11 kV                                                                                                                                                |             |
| Protective Services                                               |                                                                                                                                                      |             |
| Fire Insurance Class Rating                                       | 4x, 4y                                                                                                                                               |             |
| 911 Address Assigned                                              | none                                                                                                                                                 |             |
| Distance to Nearest Fire Station                                  | 3.7 miles                                                                                                                                            |             |
| Distance to Nearest Fire Hydrant                                  | none                                                                                                                                                 |             |
| Fire Station Volunteer or Full-time                               | Volunteer                                                                                                                                            |             |
| 24 Hour Police Patrol Provided                                    | Yes                                                                                                                                                  |             |
| Interviews with Police, Fire, Health Dept.                        |                                                                                                                                                      |             |
| Location of Building in a Classified Zone                         |                                                                                                                                                      |             |
|                                                                   | Yes                                                                                                                                                  | No          |
| Brownfield Redevelopment Area                                     |                                                                                                                                                      | X           |
| Federal Opportunity Zone                                          |                                                                                                                                                      | X           |
| Community Opportunity Zones - Equity Focused                      |                                                                                                                                                      | X           |
| High-Poverty/High-Minority Census Tract                           |                                                                                                                                                      | X           |
| National Register Historic District or Site                       |                                                                                                                                                      | No          |
| Local Historic District, Downtown District                        |                                                                                                                                                      | No          |
| Transit-Oriented Development District                             |                                                                                                                                                      | X           |
| Flood Hazard and Coastal Resilience Zone                          |                                                                                                                                                      | No          |
| Specialized Local Zones                                           |                                                                                                                                                      | No          |
| Environmental                                                     |                                                                                                                                                      |             |
| Area in Attainment for Federal Air Pollution Regu                 | Yes                                                                                                                                                  | No          |
| Ozone                                                             |                                                                                                                                                      | No          |
| Carbon Monoxide                                                   |                                                                                                                                                      | No          |
| Particular Matter                                                 |                                                                                                                                                      | No          |
| Lead                                                              |                                                                                                                                                      | No          |
| Sulfur Dioxide                                                    |                                                                                                                                                      | No          |
| Nitrogen Dioxide                                                  |                                                                                                                                                      | No          |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                                                                                                                                      | No          |
| Environmental Site Assessment                                     |                                                                                                                                                      |             |
| Historical Use                                                    | Vacant                                                                                                                                               |             |
| Brownfields                                                       | No                                                                                                                                                   |             |
| Previous Regulatory Reviews                                       | N/A                                                                                                                                                  |             |
| Phase I ESA                                                       | N/A                                                                                                                                                  |             |
| Phase II ESA                                                      | N/A                                                                                                                                                  |             |
| Previous Testing or Contrmination (RECs)                          |                                                                                                                                                      |             |
| Remediation Measures                                              |                                                                                                                                                      |             |
| Limited Uses Permitted (AUL)                                      |                                                                                                                                                      |             |
| Adjacent Property Uses                                            |                                                                                                                                                      |             |
| Compliance Violations (NOV)                                       |                                                                                                                                                      |             |
| Visual Inspection Date:                                           |                                                                                                                                                      |             |
| Natural Resources, Wetlands & Floodplain Issues                   |                                                                                                                                                      |             |
| Flooplain (FEMA maps)                                             | No                                                                                                                                                   |             |
| Wetlands Delineation                                              |                                                                                                                                                      |             |
| Protected Habitats                                                | Yes                                                                                                                                                  |             |
| Endangered Species                                                | Yes                                                                                                                                                  |             |
| Invasive Species                                                  |                                                                                                                                                      |             |
| Local Conservation Restriction                                    | No                                                                                                                                                   |             |
| State Conservation Restriction                                    | No                                                                                                                                                   |             |

| Highway & Transportation Linkage                   |                                                                                                                                                                     |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                                               | Rt Route 138                                                                                                                                                        |
| 2 or 4 Lane                                        | through Jamestown)                                                                                                                                                  |
| Miles from Site                                    | Approximately 0.7 miles from the Route 138 expressway interchange.                                                                                                  |
| Internal Site Access                               |                                                                                                                                                                     |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                                                                                                               |
| Nearest Mass Transit Stop to Site                  | The Tashtassuc after Helm bus stop is located approximately 0.7 miles from the site, and the Jamestown seasonal ferry terminal is approximately 3.68 miles away.    |
| Walkability Score                                  | 0                                                                                                                                                                   |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd                                                                                                                                          |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                                                                                                                   |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                                                                                                                   |
| Carrier                                            | MBTA                                                                                                                                                                |
| Main or Branch Line                                | Providence/Stoughton                                                                                                                                                |
| Commercial Airport                                 |                                                                                                                                                                     |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                                                                                                                 |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub                                                                                                       |
| Distance from the Community in Miles               | 24 m driving                                                                                                                                                        |
| Carriers (Names) Serving Airport                   |                                                                                                                                                                     |
| Passenger                                          | Southwest, Sun Country, United (+ BermudAir seasonal)                                                                                                               |
| Charter                                            | Available                                                                                                                                                           |
| # of Days Closed to Inclement Weather Last 3 Years | Estimated 2-5 days with significant operational disruptions over the last 3 years (2023-2025), including the January 25, 2026 nor'easter that grounded all flights. |

5/27/2026

Attached is a Soil Evaluation form for AP 15 Lot 180 on Garboard Street in Jamestown.

The front page is very dark. I checked to see if there was a better version on DEM website and the town engineer Jean Lambert said that she does not think an OWTS can be installed with a 10-inch water table. In comments -spodic development means that there are wetlands.

| Site Info                                                         |                                  |             |
|-------------------------------------------------------------------|----------------------------------|-------------|
| Identity                                                          | Name                             | Street      |
| Property                                                          | Tax Sale Lot                     | Garboard St |
| Current Use                                                       |                                  |             |
| Owner                                                             | Town of Jamestown                |             |
| AP-Lot                                                            | 15~273                           |             |
| Contact                                                           | Edward Mello, Town Administrator |             |
| Zoning Classification                                             | R-40                             |             |
| Jamestown Village Overlay                                         |                                  |             |
| Acreage                                                           | 0.165 ac 7,200 sf                |             |
| Total Usable/Subdividable Acres                                   | 60 x 120 ALL                     |             |
| # of Adjacent Acres for Expansion                                 | none                             |             |
| Frontage Length                                                   | 60'                              |             |
| Hydrologic Soil Group                                             | D                                |             |
| Topography                                                        | Flat                             |             |
| Elevation (Mean Ft. Above Sea Level)                              | 62 ft                            |             |
| High Groundwater Overlay District                                 | Yes                              |             |
| Water table (Ft. Below Ground)-ESHWT                              | 0 to 2.7 ft                      |             |
| 100 Year Floodplain (Yes or No)**                                 | No                               |             |
| % of Site in Wetlands                                             | none                             |             |
| Rights-of-Way, Encumbrances                                       | none identified                  |             |
| Assessment (Catalis)                                              | \$181,300                        |             |
| Water                                                             |                                  |             |
| Provider                                                          | None--Private Well               |             |
| Status of Water Main Access                                       |                                  |             |
| Size                                                              |                                  |             |
| If Extend, Distance to Site                                       |                                  |             |
| Water Connection Fees                                             |                                  |             |
| Sewer                                                             |                                  |             |
| Provider                                                          | None--OWTS Required              |             |
| Status of Sewer Main Access                                       |                                  |             |
| If extend, distance to Site                                       |                                  |             |
| Sewer Connection Fees                                             |                                  |             |
| Electric Power                                                    |                                  |             |
| Service Provider                                                  | Rhode Island Energy              |             |
| Average cost per kWh (cents)                                      | 14.77¢                           |             |
| Service Voltage to Site/Building                                  |                                  |             |
| Transmission Voltage                                              | 115 kV and 345 kV                |             |
| Distribution Voltage                                              | 11 kV                            |             |
| Protective Services                                               |                                  |             |
| Fire Insurance Class Rating                                       | 4x, 4y                           |             |
| 911 Address Assigned                                              | none                             |             |
| Distance to Nearest Fire Station                                  | 3.7 miles                        |             |
| Distance to Nearest Fire Hydrant                                  | none                             |             |
| Fire Station Volunteer or Full-time                               | Volunteer                        |             |
| 24 Hour Police Patrol Provided                                    | Yes                              |             |
| Interviews with Police, Fire, Health Dept.                        |                                  |             |
| Location of Building in a Classified Zone                         |                                  |             |
|                                                                   | Yes                              | No          |
| Brownfield Redevelopment Area                                     |                                  | X           |
| Federal Opportunity Zone                                          |                                  | X           |
| Community Opportunity Zones - Equity Focused                      |                                  | X           |
| High-Poverty/High-Minority Census Tract                           |                                  | X           |
| National Register Historic District or Site                       |                                  | No          |
| Local Historic District, Downtown District                        |                                  | No          |
| Transit-Oriented Development District                             |                                  | X           |
| Flood Hazard and Coastal Resilience Zone                          |                                  | No          |
| Specialized Local Zones                                           |                                  | No          |
| Environmental                                                     |                                  |             |
| Area in Attainment for Federal Air Pollution                      | Yes                              | No          |
| Ozone                                                             |                                  | No          |
| Carbon Monoxide                                                   |                                  | No          |
| Particular Matter                                                 |                                  | No          |
| Lead                                                              |                                  | No          |
| Sulfur Dioxide                                                    |                                  | No          |
| Nitrogen Dioxide                                                  |                                  | No          |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                  | No          |
| Environmental Site Assessment                                     |                                  |             |
| Historical Use                                                    | Vacant                           |             |
| Brownfields                                                       | No                               |             |
| Previous Regulatory Reviews                                       | N/A                              |             |
| Phase I ESA                                                       | N/A                              |             |
| Phase II ESA                                                      | N/A                              |             |
| Previous Testing or Contmination (RECs)                           |                                  |             |
| Remediation Measures                                              |                                  |             |
| Limited Uses Permitted (AUL)                                      |                                  |             |
| Adjacent Property Uses                                            |                                  |             |
| Compliance Violations (NOV)                                       |                                  |             |
| Visual Inspection Date:                                           |                                  |             |
| Natural Resources, Wetlands & Floodplain Issues                   |                                  |             |
| Floodplain (FEMA maps)                                            | No                               |             |
| Wetlands Delineation                                              |                                  |             |
| Protected Habitats                                                | Yes                              |             |
| Endangered Species                                                | Yes                              |             |
| Invasive Species                                                  |                                  |             |
| Local Conservation Restriction                                    | No                               |             |
| State Conservation Restriction                                    | No                               |             |

| Highway Linkage                                    |                                                                                                                                                                     |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                                               | RI Route 138                                                                                                                                                        |
| 2 or 4 Lane                                        | Jamestown)                                                                                                                                                          |
| Miles from Site                                    | Approximately 0.63 miles from the Route 138 expressway interchange.□                                                                                                |
| Internal Site Access                               |                                                                                                                                                                     |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                                                                                                               |
| Nearest Mass Transit Stop to Site                  | The Tashtassuc after Helm bus stop is located approximately 0.7 miles from the site, and the Jamestown seasonal ferry terminal is approximately 3.68 miles away.□   |
| Walkability Score                                  | 0                                                                                                                                                                   |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd□                                                                                                                                         |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                                                                                                                   |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                                                                                                                   |
| Carrier                                            | MBTA                                                                                                                                                                |
| Main or Branch Line                                | Providence/Stoughton                                                                                                                                                |
| Commercial Airport                                 |                                                                                                                                                                     |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                                                                                                                 |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub                                                                                                       |
| Distance from the Community in Miles               | 24 m driving                                                                                                                                                        |
| Carriers (Names) Serving Airport                   |                                                                                                                                                                     |
| Passenger                                          | Allegiant, American Airlines, Breeze Airways, Delta, JetBlue, Southwest, Sun Country, United (+ BermudAir seasonal)                                                 |
| Charter                                            | Available                                                                                                                                                           |
| # of Days Closed to Inclement Weather Last 3 Years | Estimated 2–5 days with significant operational disruptions over the last 3 years (2023–2025), including the January 25, 2026 nor'easter that grounded all flights. |

| Site Info                                                         |                                                         |                                                                 |
|-------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------|
| Identity                                                          | Name                                                    | Street                                                          |
| Property                                                          | 11 Knowles Ct.                                          | 11 Knowles Ct.                                                  |
| Current Use                                                       | Ambulance Barn/Vacant                                   |                                                                 |
| Owner                                                             | Town of Jamestown                                       |                                                                 |
| AP-Lot                                                            | 8-173                                                   |                                                                 |
| Contact                                                           | Edward Mello, Town Administrator                        |                                                                 |
| Zoning Classification                                             | CD ~ P C-1                                              |                                                                 |
| Jamestown Village Overlay                                         | yes                                                     |                                                                 |
| Acreage                                                           | 0.314 ac 13,669 sf                                      |                                                                 |
| Total Usable/Subdividable Acres                                   | all                                                     |                                                                 |
| # of Adjacent Acres for Expansion                                 | none                                                    |                                                                 |
| Frontage Length                                                   | primary ≈116ft                                          | secondary ± 0                                                   |
| Hydrologic Soil Group                                             | NP Urban                                                |                                                                 |
| Topography                                                        | Flat                                                    |                                                                 |
| Elevation (Mean Ft. Above Sea Level)                              | 1.9 to 4 ft HSG_SHWT                                    |                                                                 |
| High Groundwater Overlay                                          | No                                                      |                                                                 |
| 100 Year Floodplain (Yes or No)**                                 | No                                                      |                                                                 |
| % of Site in Wetlands                                             | none                                                    |                                                                 |
| Rights-of-Way, Encumbrances                                       | none identified                                         |                                                                 |
| Assessment (Catalis)                                              | \$726,700                                               |                                                                 |
| Water                                                             |                                                         |                                                                 |
| Provider                                                          | Town                                                    |                                                                 |
| Status of Water Main Access                                       | Connected                                               |                                                                 |
| Size                                                              |                                                         |                                                                 |
| If Extend, Distance to Site                                       | n/a                                                     |                                                                 |
| Water Connection Fees                                             |                                                         |                                                                 |
| Sewer                                                             |                                                         |                                                                 |
| Provider                                                          | Town                                                    |                                                                 |
| Status of Sewer Main Access                                       | Connected                                               |                                                                 |
| If extend, distance to Site                                       | n/a                                                     |                                                                 |
| Sewer Connection Fees                                             |                                                         |                                                                 |
| Electric Power                                                    |                                                         |                                                                 |
| Provider                                                          | Rhode Island Energy                                     |                                                                 |
| Average cost per kWh (cents)                                      | 14.77¢                                                  |                                                                 |
| Service Voltage to Site/Building                                  |                                                         |                                                                 |
| Transmission Voltage                                              | 115 kV and 345 kV                                       |                                                                 |
| Distribution Voltage                                              | 11 kV                                                   |                                                                 |
| Protective Services                                               |                                                         |                                                                 |
| Fire Insurance Class Rating                                       | 4x, 4y                                                  |                                                                 |
| 911 Address Assigned                                              | 11 Knowles Ct.                                          |                                                                 |
| Distance to Nearest Fire Station                                  | ~ 0.5 mi                                                |                                                                 |
| Distance to Nearest Fire Hydrant                                  | 90 ft                                                   |                                                                 |
| Fire Station Volunteer or Full-time                               | Volunteer                                               |                                                                 |
| 24 Hour Police Patrol Provided                                    | Yes                                                     |                                                                 |
| Interviews with Police, Fire, Health Dept.                        |                                                         |                                                                 |
| Location of Building in a Classified Zone                         | Yes                                                     | No                                                              |
| Brownfield Redevelopment Area                                     |                                                         | X                                                               |
| Federal Opportunity Zone                                          |                                                         | X                                                               |
| Community Opportunity Zones - Equity Focused                      |                                                         | X                                                               |
| High-Poverty/High-Minority Census Tract                           |                                                         | X                                                               |
| National Register Historic District or Site                       |                                                         | No                                                              |
| Local Historic District, Downtown District                        |                                                         | No                                                              |
| Transit-Oriented Development District                             |                                                         | X                                                               |
| Flood Hazard and Coastal Resilience Zone                          |                                                         | No                                                              |
| Specialized Local Zones                                           |                                                         | No                                                              |
| Environmental                                                     |                                                         |                                                                 |
| Area in Attainment for Federal Air Pollution                      | Yes                                                     |                                                                 |
| Ozone                                                             |                                                         | No                                                              |
| Carbon Monoxide                                                   |                                                         | No                                                              |
| Particular Matter                                                 |                                                         | No                                                              |
| Lead                                                              |                                                         | No                                                              |
| Sulfur Dioxide                                                    |                                                         | No                                                              |
| Nitrogen Dioxide                                                  |                                                         | No                                                              |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                                         |                                                                 |
| Environmental Site Assessment                                     |                                                         |                                                                 |
| Historical Use                                                    | Garage, office                                          |                                                                 |
| Brownfields                                                       | No                                                      |                                                                 |
| Previous Regulatory Reviews                                       | N/A                                                     |                                                                 |
| Phase I ESA                                                       | N/A                                                     |                                                                 |
| Phase II ESA                                                      | N/A                                                     |                                                                 |
| Previous Testing or Contmination (RECs)                           |                                                         | Not sure where to Search                                        |
| Remediation Measures                                              |                                                         |                                                                 |
| Limited Uses Permitted (AUL)                                      | Should be in Land Evidence but can't search by property |                                                                 |
| Adjacent Property Uses                                            |                                                         |                                                                 |
| Compliance Violations (NOV)                                       |                                                         |                                                                 |
| Visual Inspection Date:                                           |                                                         |                                                                 |
| Natural Resources, Wetlands & Floodplain Issues                   |                                                         |                                                                 |
| Floodplain (FEMA maps)                                            |                                                         | No - but directly adjacent                                      |
| Wetlands Delineation                                              |                                                         |                                                                 |
| Protected Habitats                                                | Yes                                                     | See download from IPac                                          |
| Endangered Species                                                | Yes                                                     |                                                                 |
| Invasive Species                                                  |                                                         | <a href="https://www.eddmaps.org/">https://www.eddmaps.org/</a> |
| Local Conservation Restriction                                    |                                                         | No - RGIS                                                       |
| State Conservation Restriction                                    |                                                         | No - RGIS                                                       |

| Highway & Transportation Linkage                   |                                                                                         |
|----------------------------------------------------|-----------------------------------------------------------------------------------------|
| Name                                               | RI Route 138                                                                            |
| 2 or 4 Lane                                        | Jamestown)                                                                              |
| Miles from Site                                    | ~1 mile (from village to Route 138 expressway interchange)                              |
| Internal Site Access                               |                                                                                         |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                                   |
| Nearest Mass Transit Stop to Site                  | from 11 Knowles Court. Jamestown Ferry Landing is also ~0.2 miles.                      |
| Walkability Score                                  | 65                                                                                      |
| Bike Lanes, Paths, Trails                          |                                                                                         |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                                       |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                                       |
| Carrier                                            | MBTA                                                                                    |
| Main or Branch Line                                | Providence/Stoughton                                                                    |
| Commercial Airport                                 |                                                                                         |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                                     |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub                           |
| Distance from the Community in Miles               | 24 m driving                                                                            |
| Carriers (Names) Serving Airport                   |                                                                                         |
| Passenger                                          | Country, United (+ BermudAir seasonal)                                                  |
| Charter                                            | Available                                                                               |
| # of Days Closed to Inclement Weather Last 3 Years | years (2023–2025), including the January 25, 2026 nor'easter that grounded all flights. |

Not wtihin but across the Street

Double check no local historic district

If No, Degree of Exceedence & Any Anticipated Change  
<https://www3.epa.gov/airquality/greenbook/popexp.html>

| Site Info                                  |                                                |          |
|--------------------------------------------|------------------------------------------------|----------|
| Identity                                   | Name                                           | Street   |
| Property                                   | Undevelopable                                  | Nautilus |
| Current Use                                |                                                |          |
| Owner                                      | Town of Jamestown                              |          |
| AP-Lot                                     | 5~343                                          |          |
| Contact                                    | Edward Mello, Town Administrator               |          |
| Zoning Classification                      | R-40                                           |          |
| Jamestown Village Overlay                  |                                                |          |
| Acreage                                    | 0.341 ac 14,870 sf                             |          |
| Total Usable/Subdividable Acres            |                                                |          |
| # of Adjacent Acres for Expansion          |                                                |          |
| Frontage Length                            |                                                |          |
| Soil Type                                  |                                                |          |
| Topography                                 |                                                |          |
| Elevation (Mean Ft. Above Sea Level)       |                                                |          |
| High Groundwater Overlay                   | No                                             |          |
| 100 Year Floodplain (Yes or No)**          | None of the parcels are in Flood Areas         |          |
| % of Site in Wetlands                      | none                                           |          |
| Rights-of-Way, Encumbrances                | Encumbrance - WRF; Local Conservation Easement |          |
| Assessment (Catalis)                       | \$128,400                                      |          |
| Water                                      |                                                |          |
| Provider                                   | Town                                           |          |
| Status of Water Main Access                | Connected                                      |          |
| Size                                       |                                                |          |
| If Extend, Distance to Site                | n/a                                            |          |
| Water Connection Fees                      |                                                |          |
| Sewer                                      |                                                |          |
| Provider                                   | Town                                           |          |
| Status of Sewer Main Access                | Connected                                      |          |
| If extend, distance to Site                | n/a                                            |          |
| Sewer Connection Fees                      |                                                |          |
| Electric Power                             |                                                |          |
| Service Provider                           | RI ENERGY                                      |          |
| Protective Services                        |                                                |          |
| Fire Insurance Class Rating                | 4x, 4y                                         |          |
| 911 Address Assigned                       |                                                |          |
| Distance to Nearest Fire Station           |                                                |          |
| Distance to Nearest Fire Hydrant           |                                                |          |
| Fire Station Volunteer or Full-time        | Volunteer                                      |          |
| 24 Hour Police Patrol Provided             | Yes                                            |          |
| Interviews with Police, Fire, Health Dept. |                                                |          |

This note was on the documents shared with us about the property.

If this information is correct, please confirm and skip adding data to this form.

Cannot develop due to water resource funds used to purchase property. C. Collins

Ended Evaluation

| Site Info                                                         |                                  |                                          |
|-------------------------------------------------------------------|----------------------------------|------------------------------------------|
| Identity                                                          | Name                             | Street                                   |
| Property                                                          | ROW 1                            | Between Southeast Ave & Pleasant View St |
| Current Use                                                       | vacant                           |                                          |
| Owner                                                             | Town of Jamestown                |                                          |
| AP-Lot                                                            |                                  |                                          |
| Contact                                                           | Edward Mello, Town Administrator |                                          |
| Zoning Classification                                             | R-8                              |                                          |
| Jamestown Village Overlay                                         |                                  |                                          |
|                                                                   |                                  |                                          |
| Acreage                                                           | 0.43 ac 18,750 sf                |                                          |
| Total Usable/Subdividable Acres                                   | 50' x 375' ROW                   |                                          |
| # of Adjacent Acres for Expansion                                 | 0                                |                                          |
| Frontage Length                                                   | 50'                              |                                          |
| Soil Type                                                         | Newport-Urban land complex       |                                          |
| Hydrologic Soil Group                                             | C                                |                                          |
| Topography                                                        |                                  |                                          |
| Elevation (Mean Ft. Above Sea Level)                              | ~38 ft                           |                                          |
| Water table (Ft. Below Ground)                                    | 1.9 to 4 ft                      |                                          |
| 100 Year Floodplain (Yes or No)**                                 | No                               |                                          |
| % of Site in Wetlands                                             | none                             |                                          |
| Rights-of-Way, Encumbrances                                       | ROW                              |                                          |
| Assessment (Catais)                                               | N/A                              |                                          |
| Water                                                             |                                  |                                          |
| Provider                                                          | Town                             |                                          |
| Status of Water Main Access                                       |                                  |                                          |
| Size                                                              |                                  |                                          |
| If Extend, Distance to Site                                       |                                  |                                          |
| Water Connection Fees                                             |                                  |                                          |
| Sewer                                                             |                                  |                                          |
| Provider                                                          | Town                             |                                          |
| Status of Sewer Main Access                                       |                                  |                                          |
| If extend, distance to Site                                       |                                  |                                          |
| Sewer Connection Fees                                             |                                  |                                          |
| Electric Power                                                    |                                  |                                          |
| Service Provider                                                  | Rhode Island Energy              |                                          |
| Average cost per kWh (cents)                                      | 14.77¢                           |                                          |
| Service Voltage to Site/Building                                  |                                  |                                          |
| Transmission Voltage                                              | 115 kV and 345 kV                |                                          |
| Distribution Voltage                                              | 11 kV                            |                                          |
| Protective Services                                               |                                  |                                          |
| Fire Insurance Class Rating                                       | 4x, 4y                           |                                          |
| 911 Address Assigned                                              | Intersects w/Southeast Ave.      |                                          |
| Distance to Nearest Fire Station                                  | 0.9 mile                         |                                          |
| Distance to Nearest Fire Hydrant                                  | on site                          |                                          |
| Fire Station Volunteer or Full-time                               | Volunteer                        |                                          |
| 24 Hour Police Patrol Provided                                    | Yes                              |                                          |
| Interviews with Police, Fire, Health Dept.                        |                                  |                                          |
| Location of Building in a Classified Zone                         | Yes                              | No                                       |
| Brownfield Redevelopment Area                                     |                                  | X                                        |
| Federal Opportunity Zone                                          |                                  | X                                        |
| Community Opportunity Zones - Equity Focused                      |                                  | X                                        |
| High-Poverty/High-Minority Census Tract                           |                                  | X                                        |
| National Register Historic District or Site                       |                                  | No                                       |
| Local Historic District, Downtown District                        |                                  | No                                       |
| Transit-Oriented Development District                             |                                  | X                                        |
| Flood Hazard and Coastal Resilience Zone                          |                                  | No                                       |
| Specialized Local Zones                                           |                                  | No                                       |
| Environmental                                                     |                                  |                                          |
| Area in Attainment for Federal Air Pollution                      | Yes                              | No                                       |
| Ozone                                                             |                                  | No                                       |
| Carbon Monoxide                                                   |                                  | No                                       |
| Particular Matter                                                 |                                  | No                                       |
| Lead                                                              |                                  | No                                       |
| Sulfur Dioxide                                                    |                                  | No                                       |
| Nitrogen Dioxide                                                  |                                  | No                                       |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                  | No                                       |
| Environmental Site Assessment                                     |                                  |                                          |
| Historical Use                                                    | Vacant                           |                                          |
| Brownfields                                                       | No                               |                                          |
| Previous Regulatory Reviews                                       | N/A                              |                                          |
| Phase I ESA                                                       | N/A                              |                                          |
| Phase II ESA                                                      | N/A                              |                                          |
| Previous Testing or Contmination (RECs)                           |                                  |                                          |
| Remediation Measures                                              |                                  |                                          |
| Limited Uses Permitted (AUL)                                      |                                  |                                          |
| Adjacent Property Uses                                            |                                  |                                          |
| Compliance Violations (NOV)                                       |                                  |                                          |
| Visual Inspection Date:                                           |                                  |                                          |
| Natural Resources, Wetlands & Floodplain Issues                   |                                  |                                          |
| Floodplain (FEMA maps)                                            | No                               |                                          |
| Wetlands Delineation                                              |                                  |                                          |
| Protected Habitats                                                | Yes                              |                                          |
| Endangered Species                                                | Yes                              |                                          |
| Invasive Species                                                  |                                  |                                          |
| Local Conservation Restriction                                    | No                               |                                          |
| State Conservation Restriction                                    | No                               |                                          |

4 cottages  
Lots 40 x 90  
Shared driveway - 10

| Highway Linkage                                    |                                                                                         |
|----------------------------------------------------|-----------------------------------------------------------------------------------------|
| Name                                               | Rt Route 138                                                                            |
| 2 or 4 Lane                                        | Jamestown)                                                                              |
| Miles from Site                                    | Approximately 0.63 miles from the Route 138 expressway interchange.[]                   |
| Internal Site Access                               |                                                                                         |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                                   |
| Nearest Mass Transit Stop to Site                  | from the site, and the Jamestown seasonal ferry terminal is approximately               |
| Walkability Score                                  | 0                                                                                       |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd[]                                                            |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                                       |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                                       |
| Carrier                                            | MBTA                                                                                    |
| Main or Branch Line                                | Providence/Stoughton                                                                    |
| Commercial Airport                                 |                                                                                         |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                                     |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub                           |
| Distance from the Community in Miles               | 24 m driving                                                                            |
| Carriers (Names) Serving Airport                   |                                                                                         |
| Passenger                                          | Sun Country, United (+ BermudAir seasonal)                                              |
| Charter                                            | Available                                                                               |
| # of Days Closed to Inclement Weather Last 3 Years | years (2023–2025), including the January 25, 2026 nor'easter that grounded all flights. |

| Site Info                                                         |                                  |                                         |
|-------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| Identity                                                          | Name                             | Street                                  |
| Property                                                          | ROW 2                            | Between Hamilton Ave & Pleasant View St |
| Current Use                                                       |                                  |                                         |
| Owner                                                             | Town of Jamestown                |                                         |
| AP-Lot                                                            |                                  |                                         |
| Contact                                                           | Edward Mello, Town Administrator |                                         |
| Zoning Classification                                             | R-20                             |                                         |
| Jamestown Village Overlay                                         |                                  |                                         |
| Acreage                                                           | 0.90 ac 39,200 sq ft             |                                         |
| Total Usable/Subdividable Acres                                   | 70' x 560' ROW                   |                                         |
| # of Adjacent Acres for Expansion                                 |                                  |                                         |
| Frontage Length                                                   | 70 ft                            |                                         |
| Soil Type                                                         | Newport silt loam                |                                         |
| Hydrologic Soil Group                                             | C                                |                                         |
| Topography                                                        | 3-8% slopes                      |                                         |
| High Groundwater Overlay                                          | No                               |                                         |
| Elevation (Mean Ft. Above Sea Level)                              | ~54 ft                           |                                         |
| Water table (Ft. Below Ground)                                    | 1.9 to 4 ft                      |                                         |
| 100 Year Floodplain (Yes or No)**                                 | No                               |                                         |
| % of Site in Wetlands                                             |                                  |                                         |
| Rights-of-Way, Encumbrances                                       | ROW                              |                                         |
| Assessment (Catalis)                                              |                                  |                                         |
| Water                                                             |                                  |                                         |
| Provider                                                          | Town                             |                                         |
| Status of Water Main Access                                       |                                  |                                         |
| Size                                                              |                                  |                                         |
| If Extend, Distance to Site                                       |                                  |                                         |
| Water Connection Fees                                             |                                  |                                         |
| Sewer                                                             |                                  |                                         |
| Provider                                                          | Town                             |                                         |
| Status of Sewer Main Access                                       |                                  |                                         |
| If extend, distance to Site                                       |                                  |                                         |
| Sewer Connection Fees                                             |                                  |                                         |
| Electric Power                                                    |                                  |                                         |
| Service Provider                                                  | Rhode Island Energy              |                                         |
| Average cost per kWh (cents)                                      | 14.77¢                           |                                         |
| Service Voltage to Site/Building                                  |                                  |                                         |
| Transmission Voltage                                              | 115 kV and 345 kV                |                                         |
| Distribution Voltage                                              | 11 kV                            |                                         |
| Protective Services                                               |                                  |                                         |
| Fire Insurance Class Rating                                       | 4x, 4y                           |                                         |
| 911 Address Assigned                                              | Intersects w/Hamilton Ave        |                                         |
| Distance to Nearest Fire Station                                  | 0.9 mile                         |                                         |
| Distance to Nearest Fire Hydrant                                  | 290 ft                           |                                         |
| Fire Station Volunteer or Full-time                               | Volunteer                        |                                         |
| 24 Hour Police Patrol Provided                                    | Yes                              |                                         |
| Interviews with Police, Fire, Health Dept.                        |                                  |                                         |
| Location of Building in a Classified Zone                         | Yes                              | No                                      |
| Brownfield Redevelopment Area                                     |                                  | X                                       |
| Federal Opportunity Zone                                          |                                  | X                                       |
| Community Opportunity Zones - Equity Focused                      |                                  | X                                       |
| High-Poverty/High-Minority Census Tract                           |                                  | X                                       |
| National Register Historic District or Site                       |                                  | No                                      |
| Local Historic District, Downtown District                        |                                  | No                                      |
| Transit-Oriented Development District                             |                                  | X                                       |
| Flood Hazard and Coastal Resilience Zone                          |                                  | No                                      |
| Specialized Local Zones                                           |                                  | No                                      |
| Environmental                                                     |                                  |                                         |
| Area in Attainment for Federal Air Pollution                      | Yes                              | No                                      |
| Ozone                                                             |                                  | No                                      |
| Carbon Monoxide                                                   |                                  | No                                      |
| Particular Matter                                                 |                                  | No                                      |
| Lead                                                              |                                  | No                                      |
| Sulfur Dioxide                                                    |                                  | No                                      |
| Nitrogen Dioxide                                                  |                                  | No                                      |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                  | No                                      |
| Environmental Site Assessment                                     |                                  |                                         |
| Historical Use                                                    | Vacant                           |                                         |
| Brownfields                                                       | No                               |                                         |
| Previous Regulatory Reviews                                       | N/A                              |                                         |
| Phase I ESA                                                       | N/A                              |                                         |
| Phase II ESA                                                      | N/A                              |                                         |
| Previous Testing or Contmination (RECs)                           |                                  |                                         |
| Remediation Measures                                              |                                  |                                         |
| Limited Uses Permitted (AUL)                                      |                                  |                                         |
| Adjacent Property Uses                                            |                                  |                                         |
| Compliance Violations (NOV)                                       |                                  |                                         |
| Visual Inspection Date:                                           |                                  |                                         |
| Natural Resources, Wetlands & Floodplain Issues                   |                                  |                                         |
| Flooplain (FEMA maps)                                             | No                               |                                         |
| Wetlands Delineation                                              |                                  |                                         |
| Protected Habitats                                                | Yes                              |                                         |
| Endangered Species                                                | Yes                              |                                         |
| Invasive Species                                                  |                                  |                                         |
| Local Conservation Restriction                                    | No                               |                                         |
| State Conservation Restriction                                    | No                               |                                         |

| Highway Linkage                                  |                                                                           |
|--------------------------------------------------|---------------------------------------------------------------------------|
| Name                                             | RI Route 138                                                              |
| 2 or 4 Lane                                      | Jamestown)                                                                |
| Miles from Site                                  | Approximately 0.63 miles from the Route 138 expressway interchange.[]     |
| Internal Site Access                             |                                                                           |
| Type of Mass Transit service Provided            | Bus, seasonal Jamestown-Newport Ferry                                     |
| Nearest Mass Transit Stop to Site                | from the site, and the Jamestown seasonal ferry terminal is approximately |
| Walkability Score                                | 0                                                                         |
| Bike Lanes, Paths, Trails                        | Goes through the N Main rd[]                                              |
| Park &Ride Facility - Distance from site         | Rte 1A & 138 Park & Ride, 5 miles                                         |
| Commuter Rail Service (if applicable)            | Wickford Junction                                                         |
| Carrier                                          | MBTA                                                                      |
| Main or Branch Line                              | Providence/Stoughton                                                      |
| Commercial Airport                               |                                                                           |
| Name                                             | Rhode Island T.F. Green International Airport (PVD)                       |
| Hub Status                                       | Breeze Airways connecting hub; not a major legacy carrier hub             |
| Distance from the Community in Miles             | 24 m driving                                                              |
| Carriers (Names) Serving Airport                 |                                                                           |
| Passenger                                        | Sun Country, United (+ BermudAir seasonal)                                |
| Charter                                          | Available                                                                 |
| # of Days Closed to Inclement Weather Last 3 Yea | years (2023–2025), including the January 25, 2026 noreaster that          |

8 cottages 55' x 70' = 3,850

15' Driveway & fence, shrubs

| Site Info                                                         |                                  |                                     |
|-------------------------------------------------------------------|----------------------------------|-------------------------------------|
| Identity                                                          | Name                             | Street                              |
| Property                                                          | ROW 3                            | Between Hamilton Ave & Columbia Ave |
| Current Use                                                       | vacant                           |                                     |
| Owner                                                             | Town of Jamestown                |                                     |
| AP-Lot                                                            |                                  |                                     |
| Contact                                                           | Edward Mello, Town Administrator |                                     |
| Zoning Classification                                             | R-20                             |                                     |
| Jamestown Village Overlay                                         |                                  |                                     |
| Acreage                                                           | 0.44 ac 19,000 sq ft             |                                     |
| Total Usable/Subdividable Acres                                   | 50' x 380' ALL                   |                                     |
| # of Adjacent Acres for Expansion                                 | none                             |                                     |
| Frontage Length                                                   | 50'                              |                                     |
| Soil Type                                                         | Newport-Urban land complex       |                                     |
| Hydrologic Soil Group                                             | C                                |                                     |
| Topography                                                        |                                  |                                     |
| Elevation (Mean Ft. Above Sea Level)                              | ~38 ft                           |                                     |
| High Groundwater Overlay                                          | No                               |                                     |
| Water table (Ft. Below Ground)                                    | 1.9 to 4 ft                      |                                     |
| 100 Year Floodplain (Yes or No)**                                 | No                               |                                     |
| % of Site in Wetlands                                             | 0%                               |                                     |
| Rights-of-Way, Encumbrances                                       | ROW 3                            |                                     |
| Assessment (Catalis)                                              |                                  |                                     |
| Water                                                             |                                  |                                     |
| Provider                                                          | Town                             |                                     |
| Status of Water Main Access                                       |                                  |                                     |
| Size                                                              |                                  |                                     |
| If Extend, Distance to Site                                       |                                  |                                     |
| Water Connection Fees                                             |                                  |                                     |
| Sewer                                                             |                                  |                                     |
| Provider                                                          | Town                             |                                     |
| Status of Sewer Main Access                                       |                                  |                                     |
| If extend, distance to Site                                       |                                  |                                     |
| Sewer Connection Fees                                             |                                  |                                     |
| Electric Power                                                    |                                  |                                     |
| Service Provider                                                  | Rhode Island Energy              |                                     |
| Average cost per kWh (cents)                                      | 14.77¢                           |                                     |
| Service Voltage to Site/Building                                  |                                  |                                     |
| Transmission Voltage                                              | 115 kV and 345 kV                |                                     |
| Distribution Voltage                                              | 11 kV                            |                                     |
| Protective Services                                               |                                  |                                     |
| Fire Insurance Class Rating                                       | 4x, 4y                           |                                     |
| 911 Address Assigned                                              | Intersects w/Hamilton            |                                     |
| Distance to Nearest Fire Station                                  | 1.1 mile                         |                                     |
| Distance to Nearest Fire Hydrant                                  | on site                          |                                     |
| Fire Station Volunteer or Full-time                               | Volunteer                        |                                     |
| 24 Hour Police Patrol Provided                                    | Yes                              |                                     |
| Interviews with Police, Fire, Health Dept.                        |                                  |                                     |
| Location of Building in a Classified Zone                         |                                  |                                     |
|                                                                   | Yes                              | No                                  |
| Brownfield Redevelopment Area                                     |                                  | X                                   |
| Federal Opportunity Zone                                          |                                  | X                                   |
| Community Opportunity Zones - Equity Focused                      |                                  | X                                   |
| High-Poverty/High-Minority Census Tract                           |                                  | X                                   |
| National Register Historic District or Site                       |                                  | No                                  |
| Local Historic District, Downtown District                        |                                  | No                                  |
| Transit-Oriented Development District                             |                                  | X                                   |
| Flood Hazard and Coastal Resilience Zone                          |                                  | No                                  |
| Specialized Local Zones                                           |                                  | No                                  |
| Environmental                                                     |                                  |                                     |
| Area in Attainment for Federal Air Pollution                      | Yes                              | No                                  |
| Ozone                                                             |                                  | No                                  |
| Carbon Monoxide                                                   |                                  | No                                  |
| Particular Matter                                                 |                                  | No                                  |
| Lead                                                              |                                  | No                                  |
| Sulfur Dioxide                                                    |                                  | No                                  |
| Nitrogen Dioxide                                                  |                                  | No                                  |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                  | No                                  |
| Environmental Site Assessment                                     |                                  |                                     |
| Historical Use                                                    |                                  |                                     |
| Brownfields                                                       | No                               |                                     |
| Previous Regulatory Reviews                                       | N/A                              |                                     |
| Phase I ESA                                                       | N/A                              |                                     |
| Phase II ESA                                                      | N/A                              |                                     |
| Previous Testing or Contmination (RECs)                           |                                  |                                     |
| Remediation Measures                                              |                                  |                                     |
| Limited Uses Permitted (AUL)                                      |                                  |                                     |
| Adjacent Property Uses                                            |                                  |                                     |
| Compliance Violations (NOV)                                       |                                  |                                     |
| Visual Inspection Date:                                           |                                  |                                     |
| Natural Resources, Wetlands & Floodplain Issues                   |                                  |                                     |
| Floodplain (FEMA maps)                                            |                                  | No                                  |
| Wetlands Delineation                                              |                                  | No                                  |
| Protected Habitats                                                |                                  | No                                  |
| Endangered Species                                                |                                  | No                                  |
| Invasive Species                                                  |                                  | No                                  |
| Local Conservation Restriction                                    |                                  | No                                  |
| State Conservation Restriction                                    |                                  | No                                  |

4 cottages

| Highway Linkage                                    |                                                                           |
|----------------------------------------------------|---------------------------------------------------------------------------|
| Name                                               | RI Route 138                                                              |
| 2 or 4 Lane                                        | Jamestown)                                                                |
| Miles from Site                                    | Approximately 0.63 miles from the Route 138 expressway interchange.[]     |
| Internal Site Access                               |                                                                           |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                     |
| Nearest Mass Transit Stop to Site                  | from the site, and the Jamestown seasonal ferry terminal is approximately |
| Walkability Score                                  | 0                                                                         |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd[]                                              |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                         |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                         |
| Carrier                                            | MBTA                                                                      |
| Main or Branch Line                                | Providence/Stoughton                                                      |
| Commercial Airport                                 |                                                                           |
|                                                    |                                                                           |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                       |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub             |
| Distance from the Community in Miles               | 24 m driving                                                              |
|                                                    |                                                                           |
| Carriers (Names) Serving Airport                   |                                                                           |
| Passenger                                          | Sun Country, United (+ BermudAir seasonal)                                |
| Charter                                            | Available                                                                 |
| # of Days Closed to Inclement Weather Last 3 Years | years (2023–2025), including the January 25, 2026 nor'easter that         |

Lot size 40' x 95' = 15,200  
Shared driveway - 10' wide

| Site Info                                                         |                                                                               |                            |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------|
| Identity                                                          | Name                                                                          | Street                     |
| Property                                                          | ROW 4                                                                         | Stanton Rd west of Walcott |
| Current Use                                                       | Possible land swap w/Roach                                                    |                            |
| Owner                                                             | Town of Jamestown                                                             |                            |
| AP-Lot                                                            | None. DIRECTLY SOUTH is 10-83                                                 |                            |
| Contact                                                           | Edward Mello, Town Administrator                                              |                            |
| Zoning Classification                                             | Between R-40 (NORTH) and RR-80 (SOUTH)                                        |                            |
| Jamestown Village Overlay                                         | No                                                                            |                            |
| Acreage                                                           | 0.66 ac                                                                       |                            |
| Total Usable/Subdividable Acres                                   | Road owned by Town of Jamestown. DIRECTLY SOUTH is owned by Roach, Robert Jr. |                            |
| # of Adjacent Acres for Expansion                                 | DIRECTLY SOUTH is 3.93 ac farm                                                |                            |
| Frontage Length                                                   |                                                                               |                            |
| Soil Type                                                         | Pittstown silt loam                                                           |                            |
| Hydrologic Soil Group                                             | C                                                                             |                            |
| Topography                                                        | 0-3% slopes                                                                   |                            |
| Elevation (Mean Ft. Above Sea Level)                              | ~76 ft                                                                        |                            |
| High Groundwater Overlay                                          | No                                                                            |                            |
| Water table (Ft. Below Ground)                                    | 1.5 to 3.2 ft                                                                 |                            |
| 100 Year Floodplain (Yes or No)**                                 | No                                                                            |                            |
| % of Site in Wetlands                                             | 0%                                                                            |                            |
| Rights-of-Way, Encumbrances                                       | ROW Stanton Rd west of Walcott Ave                                            |                            |
| Assessment (Catalis)                                              |                                                                               |                            |
| Water                                                             |                                                                               |                            |
| Provider                                                          | Town Available                                                                |                            |
| Status of Water Main Access                                       |                                                                               |                            |
| Size                                                              |                                                                               |                            |
| If Extend, Distance to Site                                       | From Walcott Ave.                                                             |                            |
| Water Connection Fees                                             |                                                                               |                            |
| Sewer                                                             |                                                                               |                            |
| Provider                                                          | Town Available                                                                |                            |
| Status of Sewer Main Access                                       |                                                                               |                            |
| If extend, distance to Site                                       | From Walcott Ave.                                                             |                            |
| Sewer Connection Fees                                             |                                                                               |                            |
| Electric Power                                                    |                                                                               |                            |
| Service Provider                                                  | Rhode Island Energy                                                           |                            |
| Average cost per kWh (cents)                                      | 14.77¢                                                                        |                            |
| Service Voltage to Site/Building                                  |                                                                               |                            |
| Transmission Voltage                                              | 115 kV and 345 kV                                                             |                            |
| Distribution Voltage                                              | 11 kV                                                                         |                            |
| Protective Services                                               |                                                                               |                            |
| Fire Insurance Class Rating                                       | 4x, 4y                                                                        |                            |
| 911 Address Assigned                                              | Stanton Rd                                                                    |                            |
| Distance to Nearest Fire Station                                  | 1.0 mile                                                                      |                            |
| Distance to Nearest Fire Hydrant                                  | 50 ft                                                                         |                            |
| Fire Station Volunteer or Full-time                               | Volunteer                                                                     |                            |
| 24 Hour Police Patrol Provided                                    | Yes                                                                           |                            |
| Interviews with Police, Fire, Health Dept.                        |                                                                               |                            |
| Location of Building in a Classified Zone                         |                                                                               |                            |
|                                                                   | Yes                                                                           | No                         |
| Brownfield Redevelopment Area                                     |                                                                               | X                          |
| Federal Opportunity Zone                                          |                                                                               | X                          |
| Community Opportunity Zones - Equity Focused                      |                                                                               | X                          |
| High-Poverty/High-Minority Census Tract                           |                                                                               | X                          |
| National Register Historic District or Site                       | Directly east is State Recommended Historic District                          |                            |
| Local Historic District, Downtown District                        |                                                                               | No                         |
| Transit-Oriented Development District                             |                                                                               | X                          |
| Flood Hazard and Coastal Resilience Zone                          |                                                                               | No                         |
| Specialized Local Zones                                           |                                                                               | No                         |
| Environmental                                                     |                                                                               |                            |
| Area in Attainment for Federal Air Pollution                      | Yes                                                                           | No                         |
| Ozone                                                             |                                                                               | No                         |
| Carbon Monoxide                                                   |                                                                               | No                         |
| Particular Matter                                                 |                                                                               | No                         |
| Lead                                                              |                                                                               | No                         |
| Sulfur Dioxide                                                    |                                                                               | No                         |
| Nitrogen Dioxide                                                  |                                                                               | No                         |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                                                               | No                         |
| Environmental Site Assessment                                     |                                                                               |                            |
| Historical Use                                                    |                                                                               |                            |
| Brownfields                                                       | No                                                                            |                            |
| Previous Regulatory Reviews                                       | N/A                                                                           |                            |
| Phase I ESA                                                       | N/A                                                                           |                            |
| Phase II ESA                                                      | N/A                                                                           |                            |
| Previous Testing or Contmination (RECs)                           |                                                                               |                            |
| Remediation Measures                                              |                                                                               |                            |
| Limited Uses Permitted (AUL)                                      |                                                                               |                            |
| Adjacent Property Uses                                            |                                                                               |                            |
| Compliance Violations (NOV)                                       |                                                                               |                            |
| Visual Inspection Date:                                           |                                                                               |                            |
| Natural Resources, Wetlands & Floodplain Issues                   |                                                                               |                            |
| Floodplain (FEMA maps)                                            |                                                                               | No                         |
| Wetlands Delineation                                              |                                                                               | No                         |
| Protected Habitats                                                |                                                                               | No                         |
| Endangered Species                                                |                                                                               | No                         |
| Invasive Species                                                  |                                                                               | No                         |
| Local Conservation Restriction                                    |                                                                               | No                         |
| State Conservation Restriction                                    |                                                                               | No                         |

| Highway Linkage                                  |                                                                           |
|--------------------------------------------------|---------------------------------------------------------------------------|
| Name                                             | RI Route 138                                                              |
| 2 or 4 Lane                                      | Jamestown)                                                                |
| Miles from Site                                  | Approximately 0.63 miles from the Route 138 expressway interchange.□      |
| Internal Site Access                             |                                                                           |
| Type of Mass Transit service Provided            | Bus, seasonal Jamestown-Newport Ferry                                     |
| Nearest Mass Transit Stop to Site                | from the site, and the Jamestown seasonal ferry terminal is approximately |
| Walkability Score                                | 0                                                                         |
| Bike Lanes, Paths, Trails                        | Goes through the N Main rd□                                               |
| Park &Ride Facility - Distance from site         | Rte 1A & 138 Park & Ride, 5 miles                                         |
| Commuter Rail Service (if applicable)            | Wickford Junction                                                         |
| Carrier                                          | MBTA                                                                      |
| Main or Branch Line                              | Providence/Stoughton                                                      |
| Commercial Airport                               |                                                                           |
|                                                  |                                                                           |
| Name                                             | Rhode Island T.F. Green International Airport (PVD)                       |
| Hub Status                                       | Breeze Airways connecting hub; not a major legacy carrier hub             |
| Distance from the Community in Miles             | 24 m driving                                                              |
|                                                  |                                                                           |
| Carriers (Names) Serving Airport                 |                                                                           |
| Passenger                                        | Sun Country, United (+ BermudAir seasonal)                                |
| Charter                                          | Available                                                                 |
| # of Days Closed to Inclement Weather Last 3 Yea | years (2023–2025), including the January 25, 2026 nor'easter that         |

| Site Info                                                         |                                                                  |                 |
|-------------------------------------------------------------------|------------------------------------------------------------------|-----------------|
| Identity                                                          | Name                                                             | Street          |
| Property                                                          | ROW 5                                                            | Off Florida Ave |
| Current Use                                                       | ROW                                                              |                 |
| Owner                                                             | Town of Jamestown                                                |                 |
| AP-Lot                                                            | Near 8~340                                                       |                 |
| Contact                                                           | Edward Mello, Town Administrator                                 |                 |
| Zoning Classification                                             | RR-20                                                            |                 |
| Jamestown Village Overlay                                         | No                                                               |                 |
| Acreage                                                           | 0.16 ac 7,000 sq ft                                              |                 |
| Total Usable/Subdividable Acres                                   | 35' x 200' ROW "L" shaped                                        |                 |
| # of Adjacent Acres for Expansion                                 | 8~340 AUBOIS 20,000 sf =0.46 ac                                  |                 |
| Frontage Length                                                   | 35'                                                              |                 |
| Soil Type                                                         | Half Pittstown silt loam, half Newport silt loam                 |                 |
| Hydrologic Soil Group                                             | C                                                                |                 |
| Topography                                                        | 0-3% slopes on west (vertical), 3-8% slopes on east (horizontal) |                 |
| Elevation (Mean Ft. Above Sea Level)                              | ~48 ft                                                           |                 |
| High Groundwater Overlay                                          | No                                                               |                 |
| Water table (Ft. Below Ground)                                    | 1.5 to 4 ft                                                      |                 |
| 100 Year Floodplain (Yes or No)**                                 | No                                                               |                 |
| % of Site in Wetlands                                             | 0%                                                               |                 |
| Rights-of-Way, Encumbrances                                       | ROW                                                              |                 |
| Assessment (Catalis)                                              |                                                                  |                 |
| Water                                                             |                                                                  |                 |
| Provider                                                          | Town of Jamestown                                                |                 |
| Status of Water Main Access                                       | In Mount Hope Ave adjacent                                       |                 |
| Size                                                              |                                                                  |                 |
| If Extend, Distance to Site                                       |                                                                  |                 |
| Water Connection Fees                                             |                                                                  |                 |
| Sewer                                                             |                                                                  |                 |
| Provider                                                          | Town of Jamestown                                                |                 |
| Status of Sewer Main Access                                       | Available                                                        |                 |
| If extend, distance to Site                                       |                                                                  |                 |
| Sewer Connection Fees                                             |                                                                  |                 |
| Electric Power                                                    |                                                                  |                 |
| Service Provider                                                  | Rhode Island Energy                                              |                 |
| Average cost per kWh (cents)                                      | 14.77¢                                                           |                 |
| Service Voltage to Site/Building                                  |                                                                  |                 |
| Transmission Voltage                                              | 115 kV and 345 kV                                                |                 |
| Distribution Voltage                                              | 11 kV                                                            |                 |
| Protective Services                                               |                                                                  |                 |
| Fire Insurance Class Rating                                       | 4x, 4y                                                           |                 |
| 911 Address Assigned                                              | Intersects w/Mount Hope Ave                                      |                 |
| Distance to Nearest Fire Station                                  | 0.0 mile                                                         |                 |
| Distance to Nearest Fire Hydrant                                  | 190 ft                                                           |                 |
| Fire Station Volunteer or Full-time                               | Volunteer                                                        |                 |
| 24 Hour Police Patrol Provided                                    | Yes                                                              |                 |
| Interviews with Police, Fire, Health Dept.                        |                                                                  |                 |
| Location of Building in a Classified Zone                         |                                                                  |                 |
|                                                                   | Yes                                                              | No              |
| Brownfield Redevelopment Area                                     |                                                                  | X               |
| Federal Opportunity Zone                                          |                                                                  | X               |
| Community Opportunity Zones - Equity Focused                      |                                                                  | X               |
| High-Poverty/High-Minority Census Tract                           |                                                                  | X               |
| National Register Historic District or Site                       |                                                                  | X               |
| Local Historic District, Downtown District                        |                                                                  | X               |
| Transit-Oriented Development District                             |                                                                  | X               |
| Flood Hazard and Coastal Resilience Zone                          |                                                                  | X               |
| Specialized Local Zones                                           |                                                                  | X               |
| Environmental                                                     |                                                                  |                 |
| Area in Attainment for Federal Air Pollution                      | Yes                                                              | No              |
| Ozone                                                             |                                                                  | No              |
| Carbon Monoxide                                                   |                                                                  | No              |
| Particular Matter                                                 |                                                                  | No              |
| Lead                                                              |                                                                  | No              |
| Sulfur Dioxide                                                    |                                                                  | No              |
| Nitrogen Dioxide                                                  |                                                                  | No              |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                                                  | No              |
| Environmental Site Assessment                                     |                                                                  |                 |
| Historical Use                                                    |                                                                  |                 |
| Brownfields                                                       | No                                                               |                 |
| Previous Regulatory Reviews                                       | N/A                                                              |                 |
| Phase I ESA                                                       | N/A                                                              |                 |
| Phase II ESA                                                      | N/A                                                              |                 |
| Previous Testing or Contmination (RECs)                           |                                                                  |                 |
| Remediation Measures                                              |                                                                  |                 |
| Limited Uses Permitted (AUL)                                      |                                                                  |                 |
| Adjacent Property Uses                                            |                                                                  |                 |
| Compliance Violations (NOV)                                       |                                                                  |                 |
| Visual Inspection Date:                                           |                                                                  |                 |
| Natural Resources, Wetlands & Floodplain Issues                   |                                                                  |                 |
| Floodplain (FEMA maps)                                            |                                                                  | No              |
| Wetlands Delineation                                              |                                                                  | No              |
| Protected Habitats                                                |                                                                  | No              |
| Endangered Species                                                |                                                                  | No              |
| Invasive Species                                                  |                                                                  | No              |
| Local Conservation Restriction                                    |                                                                  | No              |
| State Conservation Restriction                                    |                                                                  | No              |

| Highway Linkage                                    |                                                                            |
|----------------------------------------------------|----------------------------------------------------------------------------|
| Name                                               | Rt Route 138                                                               |
| 2 or 4 Lane                                        | Jamestown)                                                                 |
| Miles from Site                                    | Approximately 0.63 miles from the Route 138 expressway interchange.□       |
| Internal Site Access                               |                                                                            |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                      |
| Nearest Mass Transit Stop to Site                  | the site, and the Jamestown seasonal ferry terminal is approximately 3.68  |
| Walkability Score                                  | 0                                                                          |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd□                                                |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                          |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                          |
| Carrier                                            | MBTA                                                                       |
| Main or Branch Line                                | Providence/Stoughton                                                       |
| Commercial Airport                                 |                                                                            |
|                                                    |                                                                            |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                        |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub              |
| Distance from the Community in Miles               | 24 m driving                                                               |
|                                                    |                                                                            |
| Carriers (Names) Serving Airport                   |                                                                            |
| Passenger                                          | Country, United (+ BermudAir seasonal)                                     |
| Charter                                            | Available                                                                  |
| # of Days Closed to Inclement Weather Last 3 Years | years (2023–2025), including the January 25, 2026 nor'easter that grounded |

No estimate - need status of 8~340 AUBOIS

| Site Info                                  |                                         |              |
|--------------------------------------------|-----------------------------------------|--------------|
| Identity                                   | Name                                    | Street       |
| Property                                   | Tax Sale Lot                            | Spindrift St |
| Current Use                                |                                         |              |
| Owner                                      | Town of Jamestown                       |              |
| AP-Lot                                     | 5~283                                   |              |
| Contact                                    | Edward Mello, Town Administrator        |              |
| Zoning Classification                      | R-40 N-50 R-20                          |              |
| Jamestown Village Overlay                  | No                                      |              |
| Acreage                                    | 0.461 ac 20,078 sf                      |              |
| Total Usable/Subdividable Acres            | 180 x 120 & 120 x 120                   |              |
| # of Adjacent Acres for Expansion          |                                         |              |
| Frontage Length                            | 120 feet                                |              |
| Soil Type                                  |                                         |              |
| Topography                                 |                                         |              |
| Elevation (Mean Ft. Above Sea Level)       |                                         |              |
| High Groundwater Overlay                   | Yes                                     |              |
| 100 Year Floodplain (Yes or No)**          | No                                      |              |
| % of Site in Wetlands                      | Stream and wetland buffer encroachments |              |
| Rights-of-Way, Encumbrances                |                                         |              |
| Assessment (Catalis)                       | \$27,700                                |              |
| Water                                      |                                         |              |
| Provider                                   | None--Private Well                      |              |
| Status of Water Main Access                |                                         |              |
| Size                                       |                                         |              |
| If Extend, Distance to Site                |                                         |              |
| Water Connection Fees                      |                                         |              |
| Sewer                                      |                                         |              |
| Provider                                   | None--OWTS Required                     |              |
| Status of Sewer Main Access                |                                         |              |
| If extend, distance to Site                |                                         |              |
| Sewer Connection Fees                      |                                         |              |
| Electric Power                             |                                         |              |
| Service Provider                           | RI ENERGY                               |              |
| Protective Services                        |                                         |              |
| Fire Insurance Class Rating                | 4x, 4y                                  |              |
| 911 Address Assigned                       |                                         |              |
| Distance to Nearest Fire Station           |                                         |              |
| Distance to Nearest Fire Hydrant           |                                         |              |
| Fire Station Volunteer or Full-time        | Volunteer                               |              |
| 24 Hour Police Patrol Provided             | Yes                                     |              |
| Interviews with Police, Fire, Health Dept. |                                         |              |

| Highway Linkage                                  |                        |
|--------------------------------------------------|------------------------|
| Name                                             | RI Route 138           |
| 2 or 4 Lane                                      | Verrazzano Bridge      |
| Miles from Site                                  | from the Route 138 e   |
| Internal Site Access                             |                        |
| Type of Mass Transit service Provided            | onal Jamestown-New     |
| Nearest Mass Transit Stop to Site                | after Helm bus stop    |
| Walkability Score                                | 0                      |
| Bike Lanes, Paths, Trails                        | s through the N Main   |
| Park &Ride Facility - Distance from site         | , & 138 Park & Ride, 5 |
| Commuter Rail Service (if applicable)            | Wickford Junction      |
| Carrier                                          | MBTA                   |
| Main or Branch Line                              | Providence/Stoughton   |
| Commercial Airport                               |                        |
| Name                                             | .F. Green Internationa |
| Hub Status                                       | ecting hub; not a maj  |
| Distance from the Community in Miles             | 24 m driving           |
| Carriers (Names) Serving Airport                 |                        |
| Passenger                                        | Airlines, Breeze       |
| Charter                                          | Available              |
| # of Days Closed to Inclement Weather Last 3 Yea | with significant       |

| Provider                | Connection Type(s)               | Max<br>Advertise<br>d<br>Downloa<br>d (Mbps) | Availability in<br>Jamestown<br>(reported<br>range) | Notes                                                   | Sources                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------|----------------------------------|----------------------------------------------|-----------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cox Communications      | Cable, Fiber                     | 2000                                         | 75.8% – ~99%                                        | Broadest wired option; multi-gig where available        | <a href="https://www.highspeedinternet.com/ri/jamestown">https://www.highspeedinternet.com/ri/jamestown</a> ; <a href="https://www.inmyarea.com/internet/rhode-island/jamestown">https://www.inmyarea.com/internet/rhode-island/jamestown</a> ; <a href="https://www.reviews.org/internet-near-me/ri/jamestown/">https://www.reviews.org/internet-near-me/ri/jamestown/</a>                         |
| T-Mobile Home Internet  | 5G Fixed Wireless                | 498                                          | 58% – ~99%                                          | Speeds vary by 5G signal and congestion                 | <a href="https://www.reviews.org/internet-near-me/ri/jamestown/">https://www.reviews.org/internet-near-me/ri/jamestown/</a> ; <a href="https://www.inmyarea.com/internet/rhode-island/jamestown">https://www.inmyarea.com/internet/rhode-island/jamestown</a> ; <a href="https://www.altconnect.com/providers/t-mobile/availability">https://www.altconnect.com/providers/t-mobile/availability</a> |
| Verizon (5G Home / DSL) | 5G Fixed Wireless, DSL (limited) | 300                                          | 41% – ~97%                                          | 5G Home availability varies by block                    | <a href="https://www.inmyarea.com/internet/rhode-island/jamestown">https://www.inmyarea.com/internet/rhode-island/jamestown</a> ; <a href="https://ispreports.org/internet-service-providers-jamestown-ri/">https://ispreports.org/internet-service-providers-jamestown-ri/</a> ; <a href="https://www.verizon.com/coverage-map/">https://www.verizon.com/coverage-map/</a>                         |
| EarthLink (via 5G/FWA)  | Fixed Wireless (5G)              | 100                                          | 34% – 70%                                           | Resells on wireless networks; check address             | <a href="https://www.inmyarea.com/internet/rhode-island/jamestown">https://www.inmyarea.com/internet/rhode-island/jamestown</a> ; <a href="https://ispreports.org/internet-service-providers-jamestown-ri/">https://ispreports.org/internet-service-providers-jamestown-ri/</a>                                                                                                                     |
| XNET WiFi               | Fixed Wireless                   | 2000                                         | ~59%                                                | Local fixed wireless; speed depends on line-of-sight    | <a href="https://www.inmyarea.com/internet/rhode-island/jamestown">https://www.inmyarea.com/internet/rhode-island/jamestown</a>                                                                                                                                                                                                                                                                     |
| AT&T (5G Home)          | 5G Fixed Wireless                | 300                                          | 45% – 70%                                           | Availability depends on 5G footprint                    | <a href="https://www.inmyarea.com/internet/rhode-island/jamestown">https://www.inmyarea.com/internet/rhode-island/jamestown</a> ; <a href="https://ispreports.org/internet-service-providers-jamestown-ri/">https://ispreports.org/internet-service-providers-jamestown-ri/</a>                                                                                                                     |
| Starlink                | Satellite (LEO)                  | 350                                          | ~100%                                               | Wide coverage; performance varies by cell load          | <a href="https://www.inmyarea.com/internet/rhode-island/jamestown">https://www.inmyarea.com/internet/rhode-island/jamestown</a> ; <a href="https://www.highspeedinternet.com/ri/jamestown">https://www.highspeedinternet.com/ri/jamestown</a>                                                                                                                                                       |
| Viasat                  | Satellite (GEO)                  | 150                                          | ~100%                                               | Data policies apply; higher latency                     | <a href="https://www.inmyarea.com/internet/rhode-island/jamestown">https://www.inmyarea.com/internet/rhode-island/jamestown</a> ; <a href="https://www.highspeedinternet.com/ri/jamestown">https://www.highspeedinternet.com/ri/jamestown</a>                                                                                                                                                       |
| HughesNet               | Satellite (GEO)                  | 100                                          | ~100%                                               | New plans up to 100 Mbps; Fusion option reduces latency | <a href="https://www.hughesnet.com/home-satellite-internet-plans">https://www.hughesnet.com/home-satellite-internet-plans</a> ; <a href="https://www.altconnect.com/providers/hughesnet/availability">https://www.altconnect.com/providers/hughesnet/availability</a>                                                                                                                               |

# APPENDIX 6.2

## GIS MAPPING

### EXISTING CONDITIONS JAMESTOWN PIPELINE

# APPENDIX 6.3

## SEWER INFRASTRUCTURE REPORTS

### EXISTING CONDITIONS JAMESTOWN PIPELINE

# MEMORANDUM

**TO:** Karen Prescott

**FROM:** Weston & Sampson

**DATE:** May 8, 2026

**SUBJECT:** Jamestown RI Priority Pipeline Infrastructure – Sewer Feasibility

Weston & Sampson reviewed sewer feasibility and costs of sewer connections at four possible development locations considered for the Jamestown RI Priority Pipeline Project. These locations are identified in a locus map, shown as Attachment 1. Sewer feasibility was determined based on sewer availability and available capacity in the existing system. All locations assessed were within the sewer district and had existing sewer available to connect to. While flow metering was not performed to confirm, based on the information available at this time, all locations were determined to have sewer capacity for the maximum number of units expected at those locations. A summary of these locations and their description is included in Table 1 below.

**Table 1: Possible Development Locations**

| Location Name | Location Address/Description             | In Sewer District | Nearest Sewer Manhole | Sewer Pump Station Area |
|---------------|------------------------------------------|-------------------|-----------------------|-------------------------|
| ROW 1         | Between Southwest Ave & Pleasant View St | Yes               | 2-125                 | PS 2                    |
| ROW 2         | Between Hamilton Ave & Pleasant View St  | Yes               | 2-118 or 2-73         | PS 2                    |
| ROW 3         | Between Hamilton Ave & Columbia Ave      | Yes               | 2-71                  | PS 2                    |
| ROW 5         | Right-of-way off Florida Ave             | Yes               | 1-38                  | PS 1                    |

## Capacity Analysis

As part of the sewer feasibility analysis, Weston & Sampson performed a desktop level estimate of sewer flows that might be generated at each location. To be conservative, the maximum number of units that each location could support was used. It was assumed that one unit could generate at least 300 gallons per day, based on the Rhode Island Department of Environmental Management Flow Estimation Policy for Design of Sanitary Sewers, shown in Attachment 2. A summary of the maximum number of units expected and the associated flows is included in Table 2 below.

**Table 2: Sewer Flow Estimates for Possible Development Locations**

| Location Name | Maximum Number of Units Expected | Gallons per Unit per day | Estimated flow (gallons per day) |
|---------------|----------------------------------|--------------------------|----------------------------------|
| ROW 1         | 4                                | 300                      | 1,200                            |
| ROW 2         | 8                                | 300                      | 2,400                            |
| ROW 3         | 4                                | 300                      | 1,200                            |
| ROW 5         | 8                                | 300                      | 2,400                            |

In general, these total flows are considered nominal compared to flows generated for the whole area. In addition, Pump Station 1 and Pump Station 2 have both been evaluated within the last five years and were determined to be functioning properly and have no capacity issues. A majority of the existing sewer collection pipes for ROW 3 and ROW 5 have been inspected within the last five years. Many of the existing sewer pipes were determined to be in fair to good condition. In addition, several of those sewer pipe segments that require repair have been identified and a plan is being established for rehabilitation by the town in the future.

While not recently inspected, sewer collection pipes for ROW 1 and ROW 2 were determined to be the adequate pipe size and material to handle additional flows from these locations by performing a preliminary hydraulic capacity analysis. This was determined by reviewing pipe size and material for downstream sewer segments from the town's GIS mapping, since sewer record drawings and existing sewer flows are not available. Since record drawing information was not available, Weston & Sampson assumed a minimum theoretical pipe slope based on TR-16 for our preliminary hydraulic capacity analysis. Overall, the existing sewer collection pipes and pump stations appear to be able to handle additional flows if one or all of these locations were developed, based on the information available at this time. It is recommended that if flow metering data is provided by the town this capacity analysis be revisited to confirm the assumptions at this time.

## Sewer Extension Estimate of Probable Cost

Estimated cost for each location to connect to the existing sewer system was based on distance from the existing sewer system to the property line and length of sewer extension necessary to service the location. Based on a preliminary assessment of topography at each location, it was assumed that each location could support a gravity connection, except for ROW 2. ROW 2 would most likely need a low-pressure system, which requires the installation of grinder pumps. While low-pressure pipes typically cost less to install than gravity pipes, they have an additional cost for the grinder pumps, so the effective cost for a low-pressure system is comparable to the cost of the gravity system for this particular estimate.

Jamestown, RI has a \$50.00 fee for new sewer connections, and a \$250.00 fee for a utility plan review for new buildings. Thus, total expenses for each connection from the town would be approximately \$300.00. This number is included in the “Total Cost to Connect” column in Table 3 below.

**Table 3: Sewer Extension Cost Estimate**

| Location Name | Linear Feet of Sewer to Property Line | Linear Feet of Sewer Service | Cost per Linear Feet of Pipe | Public Property Cost | Private Property Cost | Total Cost to Connect |
|---------------|---------------------------------------|------------------------------|------------------------------|----------------------|-----------------------|-----------------------|
| ROW 1         | 0                                     | 100                          | \$ 800                       | \$ 0                 | \$ 80,000             | \$ 80,300             |
| ROW 2         | 40                                    | 275                          | \$ 800                       | \$ 32,000            | \$ 220,000            | \$ 252,300            |
| ROW 3         | 40                                    | 190                          | \$ 800                       | \$ 32,000            | \$ 152,000            | \$ 184,300            |
| ROW 5         | 20                                    | 365                          | \$ 800                       | \$ 16,000            | \$ 292,000            | \$ 308,300            |

The cost per linear feet of pipe is assumed to be an “all-in” cost, and accounts for costs like the cost of contingency, design, and necessary expenses for traffic control. Costs of construction alone excluding design, bidding, or other unanticipated special conditions are likely to be lower. These are conceptual costs that include assumptions such as the most likely siting location of the building; once design is completed, a more detailed cost estimate will need to be completed.



# Jamestown, Rhode Island

2025 SEWER INVESTIGATION

## FIGURE 1 INSPECTION SUMMARY

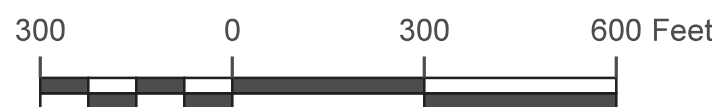
DECEMBER 2025

**Disclaimer:**  
This information is for planning purposes only and should not be considered exact. Field inspection and verification is required. This data was created from schematic maps.

- Legend**
- Subareas
  - TV Status
    - Televised
    - Partially Televised
    - Not Televised
  - Sewer Gravity Main
  - Forcemain
  - Low Pressure
  - MH Inspection Status
    - Sewer Manhole
    - Inspected
    - Could Not Locate
    - Could Not Open
  - Sewer Nodes
  - Pump Stations



MAP SHEET 1 of 1





## FLOW ESTIMATION POLICY FOR DESIGN OF SANITARY SEWERS

A. New sewer systems or extensions of existing systems will not allow for the introduction of storm water where the treatment facility is designed to receive only sanitary sewage or water borne industrial waste. In cases where the treatment facility is designed to accept combined flow, no net increase in storm water shall be allowed to enter the system.

B. Rainwater from roofs, catch basins and other areas, and groundwater from foundation drains shall be excluded from the sewer system.

### C. Flows

1. **Non-residential Flows:** The average daily flows generated by existing or proposed commercial, industrial, institutional, governmental or other non-residential facilities shall be estimated based on historic water usage records, wastewater flow measurements or referenced design standards acceptable to the OWR.
2. **Residential Flows:** The average daily flows (ADF) generated by households<sup>†</sup> to be serviced by sewers shall be estimated based on one of the following:
  - (a) For existing households serviced by a municipal water supply, actual historic water usage shall be used. In communities serviced by a municipal water supply, water usage data is readily obtainable through the local Water Department, Company or Authority.
  - (b) For any households where direct historic water usage data is not available or does not exist, historic water usage data from similar neighborhoods within the service area may be used.
  - (c) For proposed or existing households, wastewater flow data obtained from similar neighborhoods within the service area may be used. Wastewater flow data must be based on continuous monitoring for a period of at least one (1) week during the wet season and such data shall be no more than two (2) years old.

**The estimation of residential flows shall be based on the data collected as explained in (a), (b) or (c) above. If the ADF's, based on such data, are less than three hundred gallons per household per day (300 gphd), then a minimum of 300 gphd shall be used.**

When water usage or wastewater flow data are shown not to be available and, in the opinion of the engineer, the situation warrants the use of ADF's in excess of 300 gphd, documentation shall be provided justifying the use of an alternative estimated flow.

3. Average Daily Flow - Flows calculated per Items C.1 and C.2 shall be augmented to account for ultimate tributary flow based on current zoning for the service area and consistency with the community's Wastewater Facilities Plan, plus an allowance for infiltration as stipulated in Item C.5 below.

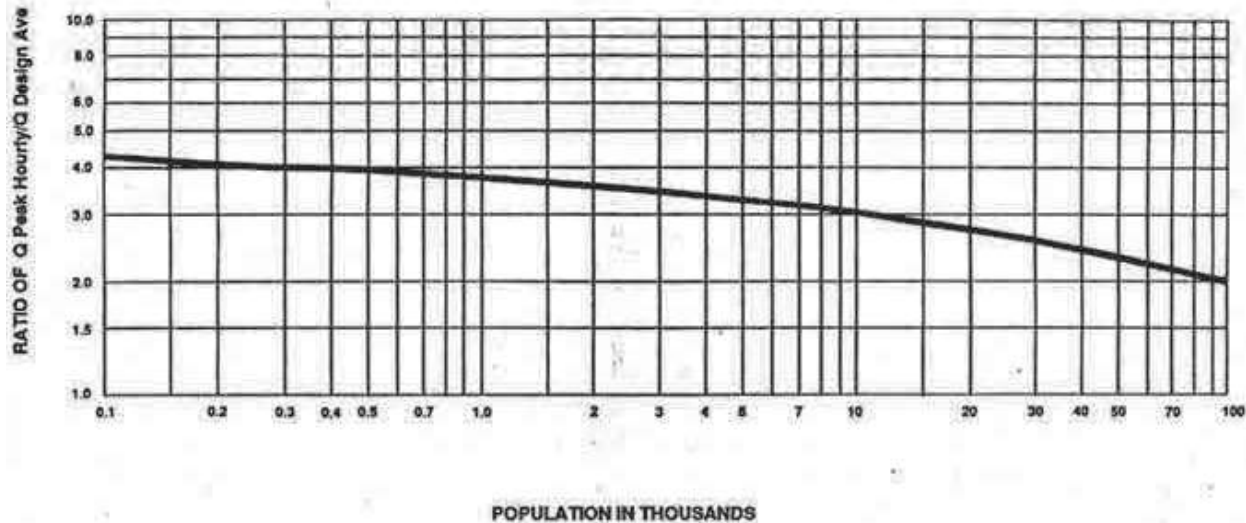
4. Peak Flow - Average daily flow shall be peaked using the ratio of peak hourly to design average flow as determined from Figure 1 or other sources determined to be acceptable to the OWR.

5. Infiltration - An allowance for infiltration shall be calculated on the basis of 250 to 500 gallons per day per inch diameter per mile of sewer pipe. Amounts in excess of this limit may be allowed if supporting documentation is provided and is determined to be acceptable to the OWR.

6. Design Flow - Sanitary sewers shall be designed for flows calculated in Item C.4 plus the infiltration allowance as calculated in Item C.5.

<sup>†</sup> "Households" may be defined as single family homes, duplexes, apartments, condominiums, mobile homes, or any other structures which are used solely as living accommodations.

**FIGURE 1.**  
**RATIO OF PEAK HOURLY FLOW TO DESIGN AVERAGE FLOW**



**Q peak hourly:** Maximum Rate of Wastewater Flow (Peak Hourly Flow)

**Q design ave:** Design Average Daily Wastewater Flow

Source: 
$$Q \text{ Peak Hourly} / Q \text{ Design Ave} = \frac{18 + \sqrt{P}}{4 + \sqrt{P}} \quad \dots \quad (P = \text{population in thousands})$$

Fair, G.M. and Geyer, J.C. "Water Supply and Waste-water Disposal"  
1st Ed., John Wiley & Sons, Inc., New York (1954), p. 136

**Note:** This figure is equivalent to the one found in "GLUMRB - Recommended Standards for Wastewater Facilities - 1990 Edition", page 10-5.

**NOTES**

Sources Used:

Connection and permit fees

[Rates202425Approved-1720019412.pdf](#)

PS 1 and 2 reported to be in good working condition and have capacity for flow, although their sluice gates are in need of repair

Sources Not used:

Annual residential sewer charge = \$1,647

[Dear Friend:](#)

Water and Sewer Rates: [Town of Jamestown - Board of Water & Sewer Commissioners](#)

\$100 to begin a sewer connection

| Site Info                                                         |                                  |                                          |
|-------------------------------------------------------------------|----------------------------------|------------------------------------------|
| Identity                                                          | Name                             | Street                                   |
| Property                                                          | ROW 1                            | Between Southeast Ave & Pleasant View St |
| Current Use                                                       | vacant                           |                                          |
| Owner                                                             | Town of Jamestown                |                                          |
| AP-Lot                                                            |                                  |                                          |
| Contact                                                           | Edward Mello, Town Administrator |                                          |
| Zoning Classification                                             | R-8                              |                                          |
| Jamestown Village Overlay                                         |                                  |                                          |
|                                                                   |                                  |                                          |
| Acreage                                                           | 0.43 ac 18,750 sf                |                                          |
| Total Usable/Subdividable Acres                                   | 50' x 375' ROW                   |                                          |
| # of Adjacent Acres for Expansion                                 | 0                                |                                          |
| Frontage Length                                                   | 50'                              |                                          |
| Soil Type                                                         | Newport-Urban land complex       |                                          |
| Hydrologic Soil Group                                             | C                                |                                          |
| Topography                                                        |                                  |                                          |
| Elevation (Mean Ft. Above Sea Level)                              | ~38 ft                           |                                          |
| Water table (Ft. Below Ground)                                    | 1.9 to 4 ft                      |                                          |
| 100 Year Floodplain (Yes or No)**                                 | No                               |                                          |
| % of Site in Wetlands                                             | none                             |                                          |
| Rights-of-Way, Encumbrances                                       | ROW                              |                                          |
| Assessment (Catalis)                                              | N/A                              |                                          |
| Water                                                             |                                  |                                          |
| Provider                                                          | Town                             |                                          |
| Status of Water Main Access                                       |                                  |                                          |
| Size                                                              |                                  |                                          |
| If Extend, Distance to Site                                       |                                  |                                          |
| Water Connection Fees                                             |                                  |                                          |
| Sewer                                                             |                                  |                                          |
| Provider                                                          | Town                             |                                          |
| Status of Sewer Main Access                                       |                                  |                                          |
| If extend, distance to Site                                       |                                  |                                          |
| Sewer Connection Fees                                             |                                  |                                          |
| Electric Power                                                    |                                  |                                          |
| Service Provider                                                  | Rhode Island Energy              |                                          |
| Average cost per kWh (cents)                                      | 14.77¢                           |                                          |
| Service Voltage to Site/Building                                  |                                  |                                          |
| Transmission Voltage                                              | 115 kV and 345 kV                |                                          |
| Distribution Voltage                                              | 11 kV                            |                                          |
| Protective Services                                               |                                  |                                          |
| Fire Insurance Class Rating                                       | 4x, 4y                           |                                          |
| 911 Address Assigned                                              | Intersects w/Southeast Ave.      |                                          |
| Distance to Nearest Fire Station                                  | 0.9 mile                         |                                          |
| Distance to Nearest Fire Hydrant                                  | on site                          |                                          |
| Fire Station Volunteer or Full-time                               | Volunteer                        |                                          |
| 24 Hour Police Patrol Provided                                    | Yes                              |                                          |
| Interviews with Police, Fire, Health Dept.                        |                                  |                                          |
| Location of Building in a Classified Zone                         |                                  |                                          |
| Brownfield Redevelopment Area                                     | Yes                              | No                                       |
| Federal Opportunity Zone                                          |                                  | X                                        |
| Community Opportunity Zones - Equity Focused                      |                                  | X                                        |
| High-Poverty/High-Minority Census Tract                           |                                  | X                                        |
| National Register Historic District or Site                       |                                  | No                                       |
| Local Historic District, Downtown District                        |                                  | No                                       |
| Transit-Oriented Development District                             |                                  | X                                        |
| Flood Hazard and Coastal Resilience Zone                          |                                  | No                                       |
| Specialized Local Zones                                           |                                  | No                                       |
| Environmental                                                     |                                  |                                          |
| Area in Attainment for Federal Air Pollution                      | Yes                              | No                                       |
| Ozone                                                             |                                  | No                                       |
| Carbon Monoxide                                                   |                                  | No                                       |
| Particular Matter                                                 |                                  | No                                       |
| Lead                                                              |                                  | No                                       |
| Sulfur Dioxide                                                    |                                  | No                                       |
| Nitrogen Dioxide                                                  |                                  | No                                       |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                  | No                                       |
| Environmental Site Assessment                                     |                                  |                                          |
| Historical Use                                                    | Vacant                           |                                          |
| Brownfields                                                       | No                               |                                          |
| Previous Regulatory Reviews                                       | N/A                              |                                          |
| Phase I ESA                                                       | N/A                              |                                          |
| Phase II ESA                                                      | N/A                              |                                          |
| Previous Testing or Contmination (RECs)                           |                                  |                                          |
| Remediation Measures                                              |                                  |                                          |
| Limited Uses Permitted (AUL)                                      |                                  |                                          |
| Adjacent Property Uses                                            |                                  |                                          |
| Compliance Violations (NOV)                                       |                                  |                                          |
| Visual Inspection Date:                                           |                                  |                                          |
| Natural Resources, Wetlands & Floodplain Issues                   |                                  |                                          |
| Floodplain (FEMA maps)                                            | No                               |                                          |
| Wetlands Delineation                                              |                                  |                                          |
| Protected Habitats                                                | Yes                              |                                          |
| Endangered Species                                                | Yes                              |                                          |
| Invasive Species                                                  |                                  |                                          |
| Local Conservation Restriction                                    | No                               |                                          |
| State Conservation Restriction                                    | No                               |                                          |

4 cottages  
Lots 40 x 90  
Shared driveway - 10

| Highway Linkage                                    |                                                                                                                                               |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Name                                               | RI Route 138                                                                                                                                  |
| 2 or 4 Lane                                        | Jamestown)                                                                                                                                    |
| Miles from Site                                    | Approximately 0.63 miles from the Route 138 expressway interchange.[]                                                                         |
| Internal Site Access                               |                                                                                                                                               |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                                                                                         |
| Nearest Mass Transit Stop to Site                  | from the site, and the Jamestown seasonal ferry terminal is approximately                                                                     |
| Walkability Score                                  | 0                                                                                                                                             |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd[]                                                                                                                  |
|                                                    |                                                                                                                                               |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                                                                                             |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                                                                                             |
| Carrier                                            | MBTA                                                                                                                                          |
| Main or Branch Line                                | Providence/Stoughton                                                                                                                          |
| Commercial Airport                                 |                                                                                                                                               |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                                                                                           |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub                                                                                 |
| Distance from the Community in Miles               | 24 m driving                                                                                                                                  |
| Carriers (Names) Serving Airport                   |                                                                                                                                               |
| Passenger                                          | Sun Country, United (+ BermudAir seasonal)                                                                                                    |
| Charter                                            | Available                                                                                                                                     |
| # of Days Closed to Inclement Weather Last 3 Years | Estimated 2–5 days with significant operational disruptions over the last 3 years (2023–2025), including the January 25, 2026 nor'easter that |

| Site Info                                                         |                                  |                                         |
|-------------------------------------------------------------------|----------------------------------|-----------------------------------------|
| Identity                                                          | Name                             | Street                                  |
| Property                                                          | ROW 2                            | Between Hamilton Ave & Pleasant View St |
| Current Use                                                       |                                  |                                         |
| Owner                                                             | Town of Jamestown                |                                         |
| AP-Lot                                                            |                                  |                                         |
| Contact                                                           | Edward Mello, Town Administrator |                                         |
| Zoning Classification                                             | R-20                             |                                         |
| Jamestown Village Overlay                                         |                                  |                                         |
| Acreage                                                           | 0.90 ac 39,200 sq ft             |                                         |
| Total Usable/Subdividable Acres                                   | 70' x 560' ROW                   |                                         |
| # of Adjacent Acres for Expansion                                 |                                  |                                         |
| Frontage Length                                                   | 70 ft                            |                                         |
| Soil Type                                                         | Newport silt loam                |                                         |
| Hydrologic Soil Group                                             | C                                |                                         |
| Topography                                                        | 3-8% slopes                      |                                         |
| High Groundwater Overlay                                          | No                               |                                         |
| Elevation (Mean Ft. Above Sea Level)                              | ~54 ft                           |                                         |
| Water table (Ft. Below Ground)                                    | 1.9 to 4 ft                      |                                         |
| 100 Year Floodplain (Yes or No)**                                 | No                               |                                         |
| % of Site in Wetlands                                             |                                  |                                         |
| Rights-of-Way, Encumbrances                                       | ROW                              |                                         |
| Assessment (Catalis)                                              |                                  |                                         |
| Water                                                             |                                  |                                         |
| Provider                                                          | Town                             |                                         |
| Status of Water Main Access                                       |                                  |                                         |
| Size                                                              |                                  |                                         |
| If Extend, Distance to Site                                       |                                  |                                         |
| Water Connection Fees                                             |                                  |                                         |
| Sewer                                                             |                                  |                                         |
| Provider                                                          | Town                             |                                         |
| Status of Sewer Main Access                                       |                                  |                                         |
| If extend, distance to Site                                       |                                  |                                         |
| Sewer Connection Fees                                             |                                  |                                         |
| Electric Power                                                    |                                  |                                         |
| Service Provider                                                  | Rhode Island Energy              |                                         |
| Average cost per kWh (cents)                                      | 14.77¢                           |                                         |
| Service Voltage to Site/Building                                  |                                  |                                         |
| Transmission Voltage                                              | 115 kV and 345 kV                |                                         |
| Distribution Voltage                                              | 11 kV                            |                                         |
| Protective Services                                               |                                  |                                         |
| Fire Insurance Class Rating                                       | 4x, 4y                           |                                         |
| 911 Address Assigned                                              | Intersects w/Hamilton Ave        |                                         |
| Distance to Nearest Fire Station                                  | 0.9 mile                         |                                         |
| Distance to Nearest Fire Hydrant                                  | 290 ft                           |                                         |
| Fire Station Volunteer or Full-time                               | Volunteer                        |                                         |
| 24 Hour Police Patrol Provided                                    | Yes                              |                                         |
| Interviews with Police, Fire, Health Dept.                        |                                  |                                         |
| Location of Building in a Classified Zone                         |                                  |                                         |
|                                                                   | Yes                              | No                                      |
| Brownfield Redevelopment Area                                     |                                  | X                                       |
| Federal Opportunity Zone                                          |                                  | X                                       |
| Community Opportunity Zones - Equity Focused                      |                                  | X                                       |
| High-Poverty/High-Minority Census Tract                           |                                  | X                                       |
| National Register Historic District or Site                       |                                  | No                                      |
| Local Historic District, Downtown District                        |                                  | No                                      |
| Transit-Oriented Development District                             |                                  | X                                       |
| Flood Hazard and Coastal Resilience Zone                          |                                  | No                                      |
| Specialized Local Zones                                           |                                  | No                                      |
| Environmental                                                     |                                  |                                         |
| Area in Attainment for Federal Air Pollution                      | Yes                              | No                                      |
| Ozone                                                             |                                  | No                                      |
| Carbon Monoxide                                                   |                                  | No                                      |
| Particular Matter                                                 |                                  | No                                      |
| Lead                                                              |                                  | No                                      |
| Sulfur Dioxide                                                    |                                  | No                                      |
| Nitrogen Dioxide                                                  |                                  | No                                      |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                  | No                                      |
| Environmental Site Assessment                                     |                                  |                                         |
| Historical Use                                                    | Vacant                           |                                         |
| Brownfields                                                       | No                               |                                         |
| Previous Regulatory Reviews                                       | N/A                              |                                         |
| Phase I ESA                                                       | N/A                              |                                         |
| Phase II ESA                                                      | N/A                              |                                         |
| Previous Testing or Contmination (RECs)                           |                                  |                                         |
| Remediation Measures                                              |                                  |                                         |
| Limited Uses Permitted (AUL)                                      |                                  |                                         |
| Adjacent Property Uses                                            |                                  |                                         |
| Compliance Violations (NOV)                                       |                                  |                                         |
| Visual Inspection Date:                                           |                                  |                                         |
| Natural Resources, Wetlands & Floodplain Issues                   |                                  |                                         |
| Flooplain (FEMA maps)                                             | No                               |                                         |
| Wetlands Delineation                                              |                                  |                                         |
| Protected Habitats                                                | Yes                              |                                         |
| Endangered Species                                                | Yes                              |                                         |
| Invasive Species                                                  |                                  |                                         |
| Local Conservation Restriction                                    | No                               |                                         |
| State Conservation Restriction                                    | No                               |                                         |

| Highway Linkage                                  |                                                                           |
|--------------------------------------------------|---------------------------------------------------------------------------|
| Name                                             | RI Route 138                                                              |
| 2 or 4 Lane                                      | Jamestown)                                                                |
| Miles from Site                                  | Approximately 0.63 miles from the Route 138 expressway interchange.[]     |
| Internal Site Access                             |                                                                           |
| Type of Mass Transit service Provided            | Bus, seasonal Jamestown-Newport Ferry                                     |
| Nearest Mass Transit Stop to Site                | from the site, and the Jamestown seasonal ferry terminal is approximately |
| Walkability Score                                | 0                                                                         |
| Bike Lanes, Paths, Trails                        | Goes through the N Main rd[]                                              |
| Park &Ride Facility - Distance from site         | Rte 1A & 138 Park & Ride, 5 miles                                         |
| Commuter Rail Service (if applicable)            | Wickford Junction                                                         |
| Carrier                                          | MBTA                                                                      |
| Main or Branch Line                              | Providence/Stoughton                                                      |
| Commercial Airport                               |                                                                           |
| Name                                             | Rhode Island T.F. Green International Airport (PVD)                       |
| Hub Status                                       | Breeze Airways connecting hub; not a major legacy carrier hub             |
| Distance from the Community in Miles             | 24 m driving                                                              |
| Carriers (Names) Serving Airport                 |                                                                           |
| Passenger                                        | Sun Country, United (+ BermudAir seasonal)                                |
| Charter                                          | Available                                                                 |
| # of Days Closed to Inclement Weather Last 3 Yea | years (2023–2025), including the January 25, 2026 noreaster that          |

8 cottages 55' x 70' = 3,850

15' Driveway & fence, shrubs

| Site Info                                                         |                                  |                                     |
|-------------------------------------------------------------------|----------------------------------|-------------------------------------|
| Identity                                                          | Name                             | Street                              |
| Property                                                          | ROW 3                            | Between Hamilton Ave & Columbia Ave |
| Current Use                                                       | vacant                           |                                     |
| Owner                                                             | Town of Jamestown                |                                     |
| AP-Lot                                                            |                                  |                                     |
| Contact                                                           | Edward Mello, Town Administrator |                                     |
| Zoning Classification                                             | R-20                             |                                     |
| Jamestown Village Overlay                                         |                                  |                                     |
| Acreage                                                           | 0.44 ac 19,000 sq ft             |                                     |
| Total Usable/Subdividable Acres                                   | 50' x 380' ALL                   |                                     |
| # of Adjacent Acres for Expansion                                 | none                             |                                     |
| Frontage Length                                                   | 50'                              |                                     |
| Soil Type                                                         | Newport-Urban land complex       |                                     |
| Hydrologic Soil Group                                             | C                                |                                     |
| Topography                                                        |                                  |                                     |
| Elevation (Mean Ft. Above Sea Level)                              | ~38 ft                           |                                     |
| High Groundwater Overlay                                          | No                               |                                     |
| Water table (Ft. Below Ground)                                    | 1.9 to 4 ft                      |                                     |
| 100 Year Floodplain (Yes or No)**                                 | No                               |                                     |
| % of Site in Wetlands                                             | 0%                               |                                     |
| Rights-of-Way, Encumbrances                                       | ROW 3                            |                                     |
| Assessment (Catalis)                                              |                                  |                                     |
| Water                                                             |                                  |                                     |
| Provider                                                          | Town                             |                                     |
| Status of Water Main Access                                       |                                  |                                     |
| Size                                                              |                                  |                                     |
| If Extend, Distance to Site                                       |                                  |                                     |
| Water Connection Fees                                             |                                  |                                     |
| Sewer                                                             |                                  |                                     |
| Provider                                                          | Town                             |                                     |
| Status of Sewer Main Access                                       |                                  |                                     |
| If extend, distance to Site                                       |                                  |                                     |
| Sewer Connection Fees                                             |                                  |                                     |
| Electric Power                                                    |                                  |                                     |
| Service Provider                                                  | Rhode Island Energy              |                                     |
| Average cost per kWh (cents)                                      | 14.77¢                           |                                     |
| Service Voltage to Site/Building                                  |                                  |                                     |
| Transmission Voltage                                              | 115 kV and 345 kV                |                                     |
| Distribution Voltage                                              | 11 kV                            |                                     |
| Protective Services                                               |                                  |                                     |
| Fire Insurance Class Rating                                       | 4x, 4y                           |                                     |
| 911 Address Assigned                                              | Intersects w/Hamilton            |                                     |
| Distance to Nearest Fire Station                                  | 1.1 mile                         |                                     |
| Distance to Nearest Fire Hydrant                                  | on site                          |                                     |
| Fire Station Volunteer or Full-time                               | Volunteer                        |                                     |
| 24 Hour Police Patrol Provided                                    | Yes                              |                                     |
| Interviews with Police, Fire, Health Dept.                        |                                  |                                     |
| Location of Building in a Classified Zone                         |                                  |                                     |
|                                                                   | Yes                              | No                                  |
| Brownfield Redevelopment Area                                     |                                  | X                                   |
| Federal Opportunity Zone                                          |                                  | X                                   |
| Community Opportunity Zones - Equity Focused                      |                                  | X                                   |
| High-Poverty/High-Minority Census Tract                           |                                  | X                                   |
| National Register Historic District or Site                       |                                  | No                                  |
| Local Historic District, Downtown District                        |                                  | No                                  |
| Transit-Oriented Development District                             |                                  | X                                   |
| Flood Hazard and Coastal Resilience Zone                          |                                  | No                                  |
| Specialized Local Zones                                           |                                  | No                                  |
| Environmental                                                     |                                  |                                     |
| Area in Attainment for Federal Air Pollution                      | Yes                              | No                                  |
| Ozone                                                             |                                  | No                                  |
| Carbon Monoxide                                                   |                                  | No                                  |
| Particular Matter                                                 |                                  | No                                  |
| Lead                                                              |                                  | No                                  |
| Sulfur Dioxide                                                    |                                  | No                                  |
| Nitrogen Dioxide                                                  |                                  | No                                  |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                  | No                                  |
| Environmental Site Assessment                                     |                                  |                                     |
| Historical Use                                                    |                                  |                                     |
| Brownfields                                                       | No                               |                                     |
| Previous Regulatory Reviews                                       | N/A                              |                                     |
| Phase I ESA                                                       | N/A                              |                                     |
| Phase II ESA                                                      | N/A                              |                                     |
| Previous Testing or Contmination (RECs)                           |                                  |                                     |
| Remediation Measures                                              |                                  |                                     |
| Limited Uses Permitted (AUL)                                      |                                  |                                     |
| Adjacent Property Uses                                            |                                  |                                     |
| Compliance Violations (NOV)                                       |                                  |                                     |
| Visual Inspection Date:                                           |                                  |                                     |
| Natural Resources, Wetlands & Floodplain Issues                   |                                  |                                     |
| Floodplain (FEMA maps)                                            |                                  | No                                  |
| Wetlands Delineation                                              |                                  | No                                  |
| Protected Habitats                                                |                                  | No                                  |
| Endangered Species                                                |                                  | No                                  |
| Invasive Species                                                  |                                  | No                                  |
| Local Conservation Restriction                                    |                                  | No                                  |
| State Conservation Restriction                                    |                                  | No                                  |

4 cottages

| Highway Linkage                                    |                                                                           |
|----------------------------------------------------|---------------------------------------------------------------------------|
| Name                                               | RI Route 138                                                              |
| 2 or 4 Lane                                        | Jamestown)                                                                |
| Miles from Site                                    | Approximately 0.63 miles from the Route 138 expressway interchange.[]     |
| Internal Site Access                               |                                                                           |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                     |
| Nearest Mass Transit Stop to Site                  | from the site, and the Jamestown seasonal ferry terminal is approximately |
| Walkability Score                                  | 0                                                                         |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd[]                                              |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                         |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                         |
| Carrier                                            | MBTA                                                                      |
| Main or Branch Line                                | Providence/Stoughton                                                      |
| Commercial Airport                                 |                                                                           |
|                                                    |                                                                           |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                       |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub             |
| Distance from the Community in Miles               | 24 m driving                                                              |
|                                                    |                                                                           |
| Carriers (Names) Serving Airport                   |                                                                           |
| Passenger                                          | Sun Country, United (+ BermudAir seasonal)                                |
| Charter                                            | Available                                                                 |
| # of Days Closed to Inclement Weather Last 3 Years | years (2023–2025), including the January 25, 2026 nor'easter that         |

Lot size 40' x 95' = 15,200  
Shared driveway - 10' wide

| Site Info                                                         |                                                                  |                 |
|-------------------------------------------------------------------|------------------------------------------------------------------|-----------------|
| Identity                                                          | Name                                                             | Street          |
| Property                                                          | ROW 5                                                            | Off Florida Ave |
| Current Use                                                       | ROW                                                              |                 |
| Owner                                                             | Town of Jamestown                                                |                 |
| AP-Lot                                                            | Near 8~340                                                       |                 |
| Contact                                                           | Edward Mello, Town Administrator                                 |                 |
| Zoning Classification                                             | RR-20                                                            |                 |
| Jamestown Village Overlay                                         | No                                                               |                 |
| Acreage                                                           | 0.16 ac 7,000 sq ft                                              |                 |
| Total Usable/Subdividable Acres                                   | 35' x 200' ROW "L" shaped                                        |                 |
| # of Adjacent Acres for Expansion                                 | 8~340 AUBOIS 20,000 sf =0.46 ac                                  |                 |
| Frontage Length                                                   | 35'                                                              |                 |
| Soil Type                                                         | Half Pittstown silt loam, half Newport silt loam                 |                 |
| Hydrologic Soil Group                                             | C                                                                |                 |
| Topography                                                        | 0-3% slopes on west (vertical), 3-8% slopes on east (horizontal) |                 |
| Elevation (Mean Ft. Above Sea Level)                              | ~48 ft                                                           |                 |
| High Groundwater Overlay                                          | No                                                               |                 |
| Water table (Ft. Below Ground)                                    | 1.5 to 4 ft                                                      |                 |
| 100 Year Floodplain (Yes or No)**                                 | No                                                               |                 |
| % of Site in Wetlands                                             | 0%                                                               |                 |
| Rights-of-Way, Encumbrances                                       | ROW                                                              |                 |
| Assessment (Catalis)                                              |                                                                  |                 |
| Water                                                             |                                                                  |                 |
| Provider                                                          | Town of Jamestown                                                |                 |
| Status of Water Main Access                                       | In Mount Hope Ave adjacent                                       |                 |
| Size                                                              |                                                                  |                 |
| If Extend, Distance to Site                                       |                                                                  |                 |
| Water Connection Fees                                             |                                                                  |                 |
| Sewer                                                             |                                                                  |                 |
| Provider                                                          | Town of Jamestown                                                |                 |
| Status of Sewer Main Access                                       | Available                                                        |                 |
| If extend, distance to Site                                       |                                                                  |                 |
| Sewer Connection Fees                                             |                                                                  |                 |
| Electric Power                                                    |                                                                  |                 |
| Service Provider                                                  | Rhode Island Energy                                              |                 |
| Average cost per kWh (cents)                                      | 14.77¢                                                           |                 |
| Service Voltage to Site/Building                                  |                                                                  |                 |
| Transmission Voltage                                              | 115 kV and 345 kV                                                |                 |
| Distribution Voltage                                              | 11 kV                                                            |                 |
| Protective Services                                               |                                                                  |                 |
| Fire Insurance Class Rating                                       | 4x, 4y                                                           |                 |
| 911 Address Assigned                                              | Intersects w/Mount Hope Ave                                      |                 |
| Distance to Nearest Fire Station                                  | 0.0 mile                                                         |                 |
| Distance to Nearest Fire Hydrant                                  | 190 ft                                                           |                 |
| Fire Station Volunteer or Full-time                               | Volunteer                                                        |                 |
| 24 Hour Police Patrol Provided                                    | Yes                                                              |                 |
| Interviews with Police, Fire, Health Dept.                        |                                                                  |                 |
| Location of Building in a Classified Zone                         |                                                                  |                 |
|                                                                   | Yes                                                              | No              |
| Brownfield Redevelopment Area                                     |                                                                  | X               |
| Federal Opportunity Zone                                          |                                                                  | X               |
| Community Opportunity Zones - Equity Focused                      |                                                                  | X               |
| High-Poverty/High-Minority Census Tract                           |                                                                  | X               |
| National Register Historic District or Site                       |                                                                  | X               |
| Local Historic District, Downtown District                        |                                                                  | X               |
| Transit-Oriented Development District                             |                                                                  | X               |
| Flood Hazard and Coastal Resilience Zone                          |                                                                  | X               |
| Specialized Local Zones                                           |                                                                  | X               |
| Environmental                                                     |                                                                  |                 |
| Area in Attainment for Federal Air Pollution                      | Yes                                                              | No              |
| Ozone                                                             |                                                                  | No              |
| Carbon Monoxide                                                   |                                                                  | No              |
| Particular Matter                                                 |                                                                  | No              |
| Lead                                                              |                                                                  | No              |
| Sulfur Dioxide                                                    |                                                                  | No              |
| Nitrogen Dioxide                                                  |                                                                  | No              |
| State Instituted a One-Stop Air & Water Quality Permitting System |                                                                  | No              |
| Environmental Site Assessment                                     |                                                                  |                 |
| Historical Use                                                    |                                                                  |                 |
| Brownfields                                                       | No                                                               |                 |
| Previous Regulatory Reviews                                       | N/A                                                              |                 |
| Phase I ESA                                                       | N/A                                                              |                 |
| Phase II ESA                                                      | N/A                                                              |                 |
| Previous Testing or Contmination (RECs)                           |                                                                  |                 |
| Remediation Measures                                              |                                                                  |                 |
| Limited Uses Permitted (AUL)                                      |                                                                  |                 |
| Adjacent Property Uses                                            |                                                                  |                 |
| Compliance Violations (NOV)                                       |                                                                  |                 |
| Visual Inspection Date:                                           |                                                                  |                 |
| Natural Resources, Wetlands & Floodplain Issues                   |                                                                  |                 |
| Floodplain (FEMA maps)                                            |                                                                  | No              |
| Wetlands Delineation                                              |                                                                  | No              |
| Protected Habitats                                                |                                                                  | No              |
| Endangered Species                                                |                                                                  | No              |
| Invasive Species                                                  |                                                                  | No              |
| Local Conservation Restriction                                    |                                                                  | No              |
| State Conservation Restriction                                    |                                                                  | No              |

| Highway Linkage                                    |                                                                            |
|----------------------------------------------------|----------------------------------------------------------------------------|
| Name                                               | Rt Route 138                                                               |
| 2 or 4 Lane                                        | Jamestown)                                                                 |
| Miles from Site                                    | Approximately 0.63 miles from the Route 138 expressway interchange.□       |
| Internal Site Access                               |                                                                            |
| Type of Mass Transit service Provided              | Bus, seasonal Jamestown-Newport Ferry                                      |
| Nearest Mass Transit Stop to Site                  | the site, and the Jamestown seasonal ferry terminal is approximately 3.68  |
| Walkability Score                                  | 0                                                                          |
| Bike Lanes, Paths, Trails                          | Goes through the N Main rd□                                                |
| Park &Ride Facility - Distance from site           | Rte 1A & 138 Park & Ride, 5 miles                                          |
| Commuter Rail Service (if applicable)              | Wickford Junction                                                          |
| Carrier                                            | MBTA                                                                       |
| Main or Branch Line                                | Providence/Stoughton                                                       |
| Commercial Airport                                 |                                                                            |
|                                                    |                                                                            |
| Name                                               | Rhode Island T.F. Green International Airport (PVD)                        |
| Hub Status                                         | Breeze Airways connecting hub; not a major legacy carrier hub              |
| Distance from the Community in Miles               | 24 m driving                                                               |
|                                                    |                                                                            |
| Carriers (Names) Serving Airport                   |                                                                            |
| Passenger                                          | Country, United (+ BermudAir seasonal)                                     |
| Charter                                            | Available                                                                  |
| # of Days Closed to Inclement Weather Last 3 Years | years (2023–2025), including the January 25, 2026 nor'easter that grounded |

No estimate - need status of 8~340 AUBOIS  
Cottages - 2 lots 35' x 100' = 4 br  
w/AUBOIS - 4 2 br duplex = 8 units OR 6 townhouse garage under 3 br  
16 br or 12 br

|       | Address / Location                       | Size       | Zoning | Notes          | Sewer Notes                | Maximum Number of Units Expected | Gallons per Household per day | Estimated flow (gpd) | Closest PS | Video Inspection Shows Capacity?            | LF of Sewer to Property Line | LF of Sewer Service Past Property Line <sup>1</sup> | Cost per LF of Pipe (gravity) | Public Property Cost | Private Property Cost | Total Cost to Connect <sup>2</sup> | grinder pump cost | Cost Per LF Pipe (LP) | Total LP Cost |
|-------|------------------------------------------|------------|--------|----------------|----------------------------|----------------------------------|-------------------------------|----------------------|------------|---------------------------------------------|------------------------------|-----------------------------------------------------|-------------------------------|----------------------|-----------------------|------------------------------------|-------------------|-----------------------|---------------|
| ROW 1 | Between Southwest Ave & Pleasant View St | ~17,000 sf | R-8    | 50' x 375' ROW | Sewer available, 8" PVC    | 4                                | 300                           | 1200                 | 2          | No TV                                       | 0                            | 100                                                 | \$ 800                        | \$ -                 | \$ 80,000             | \$ 80,300                          |                   |                       |               |
| ROW 2 | Between Hamilton Ave & Pleasant View St  | ~37,500 sf | R-20   | 70' x 560' ROW | Sewer available, 8" LINED  | 8                                | 300                           | 2400                 | 2          | No TV                                       | 40                           | 275                                                 | \$ 800                        | \$ 32,000            | \$ 220,000            | \$ 252,300                         | \$10,000.00       | \$600.00              | \$269,300.00  |
| ROW 3 | Between Hamilton Ave & Columbia Ave      | ~19,500 sf | R-20   | 50' x 380' ROW | Sewer available, 15" lined | 4                                | 300                           | 1200                 | 2          | Yes (for small development) - pipe 30% full | 40                           | 190                                                 | \$ 800                        | \$ 32,000            | \$ 152,000            | \$ 184,300                         |                   |                       |               |
| ROW 5 | ROW off Florida Ave                      | 7,000 sf   | R-20   | 35' x 200' ROW | Sewer available, 8" AC     | 8                                | 300                           | 2400                 | 1          | Yes, pipe <20% full                         | 20                           | 365                                                 | \$ 800                        | \$ 16,000            | \$ 282,000            | \$ 308,300                         |                   |                       |               |

- Notes
1. Based of length of parcel, except for ROW 1 which has sewer in it
2. Total cost includes \$250 utility plan review and \$50 connection fee

|       |                            |                   |       |                            |                                                |
|-------|----------------------------|-------------------|-------|----------------------------|------------------------------------------------|
| ROW 4 | 11 Knowles Ct              | 13,669 sf         | CD    | Ambulance Barn             | Removed from consideration but Sewer available |
|       | Stanton Rd west of Walcott | Create lot at end | RR-80 | Possible land swap with Rc | Removed from consideration but Sewer available |
|       | Spindrift Street           | 20,078 sf         | R-40  |                            | Not in sewer district - Not assessed           |
|       | Buoy Street                | 7,200 sf          | R-40  |                            | Not in sewer district - Not assessed           |
|       | Garboard Street            | 7,200 sf          | R-40  |                            | Not in sewer district - Not assessed           |
|       | Garboard Street            | 7,200 sf          | R-40  |                            | Not in sewer district - Not assessed           |

# APPENDIX 6.4

## ZONING MATRIX

### EXISTING CONDITIONS JAMESTOWN PIPELINE

| Jamestown, RI — ZONING AUDIT MATRIX   Town-Owned Parcels                                                                                     |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|-----------------|----------------|-----------------|---------------|---------------|------------------------|------------------|-------------------|--------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---|
| Source: Jamestown Priority Site Analysis (Weston & Sampson), Zoning Ordinance Articles 11 & 16, Sec. 82-1604 LMIH Incentives (Ord. 2-3-2025) |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| AP/Lot / ROW                                                                                                                                 | Address                      | Group / Area                  | Sq Ft / Size                                                                                                                                                                                                                                                                                         | Zoning District | Dimensions   | Zone Description                                                                                                         | St. Frontage Req. | Lot Coverage Max | Bldg Height Max | Min Front Yard | Min Corner Yard | Min Side Yard | Min Rear Yard | Non-Conforming?        | Village Overlay? | Compact Cottages? | High Groundwater ? | Key Notes / Encumbrances                                                                                            | LMIH Pathway (Sec. 82-1604)                                                                                                                                                                                                                            | Sec. 82-1604 Applicable Incentives                                                                                                                                                                                                                      | Land Trust Priority? (§1604.C)                                      |   |
| ► VILLAGE / CD                                                                                                                               |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        | —                                                                                                                                                                                                                                                       | —                                                                   | — |
| 8-173                                                                                                                                        | 11 Knowles St.               | Village / CD                  | 13,669 SF                                                                                                                                                                                                                                                                                            | CD              | —            | Central business district. Encourages pedestrian-generating business; retail at street level, construction to curb.      | N/A               | N/A              | N/A             | N/A            | N/A             | N/A           | N/A           | No                     | ✓ Yes            | X No              | X No               | Former ambulance garage; redevelopment opportunity                                                                  | Village SDD pathway (§82-1105) — expedited via TRC/Planning Commission. In Village Overlay; qualifies for Art. 11 LMI process.                                                                                                                         | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/Nonprofit partner (C)                 | ★ Yes — highest priority                                            |   |
| ► JAMESTOWN SHORES NORTH                                                                                                                     |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        | —                                                                                                                                                                                                                                                       | —                                                                   | — |
| 5-28                                                                                                                                         | Beach Ave.                   | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | X No               | CILT Easement Verified — restricted from development (water supply protection)                                      | ● INELIGIBLE — CILT easement prohibits development. LMIH incentives not applicable.                                                                                                                                                                    | N/A — development prohibited by conservation easement                                                                                                                                                                                                   | N/A                                                                 |   |
| 5-74                                                                                                                                         | Ferry St.                    | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | X No               | CILT Easement Verified — restricted from development (water supply protection)                                      | ● INELIGIBLE — CILT easement prohibits development. LMIH incentives not applicable.                                                                                                                                                                    | N/A — development prohibited by conservation easement                                                                                                                                                                                                   | N/A                                                                 |   |
| 15-141                                                                                                                                       | Buoy St.                     | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | X No               | No municipal sewer/water; located between two CILT easement parcels                                                 | Comprehensive permit pathway (Art. 16) — NOT in Village Overlay. LMIH incentives apply but processed outside §82-1105. No municipal sewer/water significantly constrains feasibility.                                                                  | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>★ Highest priority if CLT/Nonprofit partner (C)<br>Δ Parking waiver (F) — transit proximity unconfirmed<br>✓ Property tax exemption eligible (G) | ★ Yes — highest priority if CLT partner                             |   |
| 15-180                                                                                                                                       | Garboard St.                 | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | Δ Yes              | 10-inch water table identified on site                                                                              | Comprehensive permit pathway (Art. 16) — NOT in Village Overlay. High groundwater (10-inch water table) severely limits ISDS feasibility; density increase incentive may be constrained by site conditions.                                            | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>Δ Density increase (E) — constrained by groundwater<br>★ Highest priority if CLT/Nonprofit partner (C)<br>✓ Property tax exemption eligible (G)                                     | ★ Yes — highest priority if CLT partner                             |   |
| 15-273                                                                                                                                       | Garboard St.                 | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | X No               | No municipal sewer/water; CILT land exchange opportunity explored                                                   | Comprehensive permit pathway (Art. 16) — NOT in Village Overlay. CILT land exchange strategy could unlock site for LMI development with shared infrastructure. No municipal sewer/water.                                                               | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>★ Highest priority if CLT/Nonprofit partner (C) — land exchange w/ CILT directly supports this<br>✓ Property tax exemption eligible (G)          | ★ Yes — CILT exchange makes this highest priority candidate         |   |
| ► JAMESTOWN SHORES SOUTH                                                                                                                     |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        | —                                                                                                                                                                                                                                                       | —                                                                   | — |
| 5-283                                                                                                                                        | Spindrift St.                | Jamestown Shores South        | 20,078 SF                                                                                                                                                                                                                                                                                            | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | Δ Yes              | Stream & wetland identified (100-ft buffer applies); FEMA base floodplain on lower parcel; no municipal sewer/water | Comprehensive permit pathway (Art. 16) — NOT in Village Overlay. Stream/wetland/FEMA floodplain constraints require detailed env. review before any LMIH application. No municipal sewer/water.                                                        | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>Δ Density increase (E) — heavily constrained by wetland buffers & floodplain<br>★ Highest priority if CLT/Nonprofit partner (C)<br>✓ Property tax exemption eligible (G)            | ★ Yes — highest priority if CLT partner; env. review required first |   |
| 5-343                                                                                                                                        | Nautilus St.                 | Jamestown Shores South        | 11,870 SF                                                                                                                                                                                                                                                                                            | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | Δ Yes              | Water Resource Fund used — NO development permitted; parcel permanently restricted                                  | ● INELIGIBLE — Water Resource Fund acquisition permanently restricts development. LMIH incentives not applicable.                                                                                                                                      | N/A — development permanently prohibited                                                                                                                                                                                                                | N/A                                                                 |   |
| ► EAST SHORE ROAD                                                                                                                            |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        | —                                                                                                                                                                                                                                                       | —                                                                   | — |
| 4-12                                                                                                                                         | East Shore Rd.               | East Shore Road               | ~3 acres                                                                                                                                                                                                                                                                                             | RR-80           | —            | Allows land uses that will not substantially impact rural character or compromise natural resources.                     | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | X No               | CILT Easement Verified — restricted from development                                                                | ● INELIGIBLE — CILT easement prohibits development. LMIH incentives not applicable.                                                                                                                                                                    | N/A — development prohibited by conservation easement                                                                                                                                                                                                   | N/A                                                                 |   |
| ► RIGHTS OF WAY (HIGHLAND PARK)                                                                                                              |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        | —                                                                                                                                                                                                                                                       | —                                                                   | — |
| ROW #1                                                                                                                                       | SE Ave & Pleasant View       | Rights of Way (Highland Park) | 18,750 SF                                                                                                                                                                                                                                                                                            | R-8             | 50' × 375'   | Maintains neighborhood integrity of densely developed village sections. Infill should conform to neighborhood character. | 80 ft             | 30%              | 35 ft           | 18 ft          | 9 ft            | 7 ft          | 30 ft         | No (meets duplex req.) | ✓ Yes            | X No              | X No               | Paper street; meets R-8 duplex dimensional req. (6,000 SF affordable lot min.)                                      | Village SDD pathway (§82-1105) — In Village Overlay (R-8). Meets duplex dimensional req. Qualifies for Art. 11 LMI affordable lot provisions (6,000 SF min / 50 ft width). ROW legal status must be confirmed first.                                   | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/Nonprofit partner (C)                 | ★ Yes — highest priority                                            |   |
| ROW #2                                                                                                                                       | Hamilton Ave & Pleasant View | Rights of Way (Highland Park) | 39,200 SF                                                                                                                                                                                                                                                                                            | R-20            | 70' × 560'   | Allows controlled growth in outlying village areas served by municipal water and/or sewer.                               | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | No                     | ✓ Yes            | X No              | X No               | Largest ROW; serves municipal water/sewer area; strong assembly potential                                           | Village SDD pathway (§82-1105) — In Village Overlay (R-20). Largest ROW site; municipal water/sewer available. Strong LMI candidate. Qualifies for Art. 11 LMI affordable lot (13,000 SF min / 70 ft width). ROW legal status must be confirmed first. | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/Nonprofit partner (C)                 | ★ Yes — highest priority; strongest overall candidate               |   |
| ROW #3                                                                                                                                       | Hamilton Ave & Columbia Ave  | Rights of Way (Highland Park) | 19,000 SF                                                                                                                                                                                                                                                                                            | R-20            | 50' × 380'   | Allows controlled growth in outlying village areas served by municipal water and/or sewer.                               | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes (minor)            | ✓ Yes            | X No              | X No               | Minor nonconformity; serves municipal water/sewer area                                                              | Village SDD pathway (§82-1105) — In Village Overlay (R-20). Municipal water/sewer area. Minor nonconformity. Qualifies for Art. 11 LMI affordable lot provisions. ROW legal status must be confirmed first.                                            | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/Nonprofit partner (C)                 | ★ Yes — highest priority                                            |   |
| ► RIGHTS OF WAY                                                                                                                              |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        | —                                                                                                                                                                                                                                                       | —                                                                   | — |
| ROW #4                                                                                                                                       | Stanton Rd (W of Walcott)    | Rights of Way                 | 8,710 SF                                                                                                                                                                                                                                                                                             | R-40 / RR-80    | 50' × 1,742' | Dual-zone ROW: limits density (R-40) and protects rural character (RR-80).                                               | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No              | X No               | Private owner unwilling to sell adjacent land; legal status of ROW requires Town Attorney review                    | Comprehensive permit pathway (Art. 16) — NOT in Village Overlay (R-40/RR-80). Private owner unwilling to sell adjacent land. ROW legal status must be confirmed. Lowest priority among ROWs.                                                           | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>Δ Density increase (E) — constrained by R-40/RR-80 zoning<br>★ Highest priority if CLT/Nonprofit partner (C)<br>✓ Property tax exemption eligible (G)                               | Δ Yes — but private owner obstacle limits viability                 |   |
| ROW #5                                                                                                                                       | Off Florida Ave              | Rights of Way (Highland Park) | 7,000 SF                                                                                                                                                                                                                                                                                             | R-20            | 35' × 200'   | Allows controlled growth in outlying village areas served by municipal water and/or sewer.                               | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | ✓ Yes            | X No              | X No               | Assembly w/ adjacent Aubois parcel could create viable site; municipal water/sewer access nearby                    | Village SDD pathway (§82-1105) — In Village Overlay (R-20). Assembly with adjacent Aubois parcel would strengthen LMIH application significantly. Municipal water/sewer access. ROW legal status must be confirmed.                                    | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/Nonprofit partner (C)                 | ★ Yes — highest priority; assembly w/ Aubois parcel recommended     |   |
| LEGEND & KEY NOTES                                                                                                                           |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| Village Overlay (Art. 11, Sec. 82-1101):                                                                                                     |                              |                               | Applies to all lots within R-8, R-20, CW, CL, CD, DC, and P Zoning Districts. Governs building placement, design, parking, frontage, and LMI housing provisions.                                                                                                                                     |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| Compact Cottage Overlay:                                                                                                                     |                              |                               | A separate Jamestown overlay district. None of the audited parcels are currently confirmed within this overlay based on available documentation. Confirm on Zoning Map.                                                                                                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| High Groundwater Overlay:                                                                                                                    |                              |                               | Parcels with seasonally high groundwater (incl. 10-inch water table and stream/wetland proximity) face significant ISDS and buildable area constraints.                                                                                                                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| Nonconforming — R-40 lots at 7,200 SF:                                                                                                       |                              |                               | R-40 zone requires minimum 200 ft street frontage. All ~7,200 SF Shores lots are dramatically undersized. Development may be possible under Art. 11 LMI undersized lot provisions if in Village Overlay (they are NOT).                                                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| CILT Easements:                                                                                                                              |                              |                               | Comanick Island Land Trust conservation easements for water supply protection. Development is legally prohibited on 5-28, 5-74, and 4-12. A land exchange strategy may unlock 15-273/15-180.                                                                                                         |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| Water Resource Fund (5-343):                                                                                                                 |                              |                               | Acquisition funded under Water Resource Fund — NO development permitted. Parcel is permanently restricted.                                                                                                                                                                                           |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| ROW Legal Status:                                                                                                                            |                              |                               | All ROW parcels require Town Attorney review to confirm fee simple ownership vs. limited rights before any development action.                                                                                                                                                                       |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| SEC. 82-1604 — LOW- AND MODERATE-INCOME HOUSING INCENTIVES (Ord. 2-3-2025)                                                                   |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| §1604.A — Pathway:                                                                                                                           |                              |                               | LMI housing in the Village Special Development District — processed via §82-1105 (expedited TRC/Planning Commission). All others — Comprehensive Permit per Article 16. Village Overlay parcels (R-8, R-20, CD) have the faster, more flexible pathway.                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| §1604.B — Priority Processing:                                                                                                               |                              |                               | Applications containing LMI housing are processed with priority over others, including those with earlier filing dates (provided other applications are not pushed past their deadlines). Applies to ALL parcels.                                                                                    |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| §1604.C — Land Trust / Nonprofit Partner = HIGHEST PRIORITY:                                                                                 |                              |                               | Applications involving a community land trust (e.g., Church Community Housing Corp., CILT) or nonprofit responsible for long-term affordability stability receive the highest processing and approval priority. The CILT land exchange strategy for 15-273/15-180 directly leverages this provision. |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| §1604.D — Fee Waiver/Reduction:                                                                                                              |                              |                               | Town may waive or reduce review fees for LMI housing applications. Applies to all eligible parcels — reduces upfront project costs.                                                                                                                                                                  |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| §1604.E — Density Increase:                                                                                                                  |                              |                               | Town may increase density for LMI housing projects. Most impactful for Village Overlay parcels (ROW #1–3, ROW #5, 8-173) where zoning allows more flexibility. Constrained on high-groundwater or environmentally limited sites.                                                                     |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| §1604.F — Parking Waiver (Transit Proximity):                                                                                                |                              |                               | Town may waive or reduce parking requirements for LMI units within ¼ mile of a transit stop. Most applicable to Village Overlay parcels near the village center. Confirm transit stop proximity for each site.                                                                                       |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| §1604.G — Property Tax Exemption:                                                                                                            |                              |                               | Town may provide property tax exemption for LMI units meeting established criteria. Applies to all eligible parcels — reduces long-term operating costs and supports affordability.                                                                                                                  |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |
| INELIGIBLE PARCELS:                                                                                                                          |                              |                               | 5-28 (Beach Ave.), 5-74 (Ferry St.), 4-12 (East Shore Rd.) — CILT conservation easements prohibit development. 5-343 (Nautilus St.) — Water Resource Fund acquisition permanently restricts development. No LMIH incentives applicable.                                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                   |                    |                                                                                                                     |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                         |                                                                     |   |

JAMESTOWN, RI — ZONING AUDIT MATRIX | Town-Owned Parcels

Source: Jamestown Priority Site Analysis (Weston & Sampson), Zoning Ordinance Articles 11 & 16, Sec. 82-1604 LMHI Incentives (Ord. 2-3-2025)

| AP-LOT / ROW                                                               | Address                      | Group / Area                  | Sq Ft / Size                                                                                                                                                                                                                                                                                         | Zoning District | Dimensions   | Zone Description                                                                                                         | St. Frontage Req. | Lot Coverage Max | Bldg Height Max | Min Front Yard | Min Corner Yard | Min Side Yard | Min Rear Yard | Non-Conforming?        | Village Overlay? | Compact Cottage? | High Groundwater ? | Key Notes / Encumbrances                                                                                             | LMHI Pathway (Sec. 82-1604)                                                                                                                                                                                                                                       | Sec. 82-1604 Applicable Incentives                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------|------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|--------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|-----------------|----------------|-----------------|---------------|---------------|------------------------|------------------|------------------|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VILLAGE / CD                                                               |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   | —                                                                                                                                                                                                                                                       |
| 8-173                                                                      | 11 Knowles St.               | Village / CD                  | 13,669 SF                                                                                                                                                                                                                                                                                            | CD              | —            | Central business district. Encourages pedestrian-generating business; retail at street level; construction to curb.      | NA                | NA               | NA              | NA             | NA              | NA            | NA            | No                     | ✓ Yes            | X No             | X No               | Former ambulance garage; redevelopment opportunity                                                                   | Village SDD pathway (§82-1105) — expedited via TRC/Planning Commission. In Village Overlay; qualifies for Art. 11 LMI process.                                                                                                                                    | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/nonprofit partner (C)                 |
| JAMESTOWN SHORES NORTH                                                     |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   | —                                                                                                                                                                                                                                                       |
| 5-28                                                                       | Beach Ave.                   | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | X No               | CILT Easement Verified — restricted from development (water supply protection)                                       | ● INELIGIBLE — CILT easement prohibits development. LMHI incentives not applicable.                                                                                                                                                                               | NA — development prohibited by conservation easement                                                                                                                                                                                                    |
| 5-74                                                                       | Ferry St.                    | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | X No               | CILT Easement Verified — restricted from development (water supply protection)                                       | ● INELIGIBLE — CILT easement prohibits development. LMHI incentives not applicable.                                                                                                                                                                               | NA — development prohibited by conservation easement                                                                                                                                                                                                    |
| 15-141                                                                     | Buoy St.                     | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | X No               | No municipal sewer/water; located between two CILT easement parcels                                                  | Substandard Lot Sec. 82-900, Comprehensive permit pathway (Art. 16) LMHI incentives apply but processed outside §82-1105. No municipal sewer/water significantly constrains feasibility.                                                                          | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>★ Highest priority if CLT/nonprofit partner (C)<br>Δ Parking waiver (F) — transit proximity unconfirmed<br>✓ Property tax exemption eligible (G) |
| 15-180                                                                     | Garboard St.                 | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | Δ Yes              | 10-inch water table identified on site                                                                               | Substandard Lot Sec. 82-900, Comprehensive permit pathway (Art. 16) High groundwater (10-inch water table) severely limits ISDS feasibility; density increase incentive may be constrained by site conditions.                                                    | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>Δ Density increase (E) — constrained by groundwater<br>★ Highest priority if CLT/nonprofit partner (C)<br>✓ Property tax exemption eligible (G)                                     |
| 15-273                                                                     | Garboard St.                 | Jamestown Shores North        | 7,200 SF                                                                                                                                                                                                                                                                                             | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | X No               | No municipal sewer/water; CILT land exchange opportunity explored                                                    | Substandard Lot Sec. 82-900, Comprehensive permit pathway (Art. 16) CILT land exchange strategy could unlock site for LMI development with shared infrastructure. No municipal sewer/water.                                                                       | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>★ Highest priority if CLT/nonprofit partner (C) — land exchange w/ CILT directly supports this<br>✓ Property tax exemption eligible (G)          |
| JAMESTOWN SHORES SOUTH                                                     |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   | —                                                                                                                                                                                                                                                       |
| 5-283                                                                      | Spindrift St.                | Jamestown Shores South        | 20,078 SF                                                                                                                                                                                                                                                                                            | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | Δ Yes              | Stream & wetland identified (100-ft buffer applies); FEMA base floodplain on lower parcel; no municipal sewer/water. | Substandard Lot Sec. 82-900, Comprehensive permit pathway (Art. 16) Stream/wetland/FEMA floodplain constraints require detailed env. review before any LMHI application. No municipal sewer/water.                                                                | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>Δ Density increase (E) — heavily constrained by wetland buffers & floodplain<br>★ Highest priority if CLT/nonprofit partner (C)<br>✓ Property tax exemption eligible (G)            |
| 5-343                                                                      | Nautilus St.                 | Jamestown Shores South        | 11,870 SF                                                                                                                                                                                                                                                                                            | R-40            | —            | Limits density growth in neighborhoods relying on ISDS and private wells. Protects groundwater from contamination.       | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | Δ Yes              | Water Resource Fund used — NO development permitted; parcel permanently restricted.                                  | ● INELIGIBLE — Water Resource Fund acquisition permanently restricts development. LMHI incentives not applicable.                                                                                                                                                 | NA — development permanently prohibited                                                                                                                                                                                                                 |
| EAST SHORE ROAD                                                            |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   | —                                                                                                                                                                                                                                                       |
| 4-12                                                                       | East Shore Rd.               | East Shore Road               | ~3 acres                                                                                                                                                                                                                                                                                             | RR-80           | —            | Allows land uses that will not substantially impact rural character or compromise natural resources.                     | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | X No               | CILT Easement Verified — restricted from development                                                                 | ● INELIGIBLE — CILT easement prohibits development. LMHI incentives not applicable.                                                                                                                                                                               | NA — development prohibited by conservation easement                                                                                                                                                                                                    |
| RIGHTS OF WAY (HIGHLAND PARK)                                              |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   | —                                                                                                                                                                                                                                                       |
| ROW #1                                                                     | SE Ave & Pleasant View       | Rights of Way (Highland Park) | 18,750 SF                                                                                                                                                                                                                                                                                            | R-8             | 50' × 375'   | Maintains neighborhood integrity of densely developed village sections. Infill should conform to neighborhood character. | 80 ft             | 30%              | 35 ft           | 18 ft          | 9 ft            | 7 ft          | 30 ft         | No (meets duplex req.) | ✓ Yes            | X No             | X No               | Paper street; meets R-8 duplex dimensional req. (6,000 SF affordable lot min.)                                       | Village SDD pathway (§82-1105) — IN Village Overlay (R-8). Meets duplex dimensional req. Qualifies for Art. 11 LMI affordable lot provisions (6,000 SF min / 50 ft width). ROW legal status must be confirmed first.                                              | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/nonprofit partner (C)                 |
| ROW #2                                                                     | Hamilton Ave & Pleasant View | Rights of Way (Highland Park) | 39,200 SF                                                                                                                                                                                                                                                                                            | R-20            | 70' × 560'   | Allows controlled growth in outlying village areas served by municipal water and/or sewer.                               | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | No                     | ✓ Yes            | X No             | X No               | Largest ROW; serves municipal water/sewer area; strong assembly potential                                            | Village SDD pathway (§82-1105) — IN Village Overlay (R-20). Largest ROW site; municipal water/sewer available. Strong LMI candidate. Qualifies for Art. 11 LMI affordable lot provisions (10,000 SF min / 70 ft width). ROW legal status must be confirmed first. | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/nonprofit partner (C)                 |
| ROW #3                                                                     | Hamilton Ave & Columbia Ave  | Rights of Way (Highland Park) | 19,000 SF                                                                                                                                                                                                                                                                                            | R-20            | 50' × 380'   | Allows controlled growth in outlying village areas served by municipal water and/or sewer.                               | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes (minor)            | ✓ Yes            | X No             | X No               | Minor nonconformity; serves municipal water/sewer area                                                               | Village SDD pathway (§82-1105) — IN Village Overlay (R-20). Minor nonconformity. Qualifies for Art. 11 LMI affordable lot provisions. ROW legal status must be confirmed first.                                                                                   | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/nonprofit partner (C)                 |
| RIGHTS OF WAY                                                              |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   | —                                                                                                                                                                                                                                                       |
| ROW #4                                                                     | Stanton Rd (W of Walcott)    | Rights of Way                 | 8,710 SF                                                                                                                                                                                                                                                                                             | R-40 / RR-80    | 50' × 1,742' | Dual-zone ROW: limits density (R-40) and protects rural character (RR-80).                                               | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | X No             | X No             | X No               | Private owner unwilling to sell adjacent land; ROW legal status of ROW requires Town Attorney review                 | Comprehensive permit pathway (Art. 16) — NOT in Village Overlay (R-40/RR-80). Private owner unwilling to sell adjacent land. ROW legal status must be confirmed. Lowest priority among ROW's.                                                                     | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>Δ Density increase (E) — constrained by R-40/RR-80 zoning<br>★ Highest priority if CLT/nonprofit partner (C)<br>✓ Property tax exemption eligible (G)                               |
| ROW #5                                                                     | Off Florida Ave              | Rights of Way (Highland Park) | 7,000 SF                                                                                                                                                                                                                                                                                             | R-20            | 35' × 200'   | Allows controlled growth in outlying village areas served by municipal water and/or sewer.                               | 200 ft            | 20%              | 35 ft           | 40 ft          | 40 ft           | 30 ft         | 40 ft         | Yes                    | ✓ Yes            | X No             | X No               | Assembly w/ adjacent Aubois parcel could create viable site; municipal water/sewer access nearby                     | Village SDD pathway (§82-1105) — IN Village Overlay (R-20). Assembly with adjacent Aubois parcel would strengthen LMHI application significantly. Municipal water/sewer access. ROW legal status must be confirmed.                                               | ✓ Priority processing (B)<br>✓ Fee waiver/reduction eligible (D)<br>✓ Density increase eligible (E)<br>✓ Parking waiver if near transit (F)<br>✓ Property tax exemption eligible (G)<br>★ Highest priority if CLT/nonprofit partner (C)                 |
| LEGEND & KEY NOTES                                                         |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| Village Overlay (Art. 11, Sec. 82-1101):                                   |                              |                               | Applies to all lots within R-8, R-20, CW, CL, CD, DC, and P Zoning Districts. Governs building placement, design, parking, frontage, and LMI housing provisions.                                                                                                                                     |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| Compact Cottage Overlay:                                                   |                              |                               | A separate Jamestown overlay district. None of the audited parcels are currently confirmed within this overlay based on available documentation. Confirm on Zoning Map.                                                                                                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| High Groundwater Overlay:                                                  |                              |                               | Parcels with seasonally high groundwater (incl. 10-inch water table and stream/wetland proximity) face significant ISDS and buildable area constraints.                                                                                                                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| Nonconforming — R-40 lots at 7,200 SF:                                     |                              |                               | R-40 zone requires minimum 200 ft street frontage. All ~7,200 SF Shores lots are dramatically undersized. Development may be possible under Art. 11 LMI undersized lot provisions if in Village Overlay (they are NOT).                                                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| CILT Easements:                                                            |                              |                               | Conarnicut Island Land Trust conservation easements for water supply protection. Development is legally prohibited on 5-28, 5-74, and 4-12. A land exchange strategy may unlock 15-273/15-180.                                                                                                       |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| Water Resource Fund (5-343):                                               |                              |                               | Acquisition funded under Water Resource Fund — NO development permitted. Parcel is permanently restricted.                                                                                                                                                                                           |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| ROW Legal Status:                                                          |                              |                               | All ROW parcels require Town Attorney review to confirm fee simple ownership vs. limited rights before any development action.                                                                                                                                                                       |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| SEC. 82-1604 — LOW- AND MODERATE-INCOME HOUSING INCENTIVES (Ord. 2-3-2025) |                              |                               |                                                                                                                                                                                                                                                                                                      |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| §1604.A — Pathway:                                                         |                              |                               | LMI housing in the Village Special Development District — processed via §82-1105 (expedited TRC/Planning Commission). All others — Comprehensive Permit per Article 16. Village Overlay parcels (R-8, R-20, CD) have the faster, more flexible pathway.                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| §1604.B — Priority Processing:                                             |                              |                               | Applications containing LMI housing are processed with priority over others, including those with earlier filing dates (provided other applications are not pushed past their deadlines). Applies to ALL parcels.                                                                                    |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| §1604.C — Land Trust/ Nonprofit Partner = HIGHEST Priority:                |                              |                               | Applications involving a community land trust (e.g., Church Community Housing Corp., CILT) or nonprofit responsible for long-term affordability stability receive the highest processing and approval priority. The CILT land exchange strategy for 15-273/15-180 directly leverages this provision. |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| §1604.D — Fee Waiver/Reduction:                                            |                              |                               | Town may waive or reduce review fees for LMI housing applications. Applies to all eligible parcels — reduces upfront project costs.                                                                                                                                                                  |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| §1604.E — Density Increase:                                                |                              |                               | Town may increase density for LMI housing projects. Most impactful for Village Overlay parcels (ROW #1–3, ROW #5, 8-173) where zoning allows more flexibility. Constrained on high-groundwater or environmentally limited sites.                                                                     |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| §1604.F — Parking Waiver (Transit Proximity):                              |                              |                               | Town may waive or reduce parking requirements for LMI units within ¼ mile of a transit stop. Most applicable to Village Overlay parcels near the village center. Confirm transit stop proximity for each site.                                                                                       |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| §1604.G — Property Tax Exemption:                                          |                              |                               | Town may provide property tax exemption for LMI units meeting established criteria. Applies to all eligible parcels — reduces long-term operating costs and supports affordability.                                                                                                                  |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |
| INELIGIBLE PARCELS:                                                        |                              |                               | 5-28 (Beach Ave.), 5-74 (Ferry St.), 4-12 (East Shore Rd.) — CILT conservation easements prohibit development. 5-343 (Nautilus St.) — Water Resource Fund acquisition permanently restricts development. No LMHI incentives applicable.                                                              |                 |              |                                                                                                                          |                   |                  |                 |                |                 |               |               |                        |                  |                  |                    |                                                                                                                      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                         |

# Rhode Island Affordable Housing Programs

|  AGENCY |  PROGRAM                                  |  PURPOSE                                                                                                                                                                                                                                                                                                                                               |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                      |  WEBSITE                                                                                                                                                                                           |
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| <b>RI HOUSING</b><br><b>IRS/HUD</b>                                                      | <b>New Federal LIHTC Housing Legislation (July 2025)</b><br><b>***NEW***</b><br><br><b>Increase in 9% LIHTC Allocation</b> | Primary federal tool to finance new construction or rehabilitation of affordable rental housing.<br>Covers: <ul style="list-style-type: none"> <li>• Hard construction costs</li> <li>• Elevator installation</li> <li>• Architectural &amp; engineering</li> <li>• Environmental remediation</li> <li>• Site and amenity improvements</li> <li>• Can be used for historic adaptive reuse projects</li> </ul>                           | <ul style="list-style-type: none"> <li>• Eligible Applicants: For-profit and nonprofit developers, typically via RI Housing.</li> <li>• ***Changed from: 50% bond financing requirement to 25% bond financing requirement***</li> <li>• Tenant Eligibility: ≤60% AMI (or ≤50% AMI under deep targeting); income averaging permitted.</li> <li>• 30-year affordability (15-year compliance + extended use); rent limits tied to AMI</li> <li>• Equity typically covers 60–75% of total development cost (9%) or 30–40% (4%)</li> </ul> | <a href="https://www.rihousing.com/lihtc/">https://www.rihousing.com/lihtc/</a><br><br>Significantly improves feasibility of: <ul style="list-style-type: none"> <li>• 4% LIHTC deals</li> <li>• Smaller projects</li> <li>• Historic rehabs</li> <li>• School conversions</li> </ul> |
| <b>RI HOUSING</b>                                                                        | <b>Land Bank Program</b><br>(Created in 2025, now being implemented)                                                       | The program's purpose is to acquire, hold, and transfer real property for the development of affordable housing across the state. The Land Bank is designed to: <ul style="list-style-type: none"> <li>• Reduce land acquisition barriers,</li> <li>• Address vacant, abandoned, tax-delinquent, or underutilized properties</li> <li>• Support nonprofit, public, and mission-driven housing developers</li> </ul>                     | RIHousing is authorized to: <ul style="list-style-type: none"> <li>• Acquire property by purchase, foreclosure, donation, exchange, or transfer;</li> <li>• Hold land via the Land Bank (a designated subsidiary);</li> </ul> Sell, donate or transfer property primarily for affordable housing development to: <ul style="list-style-type: none"> <li>• Nonprofit developers,</li> <li>• Public housing authorities,</li> <li>• Qualified 501(c)(3) organizations,</li> <li>• Qualified affordable housing developers.</li> </ul>   | RIHousing Land Bank Program<br><a href="https://osa.rihousing.com/funds/49">https://osa.rihousing.com/funds/49</a>                                                                                                                                                                    |
| <b>RI HOUSING</b>                                                                        | <b>Low-Income Housing Tax Credit</b><br><b>(LIHTC 9% &amp; 4%)</b>                                                         | Primary tool to finance new construction or rehabilitation of affordable rental housing.<br>Covers: <ul style="list-style-type: none"> <li>• Can be layered with Federal LIHTC</li> <li>• Hard construction costs</li> <li>• Elevator installation</li> <li>• Architectural &amp; engineering</li> <li>• Environmental remediation</li> <li>• Site and amenity improvements</li> </ul> Can be used for historic adaptive reuse projects | <ul style="list-style-type: none"> <li>• Eligible Applicants: For-profit and nonprofit developers, typically via RI Housing.</li> <li>• Tenant Eligibility: ≤60% AMI (or ≤50% AMI under deep targeting); income averaging permitted.</li> <li>• 30-year affordability (15-year compliance + extended use); rent limits tied to AMI</li> <li>• Equity typically covers 60–75% of total development cost (9%) or 30–40% (4%)</li> </ul>                                                                                                 | <a href="https://www.rihousing.com/lihtc/">https://www.rihousing.com/lihtc/</a>                                                                                                                                                                                                       |



|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  WEBSITE                                                                                                                                                                    |
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| RI HOUSING                                                                               | HOME Investment Partnership Program                                                       | Gap financing for affordable rental and homeownership housing. Funds: <ul style="list-style-type: none"> <li>Affordable rental housing development</li> <li>Acquisition</li> <li>Hard &amp; soft costs</li> <li>Often fills financing gaps for smaller communities.</li> </ul>                           | <ul style="list-style-type: none"> <li>Eligible Applicants: Municipalities, nonprofits, CHDOs, developers</li> <li>Tenant Eligibility: Rental <math>\leq 60\%</math> AMI; Homeownership <math>\leq 80\%</math> AM Long-term affordability; resale and rent restrictions monitored annually</li> <li>Project-specific; often \$500k–\$2M+ per project</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <a href="https://www.rihousing.com/home-hf/">https://www.rihousing.com/home-hf/</a>                                                                                                                                                                            |
| RI HOUSING                                                                               | Housing Trust Fund                                                                        | Capital funding for housing serving extremely low-income households.                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>Eligible Applicants: Non-profits and developers</li> <li>Tenant Eligibility: <math>\leq 30\%</math> AMI</li> <li>Deep income targeting; long-term affordability</li> <li>Often \$1M–\$3M per project depending on federal allocation</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <a href="https://www.rihousing.com/home-hf/">https://www.rihousing.com/home-hf/</a>                                                                                                                                                                            |
| RI HOUSING/<br>CDFI                                                                      | Capital Magnet Fund (CMF)                                                                 | A federal affordable housing financing program administered in the state by RIHousing using funds awarded by the U.S. Department of the Treasury’s Community Development Financial Institutions (CDFI) Fund. RI Housing often helps projects layer federal programs requiring state match such as LIHTC. | <ul style="list-style-type: none"> <li>Eligible Applicants: For-profit &amp; nonprofit affordable housing developers, Public Housing Authorities, entities with demonstrated experience</li> <li>Tenant Eligibility: Households earning <math>\leq 80\%</math> of AMI, at least 20% of units must be at or below 50% AMI</li> <li>Preference is often given to projects serving: extremely low-income households (0–30% AMI), very low-income households (31–50% AMI)</li> <li>CMF-funded projects are required to maintain affordability for 30 years or more</li> <li>CMF recipients must generate at least \$10 of total housing or community development investment for every \$1 of CMF funds</li> <li>Maximum funding: lesser of \$40,000 per unit or \$999,000 per development</li> <li>Interest rate: often around 1%</li> </ul> | RIHousing CMF Term Sheet (2025)<br><a href="https://www.rihousing.com/wp-content/uploads/2025-Section-12H-Capital-Magnet-Fund-Term-Sheet-FINAL.pdf">https://www.rihousing.com/wp-content/uploads/2025-Section-12H-Capital-Magnet-Fund-Term-Sheet-FINAL.pdf</a> |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  WEBSITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>RI HOUSING/<br/>RI<br/>EXECUTIVE<br/>OFFICE OF<br/>HOUSING</b>                        | <b>Housing Production<br/>Fund (HPF)</b>                                                  | <p>A state-funded affordable housing program established in statute to support the planning, production, and preservation of affordable housing statewide. Designed to fill critical financing gaps.</p> <p>Capital funding for:</p> <ul style="list-style-type: none"> <li>• Predevelopment</li> <li>• Construction</li> <li>• Adaptive reuse</li> <li>• Rehabilitation/Preservation</li> <li>• Mixed-income developments</li> <li>• Gap financing</li> <li>• Operating support for extremely low-income units (via HPF-ELI)</li> </ul> | <ul style="list-style-type: none"> <li>• HPF is funded primarily through state real estate transfer tax receipts and legislative appropriations.</li> <li>• Eligible applicants include: For-profit developers, Nonprofit developers, Owners of existing affordable housing, Public Housing Authorities</li> <li>• Tenant Eligibility: Households earning <math>\leq 80\%</math> of AMI</li> <li>• RIHousing must give priority to: Households exiting homelessness, or earning <math>\leq 30\%</math> AMI (extremely low income)</li> <li>• Mixed-income developments are explicitly allowed under HPF guidelines</li> <li>• Funding type: Grant or deferred loan, 0% interest rate</li> <li>• Loan term: Up to 40 years, co-terminus with senior debt</li> <li>• Maximum funding: Up to \$4,000,000 per project (with discretion to exceed in limited cases)</li> <li>• Underwriting: Must meet RIHousing Developer's Handbook standards</li> </ul> | <p>HPF Capital Program Guidelines (2024)</p> <p><a href="https://www.rihousing.com/wp-content/uploads/HPF-Capital-Program-guidelines-9.2024.pdf">https://www.rihousing.com/wp-content/uploads/HPF-Capital-Program-guidelines-9.2024.pdf</a></p> <p>Housing Production Fund Program Description (2025)</p> <p><a href="https://www.rihousing.com/wp-content/uploads/Housing-Production-Fund-Guideline-2025.10.pdf">https://www.rihousing.com/wp-content/uploads/Housing-Production-Fund-Guideline-2025.10.pdf</a></p> <p>HPF-ELI Guidelines</p> <p><a href="https://www.rihousing.com/wp-content/uploads/HPF-ELI-guidelines.pdf">https://www.rihousing.com/wp-content/uploads/HPF-ELI-guidelines.pdf</a></p> |
| <b>HUD: RI<br/>EXECUTIVE<br/>OFFICE OF<br/>HOUSING</b>                                   | <b>Community<br/>Development Block<br/>Grant (CDBG)</b>                                   | <p>Housing rehab, infrastructure, acquisition, planning, community development.</p> <p>Supports:</p> <ul style="list-style-type: none"> <li>• Architecture</li> <li>• Environmental work</li> <li>• ADA accessibility</li> <li>• Site improvements</li> <li>• Residential unit creation for income eligible households</li> </ul>                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Eligible Applicants: Entitlement cities, towns, State of RI</li> <li>• Tenant Eligibility: <math>\geq 70\%</math> of funds must benefit low- and moderate-income persons</li> <li>• National objectives; environmental review</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><a href="https://www.hud.gov/hud-partners/community-cdbg">https://www.hud.gov/hud-partners/community-cdbg</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|  AGENCY |  PROGRAM                        |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  WEBSITE                                                                                                                                                                                                                                   |
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| <b>HUD: RI EXECUTIVE OFFICE OF HOUSING</b>                                               | <b>Entitlement Communities - Community Development Block Grant (CDBG) Section 108 Loan Guarantee Program</b>     | <p>Section 108 is a HUD loan guarantee program that allows CDBG grantees to borrow large amounts of capital upfront by pledging future CDBG funds as collateral. HUD guarantees the loan, which is made by a private lender, resulting in below-market, long-term financing for major community development projects. Section 108 can finance:</p> <ul style="list-style-type: none"> <li>• Land acquisition &amp; site assembly</li> <li>• Infrastructure</li> <li>• Affordable Housing</li> <li>• Public Facilities</li> <li>• Economic development projects</li> </ul> <p>These are long-term, low interest loans guaranteed by future CDBG allocations.</p> | <p>These cities receive CDBG funds directly from HUD and can directly apply to HUD for Section 108 on their own:</p> <ul style="list-style-type: none"> <li>• Providence</li> <li>• Cranston</li> <li>• Warwick</li> <li>• Pawtucket</li> <li>• East Providence</li> <li>• Woonsocket</li> </ul> <p>Entitlement communities can pledge future CDBG funds for up to 5 years</p> <ul style="list-style-type: none"> <li>• Lend the funds to developers or use them for public projects</li> </ul> <p>Must meet standard CDBG eligibility rules and a national objective, usually benefiting low- and moderate-income persons (<math>\leq 80\%</math> AMI).</p> <ul style="list-style-type: none"> <li>• Benefit low- and moderate-income persons</li> <li>• Aid in prevention or elimination of slums/blight</li> <li>• Meet an urgent need (rare)</li> <li>• Loan terms can extend up to 20–30 years</li> </ul> | <p>HUD Section 108 Overview</p> <p><a href="https://www.hud.gov/hud-partners/community-section108">https://www.hud.gov/hud-partners/community-section108</a></p> <p>HUD Exchange – Section 108</p> <p><a href="https://www.hudexchange.info/programs/section-108/">https://www.hudexchange.info/programs/section-108/</a></p> |
| <b>HUD: RI EXECUTIVE OFFICE OF HOUSING</b>                                               | <b>Non-Entitlement Communities - Community Development Block Grant (CDBG) Section 108 Loan Guarantee Program</b> | <p>Section 108 is a HUD loan guarantee program that allows CDBG grantees to borrow large amounts of capital upfront by pledging future CDBG funds as collateral. HUD guarantees the loan, which is made by a private lender, resulting in below-market, long-term financing for major community development projects. Section 108 can finance:</p> <ul style="list-style-type: none"> <li>• Land acquisition &amp; site assembly</li> <li>• Infrastructure</li> <li>• Affordable Housing</li> <li>• Public Facilities</li> <li>• Economic development projects</li> </ul> <p>These are long-term, low interest loans guaranteed by future CDBG allocations.</p> | <p>All non-entitlement municipalities receive CDBG through the state, administered by the Executive Office of Housing. For these communities:</p> <ul style="list-style-type: none"> <li>• The State must be the Section 108 borrower</li> <li>• The State pledges future State CDBG funds</li> <li>• Projects must align with state priorities and receive state approval</li> </ul> <p>This makes Section 108 harder—but not impossible—for smaller towns to use. Every Section 108 project must meet one of three CDBG national objectives:</p> <ul style="list-style-type: none"> <li>• Benefit low- and moderate-income persons</li> <li>• Aid in prevention or elimination of slums/blight</li> <li>• Meet an urgent need (rare)</li> <li>• Loan terms can extend up to 20–30 years</li> </ul>                                                                                                           | <p>RI Executive Office of Housing – CDBG</p> <p><a href="https://housing.ri.gov/programs/community-development-block-grants">https://housing.ri.gov/programs/community-development-block-grants</a></p>                                                                                                                       |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                  |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                            |  WEBSITE                                                                                                                                        |
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| USDA                                                                                     | <b>Section 515 Rural Rental Housing</b>                                                   | provides direct, long-term, low-interest loans (often ~1% interest) to finance the construction, acquisition, or rehabilitation of affordable multifamily rental housing in eligible rural areas. Many communities in western, southern, and coastal Rhode Island qualify as rural under USDA definitions. | <p>Section 515 is not an open-enrollment program. Applications are accepted only when USDA publishes a Notice of Funding Availability (NOFA) in the Federal Register. As a result, early coordination with USDA staff is essential.</p> <p>Section 515 is a competitive direct-loan program, and applications are scored based on need, leveraging, readiness, and population served.</p> <p>Borrowers may include for-profit or nonprofit developers, but for-profit entities must agree to limited-profit operations.</p> | <a href="https://www.rd.usda.gov/ct-ma-ri">https://www.rd.usda.gov/ct-ma-ri</a>                                                                                                                                                    |
| RI HOUSING                                                                               | <b>Housing Choice Voucher Program (Section 8)</b>                                         | Ongoing rental assistance tied to households.                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>• Eligible Applicants (Tenants): Income-eligible households, Generally <math>\leq 50\%</math> AMI (some <math>\leq 80\%</math>)</li> <li>• Tenant pays ~30–40% of income toward rent</li> <li>• Monthly subsidy based on Fair Market Rents</li> <li>• Administered by RI Housing and local Public Housing Authorities</li> </ul>                                                                                                                                                     | <a href="https://www.rihousing.com/hcvp/">https://www.rihousing.com/hcvp/</a>                                                                                                                                                      |
| RI HOUSING/<br>RI<br>EXECUTIVE<br>OFFICE OF<br>HOUSING                                   | <b>Housing 2030 – Affordable Rental Housing New Development</b>                           | New construction or adaptive reuse of affordable rental housing.                                                                                                                                                                                                                                           | <ul style="list-style-type: none"> <li>• Eligible Applicants: For-profit and nonprofit developers</li> <li>• Tenant Eligibility: <math>\leq 120\%</math> AMI (priority for <math>\leq 80\%</math> and <math>\leq 30\%</math> AMI units)</li> <li>• <math>\geq 30</math>-year deed restriction</li> <li>• Majority affordable units</li> <li>• Up to \$5M per project; \$27M statewide round of bond funding.</li> </ul>                                                                                                     | <a href="https://www.rihousing.com">https://www.rihousing.com</a>                                                                                                                                                                  |
| RI HOUSING                                                                               | <b>Housing 2030 – Small Scale &amp; Permanent Supportive Housing (Thresholds)</b>         | 5–30 unit developments; supportive housing with services.                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• Eligible Applicants: Developers and nonprofits</li> <li>• Tenant Eligibility: <math>\leq 120\%</math> AMI; PSH typically <math>\leq 30\%</math> AMI</li> <li>• Long-term affordability; service coordination (PSH)</li> <li>• Up to \$12M per program statewide</li> </ul>                                                                                                                                                                                                         | <a href="https://governor.ri.gov/press-releases/governor-mckee-launches-first-wave-housing-bond-programs">https://governor.ri.gov/press-releases/governor-mckee-launches-first-wave-housing-bond-programs</a><br>[governor.ri.gov] |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                                                                                                         |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  WEBSITE                                                               |
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| <b>RI EXECUTIVE OFFICE OF HOUSING</b>                                                    | <b>Housing 2030 – Infrastructure &amp; Municipal Planning</b>                             | Water, sewer, roads; A&E for housing-ready sites.                                                                                                                                                                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• Eligible Applicants: Municipalities (developers eligible for infrastructure)</li> <li>• Project Eligibility: Housing production consistent with Housing 2030 goals</li> <li>• Must directly enable housing development</li> <li>• \$8M infrastructure; \$1M planning statewide</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <a href="https://housing.ri.gov/programs">https://housing.ri.gov/programs</a>                                                                             |
| <b>RI EXECUTIVE OFFICE OF HOUSING/<br/>RI HOUSING</b>                                    | <b>Building Homes Rhode Island (BHRI)</b>                                                 | State bond funding for affordable housing production and preservation.                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• Eligible Applicants: Developers, nonprofits, municipalities</li> <li>• Tenant Eligibility: Typically ≤80–120% AMI</li> <li>• Affordability covenants</li> <li>• Bond-funded; historically tens of millions per bond cycle</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <a href="https://www.housingworksri.org/Housing-Affordability/Housing-Programs">https://www.housingworksri.org/Housing-Affordability/Housing-Programs</a> |
| <b>RI EXECUTIVE OFFICE OF HOUSING</b>                                                    | <b>Transit-Oriented Development (TOD) Program</b>                                         | <p>State-authorized pilot program intended to promote higher-density residential and mixed-use development near public transit in order to:</p> <ul style="list-style-type: none"> <li>• Increase housing supply,</li> <li>• Reduce car dependence and congestion,</li> <li>• Support climate goals, and</li> <li>• Concentrate growth where infrastructure and transit already exist.</li> </ul> | <p>The TOD Program is not a single funding source. It has two related but distinct components:</p> <ul style="list-style-type: none"> <li>• TOD Pilot Program (Eligibility &amp; Zoning Framework) – establishes certified TOD districts and regulatory incentives.</li> <li>• TOD Funding Programs – separate, competitive funding rounds administered primarily through RIHousing or EOH when appropriated.</li> </ul> <p>Current Practical Reality:</p> <ul style="list-style-type: none"> <li>• TOD Pilot Program rules are adopted and active.</li> <li>• The Pilot Program itself is not currently funded for direct project subsidies.</li> <li>• Municipalities are encouraged to apply now so districts are “shovel-ready.”</li> <li>• TOD funding appears periodically through RIHousing and EOH, not continuously.</li> </ul> | <a href="http://www.rihousing.com">www.rihousing.com</a>                                                                                                  |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  WEBSITE                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>National Park Service</b>                                                             | <b>Federal Historic Preservation Tax Credits (20%)</b>                                    | <p>If the building is historic, HTC's cover:</p> <ul style="list-style-type: none"> <li>• Rehab construction</li> <li>• Elevators &amp; ADA improvements</li> <li>• Structural &amp; MEP upgrades</li> <li>• Often paired with LIHTC&amp; other finance tools (HOME, CDBG, etc.)</li> <li>• Supports mixed-income and mixed-use projects, ground floor commercial or community space</li> </ul> <p>Qualified Rehabilitation Expenditures (QREs) generally include: Structural repairs, interior systems (HVAC, plumbing, electrical), Interior finishes</p>  | <p>To qualify, the building must:</p> <ul style="list-style-type: none"> <li>• Be a "certified historic structure" (individually listed on the National Register of Historic Places or contributing to a registered historic district)</li> <li>• Be placed in service before rehabilitation begins</li> <li>• Be income-producing after rehabilitation (rental housing qualifies; owner-occupied housing does not). To qualify, the building must:</li> <li>• All work must comply with the Secretary of the Interior's Standards for Rehabilitation</li> <li>• A project must be "substantially rehabilitated"</li> <li>• The 20% credit is claimed ratably over five years (not all at once)</li> </ul>                                                                                                                                                                                                              | <p>Rhode Island State Historic Preservation Office (SHPO)<br/> <a href="https://preservation.ri.gov">https://preservation.ri.gov</a></p> <p>Preserve Rhode Island – Historic Tax Credits &amp; Housing<br/> <a href="https://www.preserveri.org/ri-historic-tax-credits">https://www.preserveri.org/ri-historic-tax-credits</a></p> <p>National Park Service – Historic Tax Credits<br/> <a href="https://www.nps.gov/subjects/taxincentives/index.htm">https://www.nps.gov/subjects/taxincentives/index.htm</a></p> |
| <b>Rhode Island Dept. of Taxation/ RI State Historic Preservation Office (RI SHPO)</b>   | <b>State Historic Preservation Tax Credits</b>                                            | <p>A state income tax credit for the certified rehabilitation of historic, income-producing buildings. Covers:</p> <ul style="list-style-type: none"> <li>• Structural repairs</li> <li>• Hard/soft costs, elevators, MEP system modernization</li> <li>• Interior improvements</li> <li>• Accessibility improvements</li> </ul> <p>The state HTC itself does not require affordability, however:</p> <ul style="list-style-type: none"> <li>• Roughly 20% of all housing units produced in Rhode Island over the past decade have involved HTC's</li> </ul> | <p>To qualify, a project must involve a building that:</p> <ul style="list-style-type: none"> <li>• Is listed/eligible for the National Register of Historic Places</li> <li>• Is a contributing structure in a historic district</li> <li>• Will be income-producing after rehabilitation (rental housing qualifies; owner-occupied housing does not)</li> </ul> <p>Rehabilitation Standards - All work must:</p> <ul style="list-style-type: none"> <li>• Meet the Secretary of the Interior's Standards for Rehabilitation</li> <li>• Be approved by RI SHPO before construction</li> <li>• Receive final certification after completion</li> <li>• Applications must be submitted before the project is completed</li> <li>• Projects enter a competitive allocation queue</li> <li>• The program is subject to annual and total funding caps</li> <li>• A state HTC fee (generally ~3% of QREs) applies</li> </ul> | <p>Rhode Island State Historic Preservation Office (SHPO)<br/> <a href="https://preservation.ri.gov/tools-resources/financial-assistance/tax-credits/state-tax-credits">https://preservation.ri.gov/tools-resources/financial-assistance/tax-credits/state-tax-credits</a></p>                                                                                                                                                                                                                                       |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  WEBSITE                                                                                                                                                                                                |
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| <b>RI HOUSING</b>                                                                        | <b>Preservation Revitalization Loan Program (PRLP)</b>                                    | <p>State-administered programs for rehabilitation, recapitalization, and long-term preservation of existing housing and historic buildings, especially those serving low-moderate-income households</p> <p>For rehab of existing buildings, including:</p> <ul style="list-style-type: none"> <li>• Address deferred maintenance</li> <li>• Extend the useful life of older and historic housing stock</li> <li>• Preserve long-term affordability rather than produce new units</li> </ul> <p>Eligible Uses of Funds:</p> <ul style="list-style-type: none"> <li>• Building systems (roof, HVAC, plumbing, electrical)</li> <li>• Code compliance/life-safety upgrades</li> <li>• Energy efficiency and sustainability improvements</li> <li>• Accessibility and universal design improvements</li> </ul> | <p>Eligible Properties:</p> <ul style="list-style-type: none"> <li>• Be existing residential or mixed-use buildings</li> <li>• Be income-producing rental housing</li> <li>• Serve households at or below 80% of AMI, or lower</li> <li>• Demonstrated need for capital repairs or recapitalization to remain viable long-term.</li> </ul> <p>Eligible Owners / Applicants:</p> <ul style="list-style-type: none"> <li>• Non-profit and for-profit affordable housing owners</li> <li>• General partners seeking to buy out limited partners</li> <li>• Owners recapitalizing aging LIHTC or subsidized properties</li> <li>• Typically structured as deferred or forgivable loans</li> <li>• Maximum awards often capped at: ~\$30,000 per unit, or ~\$1.5 million per development,</li> </ul> <p>Projects must:</p> <ul style="list-style-type: none"> <li>• Maintain affordability for a long-term regulatory period</li> <li>• Submit ongoing compliance and reporting to RIHousing</li> <li>• </li> </ul> | <p>RIHousing – Preservation Revitalization Loan Program</p> <p><a href="https://www.rihousing.com/wp-content/uploads/Preservation_Revitalization_Loan_Program_Guidelines.pdf">https://www.rihousing.com/wp-content/uploads/Preservation_Revitalization_Loan_Program_Guidelines.pdf</a></p> |



|  AGENCY |  PROGRAM                                                                                                            |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  WEBSITE                                                                                                                                                                                                                                          |
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| <b>Rhode Island Main Streets</b>                                                         | <b>Main Street RI Streetscape Improvement Fund</b>                                                                                                                                                   | <p>Not for housing programs, but these grants support:</p> <ul style="list-style-type: none"> <li>Revitalizing downtowns and village centers</li> <li>Improving the public realm around mixed-use and housing projects</li> <li>Supporting small businesses, tourism, and neighborhood identity</li> </ul> <p>Projects must be in walkable areas with a mix of uses that attract residents and visitors. Eligible Projects:</p> <ul style="list-style-type: none"> <li>Sidewalk and pedestrian improvements</li> <li>Street furniture (benches, planters, trash receptacles)</li> <li>Lighting and wayfinding signage</li> <li>Façade improvements (non-private, district-wide)</li> <li>Limited technical assistance (design, engineering, planning)</li> </ul> | <p>Eligible Applicants:</p> <ul style="list-style-type: none"> <li>Municipalities, departments or agencies</li> <li>Local economic development organizations</li> <li>(Private developers are not direct applicants but often partner with municipalities.).</li> <li>Funding Amounts &amp; Match: \$25,000 – \$500,000</li> </ul> <p>Matching funds required, which may include:</p> <ul style="list-style-type: none"> <li>Municipal funds</li> <li>Design or engineering costs</li> <li>Other committed public or private funds</li> </ul> <p>Funds cannot be used for:</p> <ul style="list-style-type: none"> <li>Private interior building improvements</li> <li>Housing construction or rehabilitation</li> <li>General operating costs</li> </ul> <p>Projects must have public benefit and visibility</p> <p>Competitive, periodic application rounds; funding is not guaranteed.</p> <p>Common Layering: Streetscape improvements adjacent to:</p> <ul style="list-style-type: none"> <li>LIHTC developments</li> </ul> <p>Historic mill or downtown housing conversions</p> | <p><a href="https://commerceri.com/main-street-ri-streetscape-improvement-fund/">https://commerceri.com/main-street-ri-streetscape-improvement-fund/</a></p> <p><a href="https://commerceri.com">https://commerceri.com</a></p> <p><a href="https://growsmartri.org/main-street-ri/">https://growsmartri.org/main-street-ri/</a></p> |
| <b>EPA</b>                                                                               | <b>EPA Brownfields and Land Revitalization Program</b><br><br><b>Assessment Grants</b><br><br><b>Cleanup Grants</b><br><br><b>Revolving Loan Fund (RLF) Grants</b><br><br><b>Multipurpose Grants</b> | <ul style="list-style-type: none"> <li>Provides federal funding and technical assistance to help communities assess, clean up, and reuse contaminated or potentially contaminated properties (“brownfields”) so they can be put back into productive use, including housing, mixed-use, and community facilities</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Eligible Applicants (Across Most Grant Types)</p> <ul style="list-style-type: none"> <li>Cities, towns, counties, states and U.S. territories</li> <li>Quasi-governmental entities</li> <li>Redevelopment agencies</li> <li>Regional councils of governments</li> <li>Federally recognized Tribal Nations</li> <li>501(c)(3) nonprofit organizations</li> <li>Qualified Community Development Entities (CDEs).</li> <li>Brownfields Funding Can Be Used Before Housing Financing</li> <li>Affordable housing is a fully eligible reuse outcome, and EPA explicitly recognizes affordable housing as a community benefit of brownfields redevelopment.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>EPA Brownfields – Grants &amp; Funding</p> <p><a href="https://www.epa.gov/brownfields/grants-and-funding">https://www.epa.gov/brownfields/grants-and-funding</a></p>                                                                                                                                                             |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  WEBSITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>RIDEM</b>                                                                             | <b>Brownfields Remediation &amp; Economic Development Fund (BREFD)</b>                    | <p>Provides grants for the assessment, cleanup, and remediation of contaminated sites ("brownfields"). If any hazardous materials exist, these grants can support:</p> <ul style="list-style-type: none"> <li>• Phase I &amp; II assessments</li> <li>• Soil &amp; Groundwater Remediation</li> <li>• Hazardous building material abatement Engineering caps and remedial systems</li> </ul> <p>Costs to implement a Remedial Action Work Plan (RAWP)</p>                                                                                                                                                                                                                                                                                                      | <p>Eligible Applicants:</p> <ul style="list-style-type: none"> <li>• Municipalities and public entities</li> <li>• 501(c)(3) nonprofit organizations</li> <li>• Private / non-governmental entities, including developers</li> <li>• Applicants must legally control the site (ownership, option, or long-term site control).</li> </ul> <p>RIDEM explicitly prioritizes projects that:</p> <ul style="list-style-type: none"> <li>• Are located in Environmental Justice focus areas</li> <li>• Promote smart growth and infill redevelopment</li> <li>• Reuse previously developed land</li> </ul>                                                                                                                                                                                                                                                                                                                                                          | <p>Brownfields Remediation &amp; Economic Development Fund</p> <p><a href="https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable-materials-management">https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable-materials-management</a></p> <p>All RIDEM Programs</p> <p><a href="https://dem.ri.gov/funding-opportunities">https://dem.ri.gov/funding-opportunities</a></p>                                                                                                                                                                                                                                                                                   |
| <b>Local Bank Option</b>                                                                 | <b>Affordable Housing Program (AHP) Federal Home Loan Bank (FHLB)</b>                     | <p>Affordable Housing Program (AHP) is a single federally authorized program governed by the Federal Home Loan Bank Act and regulated by the Federal Housing Finance Agency (FHFA). Every FHLBank must contribute at least 10% of its annual net earnings to AHP Funds must support:</p> <ul style="list-style-type: none"> <li>• Homeownership for households ≤ 80% AMI</li> <li>• Rental housing where at least 20% of units serve households ≤ 50% AMI [fhfa.gov]</li> </ul> <p>AHP funds are flexible gap financing, including:</p> <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Construction or rehabilitation</li> <li>• Soft costs</li> <li>• Interest-rate buy-downs</li> <li>• Down-payment and closing-cost assistance</li> </ul> | <p>Rhode Island projects apply through the Federal Home Loan Bank of Boston (FHLBank Boston), which serves all of New England.</p> <p>Applications: Developers do NOT apply directly. AHP applications must be submitted by a FHLBank member financial institution, on behalf of a project sponsor.</p> <p>Eligible sponsors (via a member bank):</p> <ul style="list-style-type: none"> <li>• Nonprofit housing developers</li> <li>• For-profit affordable housing developers</li> <li>• Municipalities</li> <li>• Housing authorities</li> <li>• Community development corporations</li> </ul> <p>This "two-party" structure is one of the key ways AHP differs from most other housing programs</p> <p>Rental projects must commit to long-term compliance</p> <ul style="list-style-type: none"> <li>• Maintain affordability for 15 years</li> <li>• Submit annual compliance reports</li> <li>• Accept a recorded affordability restriction</li> </ul> | <p>FHLBank Boston – Affordable Housing Program (RI's Bank)</p> <p><a href="https://www.fhlbboston.com/products-programs/housing-economic-growth/affordable-housing-program/">https://www.fhlbboston.com/products-programs/housing-economic-growth/affordable-housing-program/</a></p> <p>Leading Active RI AHP Banks:</p> <ul style="list-style-type: none"> <li>• Centreville Bank</li> <li>• Citizens Bank</li> <li>• Bank Rhode Island (BankRI)</li> <li>• Washington Trust Company</li> <li>• Peoples Bank</li> <li>• Webster Bank</li> </ul> <p>Active &amp; Eligible RI AHP Banks:</p> <ul style="list-style-type: none"> <li>• Navigant Credit Union</li> <li>• Coastal1 Credit Union</li> <li>• BankNewport</li> </ul> |



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| LISC Rhode Island                                                                        | Construction & Bridge Loans                                                               | Bridge delayed funding sources such as LIHTC equity, grants, or subsidies. <ul style="list-style-type: none"> <li>Interim financing secured by committed but not yet received funds.</li> </ul>    | Eligibility: Experienced non-profit and for-profit affordable housing developers with firm funding commitments.<br>Requires executed funding commitments; short term only.                       | <a href="https://www.lisc.org/our-initiatives/affordable-housing/products-services/">https://www.lisc.org/our-initiatives/affordable-housing/products-services/</a> |
| LISC Rhode Island                                                                        | Mini Perm & Permanent Loans                                                               | Provide longer term financing when permanent capital is limited.<br>Medium term or permanent mortgage financing for stabilized affordable housing.                                                 | Eligibility: Nonprofit, for profit, and public owners of affordable rental or ownership housing.<br>Requires stabilized operations; affordability restrictions; underwriting based on cash flow. | <a href="https://www.lisc.org/our-initiatives/affordable-housing/products-services/">https://www.lisc.org/our-initiatives/affordable-housing/products-services/</a> |
| LISC Rhode Island                                                                        | Affordable Housing Preservation Initiative                                                | Prevent loss of existing affordable housing to market conversion or deterioration.<br>Acquisition, rehab, recapitalization of at-risk affordable properties.                                       | Eligibility: Nonprofit and mission aligned developers; public agencies.<br>Focus on existing housing; long term affordability required; often time sensitive.                                    | <a href="https://www.lisc.org/our-initiatives/affordable-housing/">https://www.lisc.org/our-initiatives/affordable-housing/</a>                                     |
| LISC Rhode Island                                                                        | Housing Grants & Capacity Building                                                        | Strengthen nonprofit developer and CDC capacity.<br>Can cover: <ul style="list-style-type: none"> <li>Operating support</li> <li>Staffing</li> <li>planning, redevelopment gap funding</li> </ul>  | Community Development Corporations (CDCs) and nonprofits.<br>Limited dollar amounts; not for hard construction; competitive.                                                                     | <a href="https://www.lisc.org/rhode-island/">https://www.lisc.org/rhode-island/</a>                                                                                 |
| LISC Rhode Island                                                                        | Technical Assistance & Advisory Services                                                  | Improve project feasibility and organizational strength. <ul style="list-style-type: none"> <li>Covers: Development consulting, financial structuring, regulatory navigation, training.</li> </ul> | Eligibility: Nonprofit and mission aligned housing developers.<br>No direct capital; availability varies by region.                                                                              | <a href="https://www.lisc.org/rhode-island/">https://www.lisc.org/rhode-island/</a>                                                                                 |
| LISC Rhode Island                                                                        | Data, Mapping & Preservation Tools                                                        | Support housing planning and preservation strategies.<br>Property level data on HUD and LIHTC assisted housing.                                                                                    | Eligibility: Nonprofits, municipalities, housing agencies.<br>Planning and analysis only; not funding.                                                                                           | <a href="https://www.lisc.org/our-initiatives/affordable-housing/products-services/">https://www.lisc.org/our-initiatives/affordable-housing/products-services/</a> |

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| <b>Housing Works RI</b>                                                                  | <b>Neighborhood Development Fund (NDF)</b>                                                | Build capacity of CDCs focused on affordable housing. Flexible grants for staffing, predevelopment, operating support, small project costs. | Eligibility: Rhode Island based CDCs and community development organizations.<br><br>Competitive; not for vertical construction; limited award sizes.                                                                                                   | <a href="https://www.housingworksri.org/news/lisc-ri-ndf-request-for-proposals">https://www.housingworksri.org/news/lisc-ri-ndf-request-for-proposals</a>                   |
| <b>National Equity Fund (NEF) (LISC affiliate)</b>                                       | <b>Syndicate Low Income Housing Tax Credits (LIHTC)</b>                                   | LIHTC equity investment for new construction or rehab.                                                                                      | Eligibility: LIHTC eligible affordable housing developers.<br><br>Must comply with LIHTC rules; competitive allocation environment.                                                                                                                     | <a href="https://www.nefinc.org">https://www.nefinc.org</a>                                                                                                                 |
| <b>Enterprise Community Partners</b>                                                     | <b>Enterprise Community Loan Fund (ECLF)</b>                                              | Provides low-cost loans for affordable housing development, preservation, and community facilities.                                         | Eligibility: Nonprofit and mission driven for profit developers; public or quasi-public entities; RI projects eligible.<br><br>Loans must support affordable housing or community development outcomes; underwriting and affordability covenants apply. | <a href="https://www.enterprisecommunity.org/capital/financing-for-developers">https://www.enterprisecommunity.org/capital/financing-for-developers</a>                     |
| <b>Enterprise Community Partners</b>                                                     | <b>Enterprise Housing Credit Investments (LIHTC Equity)</b>                               | Invests Low Income Housing Tax Credit (LIHTC) equity to finance affordable rental housing.                                                  | Eligibility: LIHTC developers nationwide, including RI.<br><br>Must comply with LIHTC rules; long term affordability restrictions (typically 30+ years)                                                                                                 | <a href="https://www.enterprisecommunity.org/capital/products-for-investors">https://www.enterprisecommunity.org/capital/products-for-investors</a>                         |
| <b>Enterprise Community Partners</b>                                                     | <b>Enterprise Preservation Funds</b>                                                      | Equity investment to acquire and preserve existing affordable and naturally occurring affordable housing.                                   | Eligibility: Experienced affordable housing owners and developers; RI projects eligible.<br><br>Focus on preservation and extended affordability; rehabilitation and compliance requirements.                                                           | <a href="https://www.enterprisecommunity.org/capital/products-for-investors">https://www.enterprisecommunity.org/capital/products-for-investors</a>                         |
| <b>Enterprise Community Partners</b>                                                     | <b>Equitable Development Initiative (EDI)</b>                                             | Grants and TA to support early-stage equitable development projects in disinvested communities.                                             | Community based nonprofits and partners in select regions, including New England (RI organizations have participated)<br><br>Competitive; focused on predevelopment and systems change, not full construction financing.                                | <a href="https://www.enterprisecommunity.org/solutions/equitable-development-initiative">https://www.enterprisecommunity.org/solutions/equitable-development-initiative</a> |

|  AGENCY |  PROGRAM |  PURPOSE                          |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                            |  WEBSITE                                                                                                         |
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| <b>Enterprise Community Partners</b>                                                     | <b>Enterprise Green Communities</b>                                                       | National green building standard plus limited grant and TA support for sustainable affordable housing.             | Eligibility: Affordable housing developers, including those using RIHousing or LIHTC in RI.<br><br>Projects must meet Green Communities Criteria; adds design and documentation requirements.                                                                                                                                                                                                                                               | <a href="https://www.enterprisecommunity.org/solutions/equitable-development-initiative">https://www.enterprisecommunity.org/solutions/equitable-development-initiative</a>                         |
| <b>Enterprise Community Partners</b>                                                     | <b>Housing Affordability Breakthrough Challenge</b>                                       | Large competitive grants for innovative, scalable housing affordability solutions.                                 | Eligibility: Nonprofits, mission driven for profits, housing authorities; RI entities eligible.<br><br>Highly competitive; innovation and scalability required; not limited to production.                                                                                                                                                                                                                                                  | <a href="https://www.enterprisecommunity.org/solutions/housing-affordability-breakthrough-challenge">https://www.enterprisecommunity.org/solutions/housing-affordability-breakthrough-challenge</a> |
| <b>Enterprise Community Partners</b>                                                     | <b>Policy, Planning &amp; Technical Assistance Services</b>                               | Research, policy support, housing strategy, and implementation assistance.                                         | States, municipalities, housing authorities, and nonprofits (RI eligible)<br><br>Advisory only; not direct capital; typically engagement based.                                                                                                                                                                                                                                                                                             | <a href="https://www.enterprisecommunity.org/about/what-we-do">https://www.enterprisecommunity.org/about/what-we-do</a>                                                                             |
| <b>NeighborWorks America</b>                                                             | <b>NeighborWorks Core Appropriation Grants</b>                                            | Flexible funding for affordable housing development, preservation, homeownership, and neighborhood revitalization. | Eligibility: Certified NeighborWorks organizations serving RI RI recipients (recent years): <ul style="list-style-type: none"> <li>• NeighborWorks Blackstone River Valley (Woonsocket)</li> <li>• ONE Neighborhood Builders (Providence)</li> <li>• West Elmwood Housing Development Corporation (Providence)</li> </ul> Funds must support mission-aligned housing and community development activities; awarded only to network members. | <a href="https://www.neighborworks.org/Our-Impact/NeighborWorks-Impact/Rhode-Island">https://www.neighborworks.org/Our-Impact/NeighborWorks-Impact/Rhode-Island</a>                                 |
| <b>NeighborWorks America</b>                                                             | <b>Capital Magnet Fund (CMF)</b>                                                          | Gap financing for affordable rental and homeownership housing.                                                     | Eligibility: RI projects sponsored by NeighborWorks network organizations.<br>Long-term affordability requirements; leverage thresholds; competitive.                                                                                                                                                                                                                                                                                       | <a href="https://www.cdfifund.gov/programs-training/programs/cmf">https://www.cdfifund.gov/programs-training/programs/cmf</a>                                                                       |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  WEBSITE                                                                                                                               |
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| <b>NeighborWorks America</b>                                                             | <b>Mutual Self-Help Housing (USDA Section 523)</b>                                        | <p>While technically a USDA program, NeighborWorks Blackstone River Valley is the sole administrator in Rhode Island, supported by NeighborWorks America's training and network resources. The purpose is to create sweat-equity homeownership for low-income households.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Eligibility: Low-income first-time buyers in rural RI. Significant time commitment; rural locations only.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <a href="https://www.lisc.org/rhode-island/regional-stories/mutual-self-help-housing-program-builds-community/">https://www.lisc.org/rhode-island/regional-stories/mutual-self-help-housing-program-builds-community/</a> |
| <b>Local Option</b>                                                                      | <b>Tax Increment Financing (TIF)</b>                                                      | <p>Rhode Island authorizes TIF under the Rhode Island Tax Increment Financing Act of 2015, codified at R.I. Gen. Laws Chapter 42 64.21. The statute defines a "qualified development project" very broadly, including buildings and improvements developed or redeveloped by a private developer within a defined project area. In practice, eligibility hinges on whether the project generates new state tax revenue. The program is administered at the state level by Rhode Island Commerce, not directly by municipalities. TIF proceeds may be used in the TIF district for:</p> <ul style="list-style-type: none"> <li>• Site improvements</li> <li>• Public infrastructure</li> <li>• Streetscape</li> <li>• Utility upgrades supporting redevelopment</li> </ul> <p>Useful for adaptive reuse in emerging redevelopment areas. Affordable housing may qualify when paired with:</p> <ul style="list-style-type: none"> <li>• Ground floor commercial uses</li> <li>• Institutional or employment anchors</li> </ul> <p>Other state revenue generating activities</p> | <p>RI is unlike the municipal property-tax TIF used in other states. Key characteristics of Rhode Island's TIF program:</p> <ul style="list-style-type: none"> <li>• It rebates a portion of new ("incremental") state tax revenues generated by a project (not local property taxes)</li> <li>• Eligible revenues include: <ul style="list-style-type: none"> <li>• Sales and use taxes</li> <li>• Personal income taxes (from new jobs)</li> <li>• Business corporation taxes</li> </ul> </li> </ul> <p>Certain other state taxes specified in statute</p> <ul style="list-style-type: none"> <li>• Up to 75% of annual incremental state revenues may be rebated under a TIF agreement</li> <li>• TIF is intended to close a demonstrated financing gap and support projects that would not proceed "but for" the incentive</li> </ul> <p>Housing projects are most likely to receive TIF when they:</p> <ul style="list-style-type: none"> <li>• Are mixed use, with commercial, retail, office, or hospitality components that generate sales, income, or business taxes</li> <li>• Include construction jobs and permanent employment that generate personal income tax</li> <li>• Are part of a larger economic development or redevelopment initiative</li> </ul> <p>Are located in Hope Communities or areas targeted for revitalization</p> | <a href="https://commerceri.com/">https://commerceri.com/</a>                                                                                                                                                             |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  WEBSITE                                                                               |
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| <b>COMMERCE<br/>RI</b>                                                                   | <b>Rebuild RI</b>                                                                         | <p>Rebuild RI is an economic development incentive program administered by Rhode Island Commerce that provides redeemable state tax credits to help close financing gaps for large real estate and development projects that would not otherwise move forward. It is designed as a gap-financing tool, and is commonly layered with LIHTC, Historic Tax Credits, RIHousing financing, private debt and equity.</p> <p>Rebuild RI was established to:</p> <ul style="list-style-type: none"> <li>• Stimulate real estate development and redevelopment</li> <li>• Support job creation and retention</li> <li>• Encourage private investment</li> <li>• Enable transformational projects that face financing constraints</li> <li>• Support housing, mixed-use, commercial, and industrial development</li> </ul> <p>The program is frequently used for:</p> <ul style="list-style-type: none"> <li>• Large mixed-use and downtown revitalization projects</li> <li>• Historic rehabilitation</li> <li>• Workforce and market-rate housing (and affordable housing)</li> <li>• Industrial, office, and institutional developments</li> </ul> | <p>Type of Assistance: Redeemable Rhode Island tax credits</p> <ul style="list-style-type: none"> <li>• Credits generally equal up to 20% of total project costs</li> <li>• Can reach up to 30% in certain circumstances</li> <li>• Credits may be sold or redeemed if the developer does not have sufficient tax liability</li> <li>• Approved projects may also receive sales and use tax exemptions on construction materials, furnishings, and equipment</li> </ul> <p>Eligible Applicants:</p> <ul style="list-style-type: none"> <li>• Developers (for-profit or nonprofit)</li> <li>• Businesses undertaking major real estate investment</li> <li>• Affordable housing developers</li> <li>• Projects located within Rhode Island</li> </ul> <ul style="list-style-type: none"> <li>• Minimum total project cost: Generally \$5 million, though lower thresholds may apply in designated areas</li> <li>• Minimum equity investment: Applicant must commit at least 20% equity</li> <li>• Financing gap requirement: Project must demonstrate it cannot proceed without Rebuild RI assistance</li> <li>• Size thresholds: Commercial/mixed-use projects often must meet square-footage and job-creation minimums</li> <li>• Multi-family housing typically requires 20+ units and 20,000+ square feet in eligible locations</li> <li>• </li> </ul> | <a href="https://commerceri.com/financing/tax-credits/rebuild-rhode-island-tax-credit/">https://commerceri.com/financing/tax-credits/rebuild-rhode-island-tax-credit/</a> |

|  AGENCY |  PROGRAM |  PURPOSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  RESTRICTIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  WEBSITE |
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| <b>Local Option</b>                                                                      | <b>Payment in Lieu of Taxes (PILOT) for Affordable Housing</b>                            | <p>A PILOT (Payment in Lieu of Taxes) is a tool that can make affordable housing financially feasible by reducing or stabilizing property tax costs over time. Because property taxes are one of the largest operating expenses for housing, especially multifamily rental housing, PILOTs directly affect whether an affordable project can “pencil out.”</p> <p>A PILOT is an agreement—usually between a municipality and a property owner—where the property pays:</p> <ul style="list-style-type: none"> <li>• Less than full property taxes, or</li> <li>• A fixed, predictable payment, instead of the standard tax bill.</li> <li>• For affordable housing, PILOTs are typically long-term (20–40 years) and tied to affordability commitments.</li> </ul> | <p>How a PILOT Benefits Affordable Housing</p> <ol style="list-style-type: none"> <li>1. Lowers Operating Costs → Supports Lower Rents<br/>Affordable housing rents are capped (often at 30% of AMI). Unlike market-rate housing, owners cannot raise rents to cover rising expenses.</li> <li>2. Improves Project Feasibility (“Makes the Deal Pencil”)<br/>Lenders and equity investors underwrite projects based on NOI (net operating income) and DSCR (debt service coverage ratio):<br/>A PILOT: Increases NOI; Supports stronger DSCR<br/>Reduces the financing gap that subsidies must fill<br/>This is especially critical for LIHTC, supportive housing, and mixed-income projects.</li> <li>3. Attracts Private Capital to Affordable Housing<br/>Private lenders and tax credit investors value predictability.</li> <li>4. Acts as a “Local Match” or Soft Subsidy<br/>Municipalities often do not have large cash housing funds.<br/>A PILOT functions as: <ul style="list-style-type: none"> <li>• A non-cash local contribution</li> <li>• A form of operating subsidy</li> <li>• A lever to attract state and federal funding</li> </ul> </li> <li>5. Enables Long-Term Affordability<br/>Most affordable housing has long compliance periods (30–60+ years).</li> <li>6. Supports Nonprofit and Mission-Driven Owners <ul style="list-style-type: none"> <li>• Recognizes the public benefit these owners provide</li> <li>• Helps preserve aging affordable housing</li> </ul> Reduces the risk of deferred maintenance and future capital needs </li> </ol> | <a href="#">Visit the local municipality website</a>                                        |
| <b>Weston &amp; Sampson Inc.</b>                                                         | <b>Rhode Island Affordable Housing Finance Guide</b>                                      | <ul style="list-style-type: none"> <li>• <i>Support the development of Affordable Housing in Rhode Island</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><i>Last Updated March 24, 2026</i><br/> <i>Karen S. Prescott, CEcD, MFin</i></p> <ul style="list-style-type: none"> <li>• <i>Senior Project Manager, Weston &amp; Sampson Inc.</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                             |
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# Rhode Island Housing 2030 Programs

|  PROGRAM |  PURPOSE                                                                                                              |  PROGRAM                                                                                                                                                                                                |  CONDITIONS                                                                                                                                                                                                                            |  WEBSITE |
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| <b>Affordable Rental Housing New Development</b>                                          | Supports the production of new affordable rental housing, including adaptive reuse projects that create new units. This is the primary Housing 2030 funding source for larger affordable developments. | Eligible Uses <ul style="list-style-type: none"><li>Adaptive reuse projects</li><li>Rehabilitation associated with affordable housing</li><li>New affordable rental unit creation</li><li>Site preparation</li><li>Construction costs</li><li>Soft costs</li><li>Gap financing</li></ul> | Restrictions / Conditions <ul style="list-style-type: none"><li>For-profit and nonprofit developers eligible</li><li>Long-term affordability restrictions required</li><li>Typically targeted toward projects with a majority of affordable units</li><li>Usually combined with LIHTC and other state resources</li></ul> | <a href="https://www.rihousing.com/lihtc/">https://www.rihousing.com/lihtc/</a>             |
| <b>RI HOUSING</b>                                                                         | <b>HOME Investment Partnership Program</b>                                                                                                                                                             | Gap financing for affordable rental and homeownership housing. Funds: <ul style="list-style-type: none"><li>Affordable rental housing development</li><li>Acquisition</li><li>Hard &amp; soft costs</li><li>Often fills financing gaps for smaller communities.</li></ul>                | <ul style="list-style-type: none"><li>Eligible Applicants: Municipalities, nonprofits, CHDOs, developers</li><li>Tenant Eligibility: Rental ≤60% AMI; Homeownership ≤80% AM Long-term affordability; resale and rent restrictions monitored annually</li><li>Project-specific; often \$500k–\$2M+ per project</li></ul>   | <a href="https://www.rihousing.com/home-htf/">https://www.rihousing.com/home-htf/</a>       |
| <b>RI HOUSING</b>                                                                         | <b>Housing Trust Fund</b>                                                                                                                                                                              | Capital funding for housing serving extremely low-income households.                                                                                                                                                                                                                     | <ul style="list-style-type: none"><li>Eligible Applicants: Non-profits and developers</li><li>Tenant Eligibility: ≤30% AMI</li><li>Deep income targeting; long-term affordability</li><li>Often \$1M–\$3M per project depending on federal allocation</li></ul>                                                           | <a href="https://www.rihousing.com/home-htf/">https://www.rihousing.com/home-htf/</a>       |



|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                    |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  WEBSITE                                                                                                                                                                             |
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| RI HOUSING                                                                                | Land Bank Program                                                                         | <p>The program's purpose is to acquire, hold, and transfer real property for the development of affordable housing across the state. The Land Bank is designed to:</p> <ul style="list-style-type: none"> <li>• Reduce land acquisition barriers,</li> <li>• Address vacant, abandoned, tax-delinquent, or underutilized properties,</li> <li>• Support nonprofit, public, and mission-driven housing developers,</li> </ul> | <p>RIHousing is authorized to:</p> <ul style="list-style-type: none"> <li>• Acquire property by purchase, foreclosure, donation, exchange, or transfer;</li> <li>• Hold land via a designated subsidiary;</li> <li>• Sell or donate property primarily for affordable housing development to: <ul style="list-style-type: none"> <li>▪ Nonprofit developers,</li> <li>▪ Public housing authorities,</li> <li>▪ Qualified 501(c)(3) organizations.</li> </ul> </li> </ul>                                                                                                                                                                                                                                                                                                                                                              | <p>RIHousing Land Bank Program<br/> <a href="https://osa.rihousing.com/funds/49">https://osa.rihousing.com/funds/49</a></p>                                                                                                                                             |
| RI HOUSING/<br>CDFI                                                                       | Capital Magnet Fund (CMF)                                                                 | <p>A federal affordable housing financing program administered in the state by RIHousing using funds awarded by the U.S. Department of the Treasury's Community Development Financial Institutions (CDFI) Fund. RI Housing often helps projects layer federal programs requiring state match such as LIHTC.</p>                                                                                                              | <ul style="list-style-type: none"> <li>• Eligible Applicants: For-profit &amp; nonprofit affordable housing developers, Public Housing Authorities, entities with demonstrated experience</li> <li>• Tenant Eligibility: Households earning ≤ 80% of AMI, at least 20% of units must be at or below 50% AMI</li> <li>• Preference is often given to projects serving: extremely low-income households (0–30% AMI), very low-income households (31–50% AMI)</li> <li>• CMF-funded projects are required to maintain affordability for 30 years or more</li> <li>• CMF recipients must generate at least \$10 of total housing or community development investment for every \$1 of CMF funds</li> <li>• Maximum funding: lesser of \$40,000 per unit or \$999,000 per development</li> <li>• Interest rate: often around 1%</li> </ul> | <p>RIHousing CMF Term Sheet (2025)<br/> <a href="https://www.rihousing.com/wp-content/uploads/2025-Section-12H-Capital-Magnet-Fund-Term-Sheet-FINAL.pdf">https://www.rihousing.com/wp-content/uploads/2025-Section-12H-Capital-Magnet-Fund-Term-Sheet-FINAL.pdf</a></p> |

|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  WEBSITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <b>RI HOUSING/ RI EXECUTIVE OFFICE OF HOUSING</b>                                         | <b>Housing Production Fund (HPF)</b>                                                      | <p>A state-funded affordable housing program established in statute to support the planning, production, and preservation of affordable housing statewide. Designed to fill critical financing gaps.</p> <p>Capital funding for:</p> <ul style="list-style-type: none"> <li>• Predevelopment</li> <li>• Construction</li> <li>• Adaptive reuse</li> <li>• Rehabilitation/Preservation</li> <li>• Mixed-income developments</li> <li>• Gap financing</li> <li>• Operating support for extremely low-income units (via HPF-ELI)</li> </ul> | <ul style="list-style-type: none"> <li>• HPF is funded primarily through state real estate transfer tax receipts and legislative appropriations.</li> <li>• Eligible applicants include: For-profit developers, Nonprofit developers, Owners of existing affordable housing, Public Housing Authorities</li> <li>• Tenant Eligibility: Households earning <math>\leq 80\%</math> of AMI</li> <li>• RIHousing must give priority to: Households exiting homelessness, or earning <math>\leq 30\%</math> AMI (extremely low income)</li> <li>• Mixed-income developments are explicitly allowed under HPF guidelines</li> <li>• Funding type: Grant or deferred loan, 0% interest rate</li> <li>• Loan term: Up to 40 years, co-terminus with senior debt</li> <li>• Maximum funding: Up to \$4,000,000 per project (with discretion to exceed in limited cases)</li> <li>• Underwriting: Must meet RIHousing Developer's Handbook standards</li> </ul> | <p>HPF Capital Program Guidelines (2024)</p> <p><a href="https://www.rihousing.com/wp-content/uploads/HPF-Capital-Program-guidelines-9.2024.pdf">https://www.rihousing.com/wp-content/uploads/HPF-Capital-Program-guidelines-9.2024.pdf</a></p> <p>Housing Production Fund Program Description (2025)</p> <p><a href="https://www.rihousing.com/wp-content/uploads/Housing-Production-Fund-Guideline-2025.10.pdf">https://www.rihousing.com/wp-content/uploads/Housing-Production-Fund-Guideline-2025.10.pdf</a></p> <p>HPF-ELI Guidelines</p> <p><a href="https://www.rihousing.com/wp-content/uploads/HPF-ELI-guidelines.pdf">https://www.rihousing.com/wp-content/uploads/HPF-ELI-guidelines.pdf</a></p> |
| <b>HUD: RI EXECUTIVE OFFICE OF HOUSING</b>                                                | <b>Community Development Block Grant (CDBG)</b>                                           | <p>Housing rehab, infrastructure, acquisition, planning, community development.</p> <p>Supports:</p> <ul style="list-style-type: none"> <li>• Architecture</li> <li>• Environmental work</li> <li>• ADA accessibility</li> <li>• Site improvements</li> <li>• Residential unit creation for income eligible households</li> </ul>                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Eligible Applicants: Entitlement cities, towns, State of RI</li> <li>• Tenant Eligibility: <math>\geq 70\%</math> of funds must benefit low- and moderate-income persons</li> <li>• National objectives; environmental review</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p><a href="https://www.hud.gov/hud-partners/community-cdbg">https://www.hud.gov/hud-partners/community-cdbg</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



|  PROGRAM |  PURPOSE                           |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  WEBSITE                                                                                                                                                                                                                               |
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| <p><b>HUD: RI EXECUTIVE OFFICE OF HOUSING</b></p>                                         | <p><b>Entitlement Communities - Community Development Block Grant (CDBG) Section 108 Loan Guarantee Program</b></p> | <p>Section 108 is a HUD loan guarantee program that allows CDBG grantees to borrow large amounts of capital upfront by pledging future CDBG funds as collateral. HUD guarantees the loan, which is made by a private lender, resulting in below-market, long-term financing for major community development projects. Section 108 can finance:</p> <ul style="list-style-type: none"> <li>• Land acquisition &amp; site assembly</li> <li>• Infrastructure</li> <li>• Affordable Housing</li> <li>• Public Facilities</li> <li>• Economic development projects</li> </ul> <p>These are long-term, low interest loans guaranteed by future CDBG allocations.</p> | <p>These cities receive CDBG funds directly from HUD and can directly apply to HUD for Section 108 on their own:</p> <ul style="list-style-type: none"> <li>• Providence</li> <li>• Cranston</li> <li>• Warwick</li> <li>• Pawtucket</li> <li>• East Providence</li> <li>• Woonsocket</li> </ul> <p>Entitlement communities can pledge future CDBG funds for up to 5 years</p> <ul style="list-style-type: none"> <li>• Lend the funds to developers or use them for public projects</li> </ul> <p>Must meet standard CDBG eligibility rules and a national objective, usually benefiting low- and moderate-income persons (<math>\leq 80\%</math> AMI).</p> <ul style="list-style-type: none"> <li>• Benefit low- and moderate-income persons</li> <li>• Aid in prevention or elimination of slums/blight</li> <li>• Meet an urgent need (rare)</li> <li>• Loan terms can extend up to 20–30 years</li> </ul> | <p>HUD Section 108 Overview<br/> <a href="https://www.hud.gov/hud-partners/community-section108">https://www.hud.gov/hud-partners/community-section108</a></p> <p>HUD Exchange – Section 108<br/> <a href="https://www.hudexchange.info/programs/section-108/">https://www.hudexchange.info/programs/section-108/</a></p> |



|  PROGRAM |  PURPOSE                        |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  WEBSITE                                                                                                             |
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| <b>HUD: RI EXECUTIVE OFFICE OF HOUSING</b>                                                | <b>Non-Entitlement Communities - Community Development Block Grant (CDBG) Section 108 Loan Guarantee Program</b> | <p>Section 108 is a HUD loan guarantee program that allows CDBG grantees to borrow large amounts of capital upfront by pledging future CDBG funds as collateral. HUD guarantees the loan, which is made by a private lender, resulting in below-market, long-term financing for major community development projects. Section 108 can finance:</p> <ul style="list-style-type: none"> <li>• Land acquisition &amp; site assembly</li> <li>• Infrastructure</li> <li>• Affordable Housing</li> <li>• Public Facilities</li> <li>• Economic development projects</li> </ul> <p>These are long-term, low interest loans guaranteed by future CDBG allocations.</p> | <p>All non-entitlement municipalities receive CDBG through the state, administered by the Executive Office of Housing.</p> <p>For these communities:</p> <ul style="list-style-type: none"> <li>• The State must be the Section 108 borrower</li> <li>• The State pledges future State CDBG funds</li> <li>• Projects must align with state priorities and receive state approval</li> </ul> <p>This makes Section 108 harder—but not impossible—for smaller towns to use. Every Section 108 project must meet one of three CDBG national objectives:</p> <ul style="list-style-type: none"> <li>• Benefit low- and moderate-income persons</li> <li>• Aid in prevention or elimination of slums/blight</li> <li>• Meet an urgent need (rare)</li> <li>• Loan terms can extend up to 20–30 years</li> </ul> | <p>RI Executive Office of Housing – CDBG</p> <p><a href="https://housing.ri.gov/programs/community-development-block-grants">https://housing.ri.gov/programs/community-development-block-grants</a></p> |
| <b>USDA</b>                                                                               | <b>Section 515 Rural Rental Housing</b>                                                                          | <p>provides direct, long-term, low-interest loans (often ~1% interest) to finance the construction, acquisition, or rehabilitation of affordable multifamily rental housing in eligible rural areas. Many communities in western, southern, and coastal Rhode Island qualify as rural under USDA definitions.</p>                                                                                                                                                                                                                                                                                                                                               | <p>Section 515 is not an open-enrollment program. Applications are accepted only when USDA publishes a Notice of Funding Availability (NOFA) in the Federal Register. As a result, early coordination with USDA staff is essential.</p> <p>Section 515 is a competitive direct-loan program, and applications are scored based on need, leveraging, readiness, and population served. Borrowers may include for-profit or nonprofit developers, but for-profit entities must agree to limited-profit operations.</p>                                                                                                                                                                                                                                                                                        | <p><a href="https://www.rd.usda.gov/ct-ma-ri">https://www.rd.usda.gov/ct-ma-ri</a></p>                                                                                                                  |
| <b>RI HOUSING</b>                                                                         | <b>Housing Choice Voucher Program (Section 8)</b>                                                                | <p>Ongoing rental assistance tied to households.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• Eligible Applicants (Tenants): Income-eligible households, Generally ≤50% AMI (some ≤80%)</li> <li>• Tenant pays ~30–40% of income toward rent</li> <li>• Monthly subsidy based on Fair Market Rents</li> <li>• Administered by RI Housing and local Public Housing Authorities</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p><a href="https://www.rihousing.com/hcvp/">https://www.rihousing.com/hcvp/</a></p>                                                                                                                    |

|  PROGRAM |  PURPOSE |  PROGRAM |  CONDITIONS                                                                                                                                                                                                                                         |  WEBSITE                                                                                                                                     |
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| <b>RI HOUSING/ RI EXECUTIVE OFFICE OF HOUSING</b>                                         | <b>Housing 2030 – Affordable Rental Housing New Development</b>                           | New construction or adaptive reuse of affordable rental housing.                          | <ul style="list-style-type: none"> <li>Eligible Applicants: For-profit and nonprofit developers</li> <li>Tenant Eligibility: ≤120% AMI (priority for ≤80% and ≤30% AMI units)</li> <li>≥30-year deed restriction</li> <li>Majority affordable units</li> <li>Up to \$5M per project; \$27M statewide round of bond funding.</li> </ul> | <a href="https://www.rihousing.com">https://www.rihousing.com</a>                                                                                                                                                               |
| <b>RI HOUSING</b>                                                                         | <b>Housing 2030 – Small Scale &amp; Permanent Supportive Housing (Thresholds)</b>         | 5–30 unit developments; supportive housing with services.                                 | <ul style="list-style-type: none"> <li>Eligible Applicants: Developers and nonprofits</li> <li>Tenant Eligibility: ≤120% AMI; PSH typically ≤30% AMI</li> <li>Long-term affordability; service coordination (PSH)</li> <li>Up to \$12M per program statewide</li> </ul>                                                                | <a href="https://governor.ri.gov/press-releases/governor-mckee-launches-first-wave-housing-bond-programs">https://governor.ri.gov/press-releases/governor-mckee-launches-first-wave-housing-bond-programs</a> [governor.ri.gov] |
| <b>RI EXECUTIVE OFFICE OF HOUSING</b>                                                     | <b>Housing 2030 – Infrastructure &amp; Municipal Planning</b>                             | Water, sewer, roads; A&E for housing-ready sites.                                         | <ul style="list-style-type: none"> <li>Eligible Applicants: Municipalities (developers eligible for infrastructure)</li> <li>Project Eligibility: Housing production consistent with Housing 2030 goals</li> <li>Must directly enable housing development</li> <li>\$8M infrastructure; \$1M planning statewide</li> </ul>             | <a href="https://housing.ri.gov/programs">https://housing.ri.gov/programs</a>                                                                                                                                                   |
| <b>RI EXECUTIVE OFFICE OF HOUSING/ RI HOUSING</b>                                         | <b>Building Homes Rhode Island (BHRI)</b>                                                 | State bond funding for affordable housing production and preservation.                    | <ul style="list-style-type: none"> <li>Eligible Applicants: Developers, nonprofits, municipalities</li> <li>Tenant Eligibility: Typically ≤80–120% AMI</li> <li>Affordability covenants</li> <li>Bond-funded; historically tens of millions per bond cycle</li> </ul>                                                                  | <a href="https://www.housingworksri.org/Housing-Affordability/Housing-Programs">https://www.housingworksri.org/Housing-Affordability/Housing-Programs</a>                                                                       |

|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  WEBSITE                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>RI EXECUTIVE OFFICE OF HOUSING</b>                                                     | <b>Transit-Oriented Development (TOD) Program</b>                                         | <p>State-authorized pilot program intended to promote higher-density residential and mixed-use development near public transit in order to:</p> <ul style="list-style-type: none"> <li>• Increase housing supply,</li> <li>• Reduce car dependence and congestion,</li> <li>• Support climate goals, and</li> <li>• Concentrate growth where infrastructure and transit already exist.</li> </ul>                                                                                                                                                         | <p>The TOD Program is not a single funding source. It has two related but distinct components:</p> <ul style="list-style-type: none"> <li>• TOD Pilot Program (Eligibility &amp; Zoning Framework) – establishes certified TOD districts and regulatory incentives.</li> <li>• TOD Funding Programs – separate, competitive funding rounds administered primarily through RIHousing or EOH when appropriated.</li> </ul> <p>Current Practical Reality:</p> <ul style="list-style-type: none"> <li>• TOD Pilot Program rules are adopted and active.</li> <li>• The Pilot Program itself is not currently funded for direct project subsidies.</li> <li>• Municipalities are encouraged to apply now so districts are “shovel-ready.”</li> <li>• TOD funding appears periodically through RIHousing and EOH, not continuously.</li> </ul> | <a href="http://www.rihousing.com">www.rihousing.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>National Park Service</b>                                                              | <b>Federal Historic Preservation Tax Credits (20%)</b>                                    | <p>If the building is historic, HTC cover:</p> <ul style="list-style-type: none"> <li>• Rehab construction</li> <li>• Elevators &amp; ADA improvements</li> <li>• Structural &amp; MEP upgrades</li> <li>• Often paired with LIHTC&amp; other finance tools (HOME, CDBG, etc.)</li> <li>• Supports mixed-income and mixed-use projects, ground floor commercial or community space</li> </ul> <p>Qualified Rehabilitation Expenditures (QREs) generally include: Structural repairs, interior systems (HVAC, plumbing, electrical), Interior finishes</p> | <p>To qualify, the building must:</p> <ul style="list-style-type: none"> <li>• Be a “certified historic structure” (individually listed on the National Register of Historic Places or contributing to a registered historic district)</li> <li>• Be placed in service before rehabilitation begins</li> <li>• Be income-producing after rehabilitation (rental housing qualifies; owner-occupied housing does not). To qualify, the building must:</li> <li>• All work must comply with the Secretary of the Interior’s Standards for Rehabilitation</li> <li>• A project must be “substantially rehabilitated</li> <li>• The 20% credit is claimed ratably over five years (not all at once)</li> </ul>                                                                                                                                | <p>Rhode Island State Historic Preservation Office (SHPO)<br/> <a href="https://preservation.ri.gov">https://preservation.ri.gov</a></p> <p>Preserve Rhode Island – Historic Tax Credits &amp; Housing<br/> <a href="https://www.preserveri.org/ri-historic-tax-credits">https://www.preserveri.org/ri-historic-tax-credits</a></p> <p>National Park Service – Historic Tax Credits<br/> <a href="https://www.nps.gov/subjects/taxincentives/index.htm">https://www.nps.gov/subjects/taxincentives/index.htm</a></p> |



|  PROGRAM                             |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  WEBSITE                                                                                                                                                                                      |
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| <p><b>Rhode Island<br/>Dept. of<br/>Taxation/ RI<br/>State Historic<br/>Preservation<br/>Office (RI<br/>SHPO)</b></p> | <p><b>State Historic<br/>Preservation Tax Credits</b></p>                                 | <p>A state income tax credit for the certified rehabilitation of historic, income-producing buildings. Covers:</p> <ul style="list-style-type: none"> <li>• Structural repairs</li> <li>• Hard/soft costs, elevators, MEP system modernization</li> <li>• Interior improvements</li> <li>• Accessibility improvements</li> </ul> <p>The state HTC itself does not require affordability, however:</p> <ul style="list-style-type: none"> <li>• Roughly 20% of all housing units produced in Rhode Island over the past decade have involved HTCs</li> </ul> | <p>To qualify, a project must involve a building that:</p> <ul style="list-style-type: none"> <li>• Is listed/eligible for the National Register of Historic Places</li> <li>• Is a contributing structure in a historic district</li> <li>• Will be income-producing after rehabilitation (rental housing qualifies; owner-occupied housing does not)</li> </ul> <p>Rehabilitation Standards - All work must:</p> <ul style="list-style-type: none"> <li>• Meet the Secretary of the Interior's Standards for Rehabilitation</li> <li>• Be approved by RI SHPO before construction</li> <li>• Receive final certification after completion</li> <li>• Applications must be submitted before the project is completed</li> <li>• Projects enter a competitive allocation queue</li> <li>• The program is subject to annual and total funding caps</li> <li>• A state HTC fee (generally ~3% of QREs) applies</li> </ul> | <p>Rhode Island State Historic Preservation Office (SHPO)</p> <p><a href="https://preservation.ri.gov/tools-resources/financial-assistance/tax-credits/state-tax-credits">https://preservation.ri.gov/tools-resources/financial-assistance/tax-credits/state-tax-credits</a></p> |



|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  WEBSITE                                                                                                                                                                                                |
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| RI HOUSING                                                                                | <b>Preservation Revitalization Loan Program (PRLP)</b>                                    | <p>State-administered programs for rehabilitation, recapitalization, and long-term preservation of existing housing and historic buildings, especially those serving low-moderate-income households</p> <p>For rehab of existing buildings, including:</p> <ul style="list-style-type: none"> <li>• Address deferred maintenance</li> <li>• Extend the useful life of older and historic housing stock</li> <li>• Preserve long-term affordability rather than produce new units</li> </ul> <p>Eligible Uses of Funds:</p> <ul style="list-style-type: none"> <li>• Building systems (roof, HVAC, plumbing, electrical)</li> <li>• Code compliance/life-safety upgrades</li> <li>• Energy efficiency and sustainability improvements</li> <li>• Accessibility and universal design improvements</li> </ul> | <p>Eligible Properties:</p> <ul style="list-style-type: none"> <li>• Be existing residential or mixed-use buildings</li> <li>• Be income-producing rental housing</li> <li>• Serve households at or below 80% of AMI, or lower</li> <li>• Demonstrated need for capital repairs or recapitalization to remain viable long-term.</li> </ul> <p>Eligible Owners / Applicants:</p> <ul style="list-style-type: none"> <li>• Non-profit and for-profit affordable housing owners</li> <li>• General partners seeking to buy out limited partners</li> <li>• Owners recapitalizing aging LIHTC or subsidized properties</li> <li>• Typically structured as deferred or forgivable loans</li> <li>• Maximum awards often capped at: ~\$30,000 per unit, or ~\$1.5 million per development,</li> </ul> <p>Projects must:</p> <ul style="list-style-type: none"> <li>• Maintain affordability for a long-term regulatory period</li> <li>• Submit ongoing compliance and reporting to RIHousing</li> <li>• </li> </ul> | <p>RIHousing – Preservation Revitalization Loan Program</p> <p><a href="https://www.rihousing.com/wp-content/uploads/Preservation_Revitalization_Loan_Program_Guidelines.pdf">https://www.rihousing.com/wp-content/uploads/Preservation_Revitalization_Loan_Program_Guidelines.pdf</a></p> |

|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  WEBSITE                                                                                                                                                                                                                                          |
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| <b>Rhode Island Main Streets</b>                                                          | <b>Main Street RI Streetscape Improvement Fund</b>                                        | <p>Not for housing programs, but these grants support:</p> <ul style="list-style-type: none"> <li>• Revitalizing downtowns and village centers</li> <li>• Improving the public realm around mixed-use and housing projects</li> <li>• Supporting small businesses, tourism, and neighborhood identity</li> </ul> <p>Projects must be in walkable areas with a mix of uses that attract residents and visitors. Eligible Projects:</p> <ul style="list-style-type: none"> <li>• Sidewalk and pedestrian improvements</li> <li>• Street furniture (benches, planters, trash receptacles)</li> <li>• Lighting and wayfinding signage</li> <li>• Façade improvements (non-private, district-wide)</li> <li>• Limited technical assistance (design, engineering, planning)</li> </ul> | <p>Eligible Applicants:</p> <ul style="list-style-type: none"> <li>• Municipalities, departments or agencies</li> <li>• Local economic development organizations</li> <li>• (Private developers are not direct applicants but often partner with municipalities.).</li> <li>• Funding Amounts &amp; Match: \$25,000 – \$500,000</li> </ul> <p>Matching funds required, which may include:</p> <ul style="list-style-type: none"> <li>• Municipal funds</li> <li>• Design or engineering costs</li> <li>• Other committed public or private funds</li> </ul> <p>Funds cannot be used for:</p> <ul style="list-style-type: none"> <li>• Private interior building improvements</li> <li>• Housing construction or rehabilitation</li> <li>• General operating costs</li> </ul> <p>Projects must have public benefit and visibility</p> <p>Competitive, periodic application rounds; funding is not guaranteed.</p> <p>Common Layering: Streetscape improvements adjacent to:</p> <ul style="list-style-type: none"> <li>• LIHTC developments</li> </ul> <p>Historic mill or downtown housing conversions</p> | <p><a href="https://commerceri.com/main-street-ri-streetscape-improvement-fund/">https://commerceri.com/main-street-ri-streetscape-improvement-fund/</a></p> <p><a href="https://commerceri.com">https://commerceri.com</a></p> <p><a href="https://growsmartri.org/main-street-ri/">https://growsmartri.org/main-street-ri/</a></p> |

|  PROGRAM |  PURPOSE                                                                                                            |  PROGRAM                                                                                                                                                                                                                                                                                                                                                           |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  WEBSITE                                                                                                                                                                                                                                                                                                                                                  |
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| <b>EPA</b>                                                                                | <b>EPA Brownfields and Land Revitalization Program</b><br><br><b>Assessment Grants</b><br><br><b>Cleanup Grants</b><br><br><b>Revolving Loan Fund (RLF) Grants</b><br><br><b>Multipurpose Grants</b> | <ul style="list-style-type: none"> <li>Provides federal funding and technical assistance to help communities assess, clean up, and reuse contaminated or potentially contaminated properties ("brownfields") so they can be put back into productive use, including housing, mixed-use, and community facilities</li> </ul>                                                                                                                         | <p>Eligible Applicants (Across Most Grant Types)</p> <ul style="list-style-type: none"> <li>Cities, towns, counties, states and U.S. territories</li> <li>Quasi-governmental entities</li> <li>Redevelopment agencies</li> <li>Regional councils of governments</li> <li>Federally recognized Tribal Nations</li> <li>501(c)(3) nonprofit organizations</li> <li>Qualified Community Development Entities (CDEs).</li> <li>Brownfields Funding Can Be Used Before Housing Financing</li> <li>Affordable housing is a fully eligible reuse outcome, and EPA explicitly recognizes affordable housing as a community benefit of brownfields redevelopment.</li> </ul> | <p>EPA Brownfields – Grants &amp; Funding</p> <p><a href="https://www.epa.gov/brownfields/grants-and-funding">https://www.epa.gov/brownfields/grants-and-funding</a></p>                                                                                                                                                                                                                                                                     |
| <b>RIDEM</b>                                                                              | <b>Brownfields Remediation &amp; Economic Development Fund (BREDF)</b>                                                                                                                               | <p>Provides grants for the assessment, cleanup, and remediation of contaminated sites ("brownfields"). If any hazardous materials exist, these grants can support:</p> <ul style="list-style-type: none"> <li>Phase I &amp; II assessments</li> <li>Soil &amp; Groundwater Remediation</li> <li>Hazardous building material abatement Engineering caps and remedial systems</li> </ul> <p>Costs to implement a Remedial Action Work Plan (RAWP)</p> | <p>Eligible Applicants:</p> <ul style="list-style-type: none"> <li>Municipalities and public entities</li> <li>501(c)(3) nonprofit organizations</li> <li>Private / non-governmental entities, including developers</li> <li>Applicants must legally control the site (ownership, option, or long-term site control).</li> </ul> <p>RIDEM explicitly prioritizes projects that:</p> <ul style="list-style-type: none"> <li>Are located in Environmental Justice focus areas</li> <li>Promote smart growth and infill redevelopment</li> <li>Reuse previously developed land</li> </ul>                                                                              | <p>Brownfields Remediation &amp; Economic Development Fund</p> <p><a href="https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable-materials-management">https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable-materials-management</a></p> <p>All RIDEM Programs</p> <p><a href="https://dem.ri.gov/funding-opportunities">https://dem.ri.gov/funding-opportunities</a></p> |

|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  WEBSITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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| <b>Local Bank Option</b>                                                                  | <b>Affordable Housing Program (AHP) Federal Home Loan Bank (FHLB)</b>                     | <p>Affordable Housing Program (AHP) is a single federally authorized program governed by the Federal Home Loan Bank Act and regulated by the Federal Housing Finance Agency (FHFA). Every FHLBank must contribute at least 10% of its annual net earnings to AHP Funds must support:</p> <ul style="list-style-type: none"> <li>• Homeownership for households ≤ 80% AMI</li> <li>• Rental housing where at least 20% of units serve households ≤ 50% AMI [fhfa.gov]</li> </ul> <p>AHP funds are flexible gap financing, including:</p> <ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Construction or rehabilitation</li> <li>• Soft costs</li> <li>• Interest-rate buy-downs</li> <li>• Down-payment and closing-cost assistance</li> </ul> | <p>Rhode Island projects apply through the Federal Home Loan Bank of Boston (FHLBank Boston), which serves all of New England. Applications: Developers do NOT apply directly. AHP applications must be submitted by a FHLBank member financial institution, on behalf of a project sponsor.</p> <p>Eligible sponsors (via a member bank):</p> <ul style="list-style-type: none"> <li>• Nonprofit housing developers</li> <li>• For-profit affordable housing developers</li> <li>• Municipalities</li> <li>• Housing authorities</li> <li>• Community development corporations</li> </ul> <p>This “two-party” structure is one of the key ways AHP differs from most other housing programs Rental projects must commit to long-term compliance</p> <ul style="list-style-type: none"> <li>• Maintain affordability for 15 years</li> <li>• Submit annual compliance reports</li> <li>• Accept a recorded affordability restriction</li> </ul> | <p>FHLBank Boston – Affordable Housing Program (RI’s Bank)</p> <p><a href="https://www.fhlbboston.com/products-programs/housing-economic-growth/affordable-housing-program/">https://www.fhlbboston.com/products-programs/housing-economic-growth/affordable-housing-program/</a></p> <p>Leading Active RI AHP Banks:</p> <ul style="list-style-type: none"> <li>• Centreville Bank</li> <li>• Citizens Bank</li> <li>• Bank Rhode Island (BankRI)</li> <li>• Washington Trust Company</li> <li>• Peoples Bank</li> <li>• Webster Bank</li> </ul> <p>Active &amp; Eligible RI AHP Banks:</p> <ul style="list-style-type: none"> <li>• Navigant Credit Union</li> <li>• Coastal1 Credit Union</li> <li>• BankNewport</li> </ul> |



|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  WEBSITE                                                                                                                                                                                                                               |
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| <b>Rhode Island Infrastructure Bank (RIIB)</b>                                            | <b>Efficient Buildings Fund</b><br><b>Municipal Resilience Program</b>                    | <p>Efficient Buildings Fund → below-market, long-term financing for energy efficiency, renewable energy, and related upgrades in publicly owned buildings</p> <ul style="list-style-type: none"> <li>• Energy efficiency upgrades (HVAC, lighting, controls, insulation)</li> <li>• Renewable energy (solar PV, wind)</li> <li>• EV charging infrastructure</li> <li>• Building-wide systems serving residential units</li> </ul> <p>Municipal Resilience Program → climate resilience planning &amp; infrastructure projects</p> <p>These can support:</p> <ul style="list-style-type: none"> <li>• Flood mitigation</li> <li>• Stormwater upgrades</li> <li>• Coastal protection</li> <li>• Elevation or protection of critical systems</li> <li>• Nature-based solutions protecting housing sites</li> </ul> <p>MRP Action Grants generally require:</p> <ul style="list-style-type: none"> <li>• 25% local match (cash or in-kind).</li> </ul> | <p>EBF funding is limited to public and quasi-public entities:</p> <ul style="list-style-type: none"> <li>• Municipalities</li> <li>• Public school districts</li> <li>• Quasi-state or quasi-public agencies</li> <li>• Other publicly owned facilities</li> </ul> <p>Affordable housing IS eligible only if:</p> <ul style="list-style-type: none"> <li>• The building is publicly owned (e.g., housing authority property)</li> <li>• Owned by a quasi-public entity with legal authority to borrow AND the borrower is the municipality or housing authority, not a private developer</li> </ul> <p>All projects must be:</p> <ul style="list-style-type: none"> <li>• Cash-flow positive (savings exceed debt service)</li> <li>• On the Office of Energy Resources Project Priority List</li> <li>• Supported by an energy audit.</li> </ul> <p>MRP eligible entities:</p> <ul style="list-style-type: none"> <li>• Rhode Island cities and towns only</li> <li>• AFTER Community Resilience Building (CRB) workshop</li> <li>• Only municipalities (not housing developers) may apply for MRP Action Grants</li> </ul> <p>Affordable housing can benefit indirectly under MRP if:</p> <ul style="list-style-type: none"> <li>• The project is municipally led</li> <li>• The housing is municipally or housing-authority owned</li> <li>• The investment is infrastructure-based</li> </ul> | <p><a href="https://www.riib.org/solutions/programs/efficient-buildings-fund/">https://www.riib.org/solutions/programs/efficient-buildings-fund/</a></p> <p><a href="https://www.riib.org/solutions/programs/municipal-resilience-program/">https://www.riib.org/solutions/programs/municipal-resilience-program/</a></p> |

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| LISC Rhode Island                                                                         | Predevelopment Financing                                                                  | <p>Support early-stage affordable housing projects before permanent financing is secured. Can cover:</p> <ul style="list-style-type: none"> <li>• Site control</li> <li>• environmental testing</li> <li>• architectural &amp; engineering</li> <li>• legal</li> <li>• market studies</li> </ul> <p>early design costs</p> | <p>Eligibility: Nonprofit and mission driven for-profit affordable housing developers, public agencies operating in RI with demonstrated capacity.</p> <ul style="list-style-type: none"> <li>• Predevelopment only (no vertical construction); project must advance to permanent financing; short term loans.</li> </ul> | <a href="https://www.lisc.org/rhode-island/">https://www.lisc.org/rhode-island/</a>                                                                                 |
| LISC Rhode Island                                                                         | Construction & Bridge Loans                                                               | <p>Bridge delayed funding sources such as LIHTC equity, grants, or subsidies.</p> <ul style="list-style-type: none"> <li>• Interim financing secured by committed but not yet received funds.</li> </ul>                                                                                                                   | <p>Eligibility: Experienced non-profit and for-profit affordable housing developers with firm funding commitments.</p> <p>Requires executed funding commitments; short term only.</p>                                                                                                                                     | <a href="https://www.lisc.org/our-initiatives/affordable-housing/products-services/">https://www.lisc.org/our-initiatives/affordable-housing/products-services/</a> |
| LISC Rhode Island                                                                         | Mini Perm & Permanent Loans                                                               | <p>Provide longer term financing when permanent capital is limited. Medium term or permanent mortgage financing for stabilized affordable housing.</p>                                                                                                                                                                     | <p>Eligibility: Nonprofit, for profit, and public owners of affordable rental or ownership housing.</p> <p>Requires stabilized operations; affordability restrictions; underwriting based on cash flow.</p>                                                                                                               | <a href="https://www.lisc.org/our-initiatives/affordable-housing/products-services/">https://www.lisc.org/our-initiatives/affordable-housing/products-services/</a> |
| LISC Rhode Island                                                                         | Affordable Housing Preservation Initiative                                                | <p>Prevent loss of existing affordable housing to market conversion or deterioration. Acquisition, rehab, recapitalization of at-risk affordable properties.</p>                                                                                                                                                           | <p>Eligibility: Nonprofit and mission aligned developers; public agencies.</p> <p>Focus on existing housing; long term affordability required; often time sensitive.</p>                                                                                                                                                  | <a href="https://www.lisc.org/our-initiatives/affordable-housing/">https://www.lisc.org/our-initiatives/affordable-housing/</a>                                     |
| LISC Rhode Island                                                                         | Housing Grants & Capacity Building                                                        | <p>Strengthen nonprofit developer and CDC capacity. Can cover:</p> <ul style="list-style-type: none"> <li>• Operating support</li> <li>• Staffing</li> <li>• planning, redevelopment gap funding</li> </ul>                                                                                                                | <p>Community Development Corporations (CDCs) and nonprofits.</p> <p>Limited dollar amounts; not for hard construction; competitive.</p>                                                                                                                                                                                   | <a href="https://www.lisc.org/rhode-island/">https://www.lisc.org/rhode-island/</a>                                                                                 |

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| <b>LISC Rhode Island</b>                                                                  | <b>Technical Assistance &amp; Advisory Services</b>                                       | <p>Improve project feasibility and organizational strength.</p> <ul style="list-style-type: none"> <li>Covers: Development consulting, financial structuring, regulatory navigation, training.</li> </ul> | <p>Eligibility: Nonprofit and mission aligned housing developers.</p> <p>No direct capital; availability varies by region.</p>                                                                                                                                 | <a href="https://www.lisc.org/rhode-island/">https://www.lisc.org/rhode-island/</a>                                                                                 |
| <b>LISC Rhode Island</b>                                                                  | <b>Data, Mapping &amp; Preservation Tools</b>                                             | <p>Support housing planning and preservation strategies.</p> <p>Property level data on HUD and LIHTC assisted housing.</p>                                                                                | <p>Eligibility: Nonprofits, municipalities, housing agencies.</p> <p>Planning and analysis only; not funding.</p>                                                                                                                                              | <a href="https://www.lisc.org/our-initiatives/affordable-housing/products-services/">https://www.lisc.org/our-initiatives/affordable-housing/products-services/</a> |
| <b>Housing Works RI</b>                                                                   | <b>Neighborhood Development Fund (NDF)</b>                                                | <p>Build capacity of CDCs focused on affordable housing.</p> <p>Flexible grants for staffing, predevelopment, operating support, small project costs.</p>                                                 | <p>Eligibility: Rhode Island based CDCs and community development organizations.</p> <p>Competitive; not for vertical construction; limited award sizes.</p>                                                                                                   | <a href="https://www.housingworksri.org/news/lisc-ri-ndf-request-for-proposals">https://www.housingworksri.org/news/lisc-ri-ndf-request-for-proposals</a>           |
| <b>National Equity Fund (NEF) (LISC affiliate)</b>                                        | <b>Syndicate Low Income Housing Tax Credits (LIHTC)</b>                                   | <p>LIHTC equity investment for new construction or rehab.</p>                                                                                                                                             | <p>Eligibility: LIHTC eligible affordable housing developers.</p> <p>Must comply with LIHTC rules; competitive allocation environment.</p>                                                                                                                     | <a href="https://www.nefinc.org">https://www.nefinc.org</a>                                                                                                         |
| <b>Enterprise Community Partners</b>                                                      | <b>Enterprise Community Loan Fund (ECLF)</b>                                              | <p>Provides low-cost loans for affordable housing development, preservation, and community facilities.</p>                                                                                                | <p>Eligibility: Nonprofit and mission driven for profit developers; public or quasi-public entities; RI projects eligible.</p> <p>Loans must support affordable housing or community development outcomes; underwriting and affordability covenants apply.</p> | <a href="https://www.enterprisecommunity.org/capital/financing-for-developers">https://www.enterprisecommunity.org/capital/financing-for-developers</a>             |
| <b>Enterprise Community Partners</b>                                                      | <b>Enterprise Housing Credit Investments (LIHTC Equity)</b>                               | <p>Invests Low Income Housing Tax Credit (LIHTC) equity to finance affordable rental housing.</p>                                                                                                         | <p>Eligibility: LIHTC developers nationwide, including RI.</p> <p>Must comply with LIHTC rules; long term affordability restrictions (typically 30+ years)</p>                                                                                                 | <a href="https://www.enterprisecommunity.org/capital/products-for-investors">https://www.enterprisecommunity.org/capital/products-for-investors</a>                 |

|  PROGRAM |  PURPOSE |  PROGRAM                 |  CONDITIONS                                                                                                                           |  WEBSITE                                                                                                         |
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| <b>Enterprise Community Partners</b>                                                      | <b>Enterprise Preservation Funds</b>                                                      | Equity investment to acquire and preserve existing affordable and naturally occurring affordable housing. | Eligibility: Experienced affordable housing owners and developers; RI projects eligible.<br><br>Focus on preservation and extended affordability; rehabilitation and compliance requirements.                            | <a href="https://www.enterprisecommunity.org/capital/products-for-investors">https://www.enterprisecommunity.org/capital/products-for-investors</a>                                                 |
| <b>Enterprise Community Partners</b>                                                      | <b>Equitable Development Initiative (EDI)</b>                                             | Grants and TA to support early-stage equitable development projects in disinvested communities.           | Community based nonprofits and partners in select regions, including New England (RI organizations have participated)<br><br>Competitive; focused on predevelopment and systems change, not full construction financing. | <a href="https://www.enterprisecommunity.org/solutions/equitable-development-initiative">https://www.enterprisecommunity.org/solutions/equitable-development-initiative</a>                         |
| <b>Enterprise Community Partners</b>                                                      | <b>Enterprise Green Communities</b>                                                       | National green building standard plus limited grant and TA support for sustainable affordable housing.    | Eligibility: Affordable housing developers, including those using RIHousing or LIHTC in RI.<br><br>Projects must meet Green Communities Criteria; adds design and documentation requirements.                            | <a href="https://www.enterprisecommunity.org/solutions/equitable-development-initiative">https://www.enterprisecommunity.org/solutions/equitable-development-initiative</a>                         |
| <b>Enterprise Community Partners</b>                                                      | <b>Housing Affordability Breakthrough Challenge</b>                                       | Large competitive grants for innovative, scalable housing affordability solutions.                        | Eligibility: Nonprofits, mission driven for profits, housing authorities; RI entities eligible.<br><br>Highly competitive; innovation and scalability required; not limited to production.                               | <a href="https://www.enterprisecommunity.org/solutions/housing-affordability-breakthrough-challenge">https://www.enterprisecommunity.org/solutions/housing-affordability-breakthrough-challenge</a> |
| <b>Enterprise Community Partners</b>                                                      | <b>Policy, Planning &amp; Technical Assistance Services</b>                               | Research, policy support, housing strategy, and implementation assistance.                                | States, municipalities, housing authorities, and nonprofits (RI eligible)<br><br>Advisory only; not direct capital; typically engagement based.                                                                          | <a href="https://www.enterprisecommunity.org/about/what-we-do">https://www.enterprisecommunity.org/about/what-we-do</a>                                                                             |

|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                            |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                   |  WEBSITE                                                                                                                               |
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| <b>NeighborWorks America</b>                                                              | <b>NeighborWorks Core Appropriation Grants</b>                                            | Flexible funding for affordable housing development, preservation, homeownership, and neighborhood revitalization.                                                                                                                                                                   | <p>Eligibility: Certified NeighborWorks organizations serving RI</p> <p>RI recipients (recent years):</p> <ul style="list-style-type: none"> <li>• NeighborWorks Blackstone River Valley (Woonsocket)</li> <li>• ONE Neighborhood Builders (Providence)</li> <li>• West Elmwood Housing Development Corporation (Providence)</li> </ul> <p>Funds must support mission-aligned housing and community development activities; awarded only to network members.</p> | <a href="https://www.neighborworks.org/Our-Impact/NeighborWorks-Impact/Rhode-Island">https://www.neighborworks.org/Our-Impact/NeighborWorks-Impact/Rhode-Island</a>                                                       |
| <b>NeighborWorks America</b>                                                              | <b>Capital Magnet Fund (CMF)</b>                                                          | Gap financing for affordable rental and homeownership housing.                                                                                                                                                                                                                       | <p>Eligibility: RI projects sponsored by NeighborWorks network organizations.</p> <p>Long-term affordability requirements; leverage thresholds; competitive.</p>                                                                                                                                                                                                                                                                                                 | <a href="https://www.cdfifund.gov/programs-training/programs/cmf">https://www.cdfifund.gov/programs-training/programs/cmf</a>                                                                                             |
| <b>NeighborWorks America</b>                                                              | <b>Mutual Self-Help Housing (USDA Section 523)</b>                                        | <p>While technically a USDA program, NeighborWorks Blackstone River Valley is the sole administrator in Rhode Island, supported by NeighborWorks America's training and network resources.</p> <p>The purpose is to create sweat-equity homeownership for low-income households.</p> | <p>Eligibility: Low-income first-time buyers in rural RI. Significant time commitment; rural locations only.</p>                                                                                                                                                                                                                                                                                                                                                 | <a href="https://www.lisc.org/rhode-island/regional-stories/mutual-self-help-housing-program-builds-community/">https://www.lisc.org/rhode-island/regional-stories/mutual-self-help-housing-program-builds-community/</a> |

|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  WEBSITE |
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| <p><b>Local Option</b></p>                                                                | <p><b>Tax Increment Financing (TIF)</b></p>                                               | <p>Rhode Island authorizes TIF under the Rhode Island Tax Increment Financing Act of 2015, codified at R.I. Gen. Laws Chapter 42 64.21. The statute defines a “qualified development project” very broadly, including buildings and improvements developed or redeveloped by a private developer within a defined project area. In practice, eligibility hinges on whether the project generates new state tax revenue. The program is administered at the state level by Rhode Island Commerce, not directly by municipalities. TIF proceeds may be used in the TIF district for:</p> <ul style="list-style-type: none"> <li>• Site improvements</li> <li>• Public infrastructure</li> <li>• Streetscape</li> <li>• Utility upgrades supporting redevelopment</li> </ul> <p>Useful for adaptive reuse in emerging redevelopment areas. Affordable housing may qualify when paired with:</p> <ul style="list-style-type: none"> <li>• Ground floor commercial uses</li> <li>• Institutional or employment anchors</li> </ul> <p>Other state revenue generating activities</p> | <p>RI is unlike the municipal property-tax TIF used in other states. Key characteristics of Rhode Island's TIF program:</p> <ul style="list-style-type: none"> <li>• It rebates a portion of new (“incremental”) state tax revenues generated by a project (not local property taxes)</li> <li>• Eligible revenues include: <ul style="list-style-type: none"> <li>• Sales and use taxes</li> <li>• Personal income taxes (from new jobs)</li> <li>• Business corporation taxes</li> </ul> </li> </ul> <p>Certain other state taxes specified in statute</p> <ul style="list-style-type: none"> <li>• Up to 75% of annual incremental state revenues may be rebated under a TIF agreement</li> <li>• TIF is intended to close a demonstrated financing gap and support projects that would not proceed “but for” the incentive</li> </ul> <p>Housing projects are most likely to receive TIF when they:</p> <ul style="list-style-type: none"> <li>• Are mixed use, with commercial, retail, office, or hospitality components that generate sales, income, or business taxes</li> <li>• Include construction jobs and permanent employment that generate personal income tax</li> <li>• Are part of a larger economic development or redevelopment initiative</li> </ul> <p>Are located in Hope Communities or areas targeted for revitalization</p> | <p><a href="https://commerceri.com/">https://commerceri.com/</a></p>                        |



|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  WEBSITE                                                                               |
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| <b>COMMERCE RI</b>                                                                        | <b>Rebuild RI</b>                                                                         | <p>Rebuild RI is an economic development incentive program administered by Rhode Island Commerce that provides redeemable state tax credits to help close financing gaps for large real estate and development projects that would not otherwise move forward. It is designed as a gap-financing tool, and is commonly layered with LIHTC, Historic Tax Credits, RIHousing financing, private debt and equity.</p> <p>Rebuild RI was established to:</p> <ul style="list-style-type: none"> <li>• Stimulate real estate development and redevelopment</li> <li>• Support job creation and retention</li> <li>• Encourage private investment</li> <li>• Enable transformational projects that face financing constraints</li> <li>• Support housing, mixed-use, commercial, and industrial development</li> </ul> <p>The program is frequently used for:</p> <ul style="list-style-type: none"> <li>• Large mixed-use and downtown revitalization projects</li> <li>• Historic rehabilitation</li> <li>• Workforce and market-rate housing (and affordable housing)</li> <li>• Industrial, office, and institutional developments</li> </ul> | <p>Type of Assistance: Redeemable Rhode Island tax credits</p> <ul style="list-style-type: none"> <li>• Credits generally equal up to 20% of total project costs</li> <li>• Can reach up to 30% in certain circumstances</li> <li>• Credits may be sold or redeemed if the developer does not have sufficient tax liability</li> <li>• Approved projects may also receive sales and use tax exemptions on construction materials, furnishings, and equipment</li> </ul> <p>Eligible Applicants:</p> <ul style="list-style-type: none"> <li>• Developers (for-profit or nonprofit)</li> <li>• Businesses undertaking major real estate investment</li> <li>• Affordable housing developers</li> <li>• Projects located within Rhode Island</li> </ul> <ul style="list-style-type: none"> <li>• Minimum total project cost: Generally \$5 million, though lower thresholds may apply in designated areas</li> <li>• Minimum equity investment: Applicant must commit at least 20% equity</li> <li>• Financing gap requirement: Project must demonstrate it cannot proceed without Rebuild RI assistance</li> <li>• Size thresholds: Commercial/mixed-use projects often must meet square-footage and job-creation minimums</li> <li>• Multi-family housing typically requires 20+ units and 20,000+ square feet in eligible locations</li> <li>• </li> </ul> | <a href="https://commerceri.com/financing/tax-credits/rebuild-rhode-island-tax-credit/">https://commerceri.com/financing/tax-credits/rebuild-rhode-island-tax-credit/</a> |

|  PROGRAM |  PURPOSE |  PROGRAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  WEBSITE |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Local Option                                                                              | Payment in Lieu of Taxes (PILOT) for Affordable Housing                                   | <p>A PILOT (Payment in Lieu of Taxes) is a tool that can make affordable housing financially feasible by reducing or stabilizing property tax costs over time. Because property taxes are one of the largest operating expenses for housing, especially multifamily rental housing, PILOTs directly affect whether an affordable project can “pencil out.”</p> <p>A PILOT is an agreement—usually between a municipality and a property owner—where the property pays:</p> <ul style="list-style-type: none"><li>• Less than full property taxes, or</li><li>• A fixed, predictable payment, instead of the standard tax bill.</li><li>• For affordable housing, PILOTs are typically long-term (20–40 years) and tied to affordability commitments.</li></ul> | <p>How a PILOT Benefits Affordable Housing</p> <p>1. Lowers Operating Costs → Supports Lower Rents<br/>Affordable housing rents are capped (often at 30% of AMI). Unlike market-rate housing, owners cannot raise rents to cover rising expenses.</p> <p>2. Improves Project Feasibility (“Makes the Deal Pencil”)<br/>Lenders and equity investors underwrite projects based on NOI (net operating income) and DSCR (debt service coverage ratio:<br/>A PILOT: Increases NOI; Supports stronger DSCR<br/>Reduces the financing gap that subsidies must fill<br/>This is especially critical for LIHTC, supportive housing, and mixed-income projects.</p> <p>3. Attracts Private Capital to Affordable Housing<br/>Private lenders and tax credit investors value predictability. 4. Acts as a “Local Match” or Soft Subsidy<br/>Municipalities often do not have large cash housing funds.<br/>A PILOT functions as:</p> <ul style="list-style-type: none"><li>• A non-cash local contribution</li><li>• A form of operating subsidy</li><li>• A lever to attract state and federal funding</li></ul> <p>5. Enables Long-Term Affordability<br/>Most affordable housing has long compliance periods (30–60+ years).</p> <p>6. Supports Nonprofit and Mission-Driven Owners</p> <ul style="list-style-type: none"><li>• Recognizes the public benefit these owners provide</li><li>• Helps preserve aging affordable housing</li></ul> <p>Reduces the risk of deferred maintenance and future capital needs</p> | <p><a href="#">Visit the local municipality website</a></p>                                 |



|  PROGRAM |  PURPOSE |  PROGRAM                       |  CONDITIONS                                                                   |  WEBSITE |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Weston & Sampson Inc.                                                                     | Rhode Island Affordable Housing Finance Guide                                             | <ul style="list-style-type: none"> <li>Support the development of Affordable Housing in Rhode Island</li> </ul> | Last Updated March 24, 2026<br>Karen S. Prescott, CEcD, MFin <ul style="list-style-type: none"> <li>Senior Project Manager, Weston &amp; Sampson Inc.</li> </ul> |                                                                                             |
|                                                                                           |                                                                                           |                                                                                                                 |                                                                                                                                                                  |                                                                                             |



# **Priority Site Analysis Jamestown, RI**

## **Conceptual Site Planning**

August 2026

# Conceptual Site Planning

As each of the remaining parcels and ROWs after Site Evaluation Phase 2 does not have existing buildings, this section moves on to the visualizations of redevelopment scenarios, including site plan footprints and aerial views illustrating neighborhood context. Only the ROWs are depicted with these visualizations.

## 1.1. Precedents & Development Typologies

The Vermont Homes for All Initiative, which was led by the Vermont Department of Housing and Community Development and Utiel, as well as the Dooryard: Real Estate Development, Neighborhood Building, Modular Dealer, Property Management Catalog were referenced for New England precedent building types. These types and their dimensions are listed in Table 1.

The Railroad Flat, Four Square Starter, Back to Back/Side by Side Duplex, Narrow Lot Fourplex, and Pleasant View Cottage were used in the test fit site diagrams, and their shading in the test fit site diagrams is also listed in Table 1.

**Table 1. Precedent Building Types and Dimensions**

| Building Type         | Length | Width | Shading in Test Fit Site Diagrams |
|-----------------------|--------|-------|-----------------------------------|
| Railroad Flat         | 50'    | 14'   |                                   |
| Four Square Starter   | 26'    | 26'   |                                   |
| Paired Starter Duplex | 46'    | 28'   |                                   |
| Side by Side Duplex   | 42'    | 24'   |                                   |
| Back to Back Duplex   | 46'    | 30'   |                                   |
| VT Triple Decker      | 48'    | 28'   |                                   |
| Village Fourplex      | 74'    | 30'   |                                   |
| Narrow Lot Fourplex   | 72'    | 20'   |                                   |
| Pleasant View Cottage | 22'    | 16'   |                                   |
| Stackable             | 52'    | 36'   |                                   |

Figure 1.1 Railroad Flat

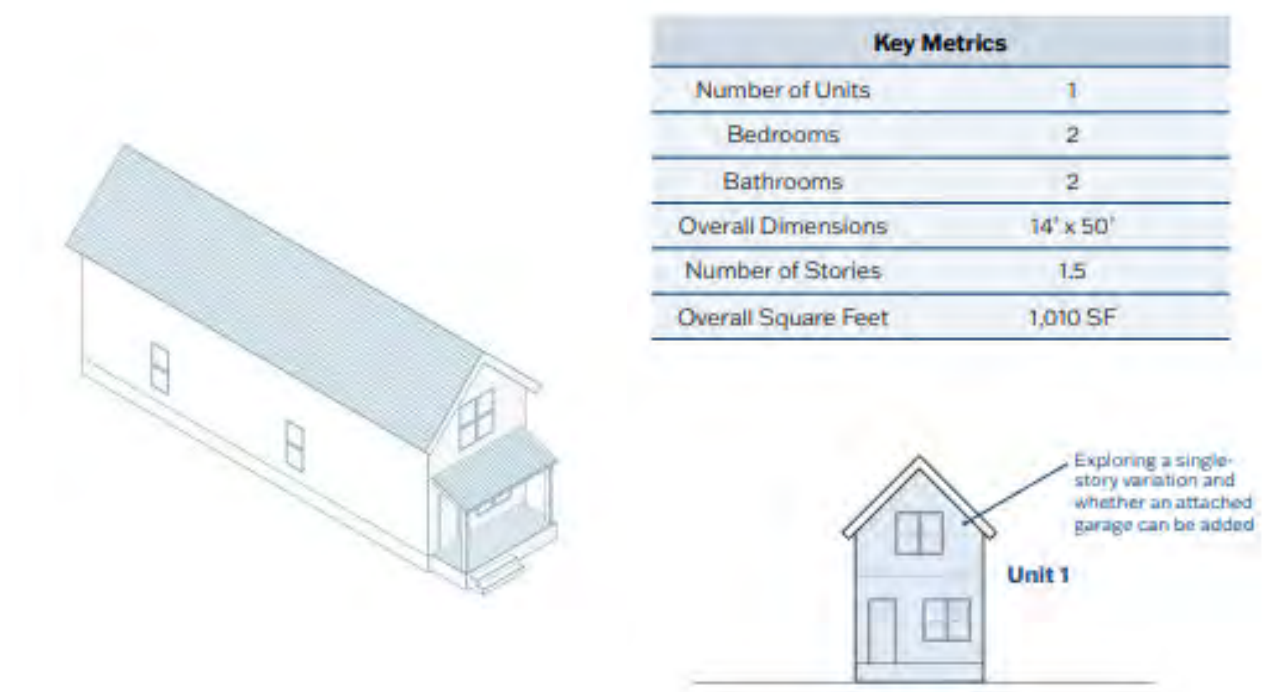


Figure 1.2 Four Square Starter

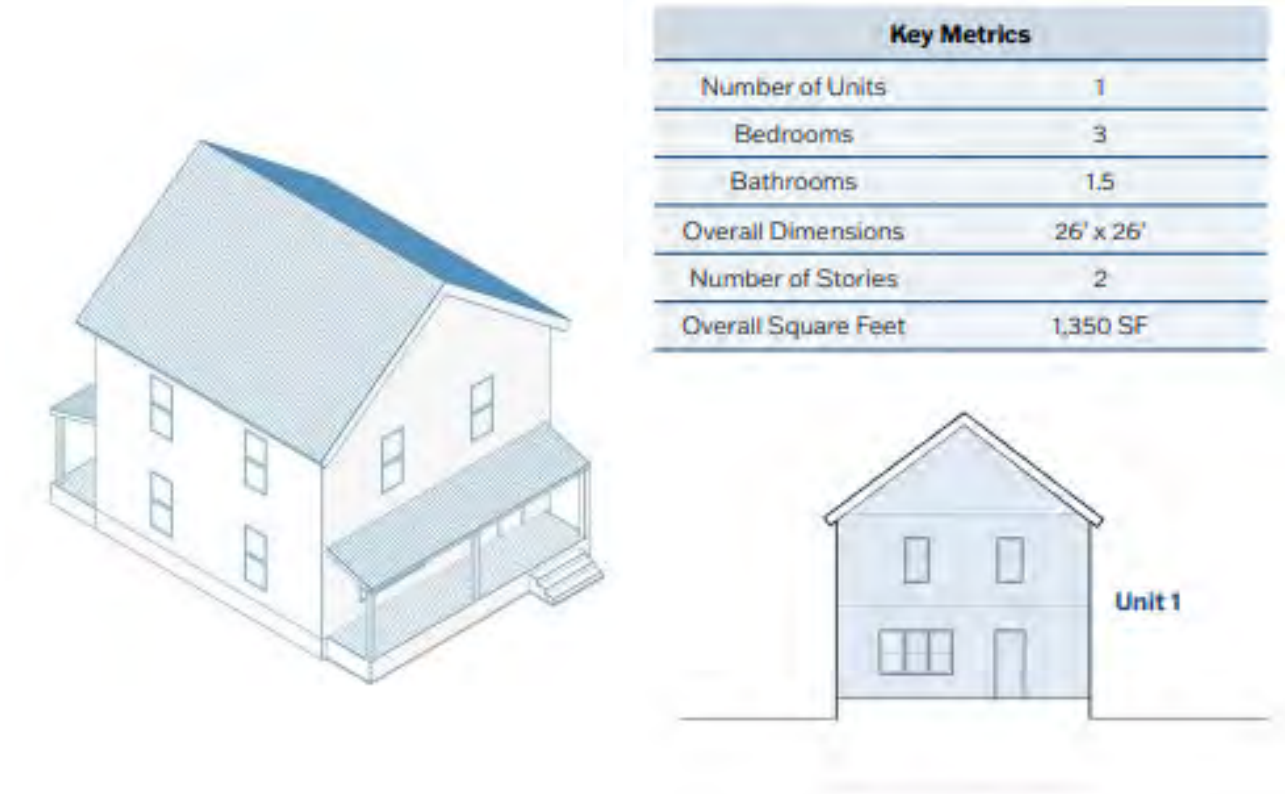
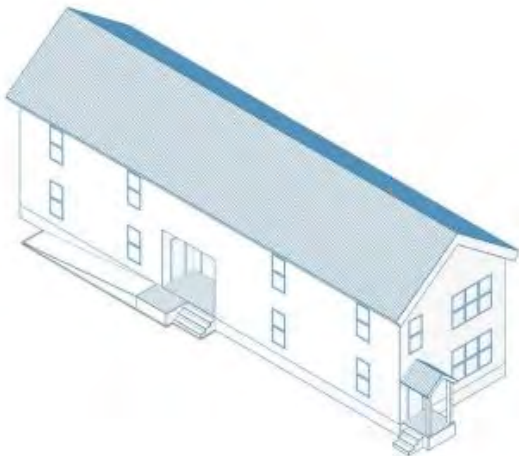


Figure 1.3 Back to Back/Side by Side Duplex



| Key Metrics         |                                |
|---------------------|--------------------------------|
| Number of Units     | 2 (3 with Variation 1)         |
| Bedrooms            | 2 / 2 (3 / 3 with Variation 2) |
| Bathrooms           | 1.5 / 1.5                      |
| Overall Dimensions  | 42' x 24'                      |
| Number of Stories   | 2                              |
| Overall Square Feet | 2,016 SF + 600 SF              |

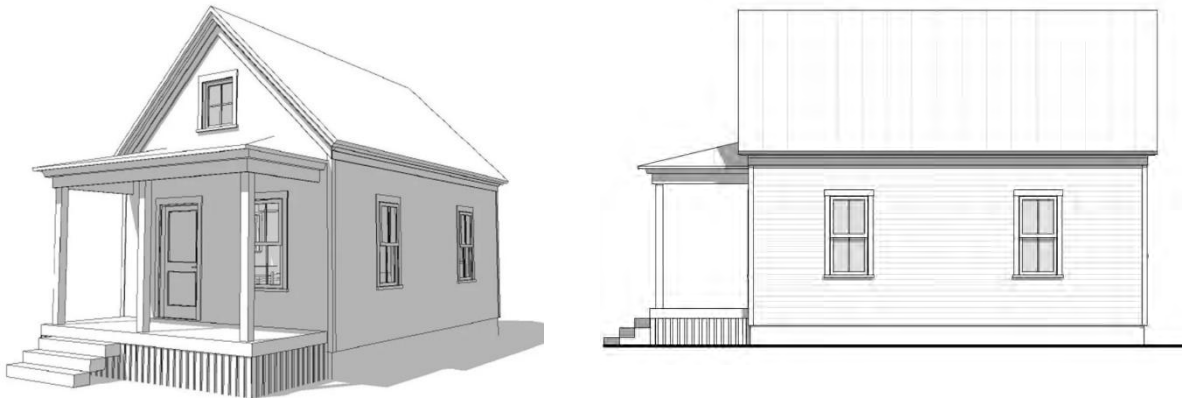
Figure 1.4 Narrow Lot Fourplex



| Key Metrics         |                         |
|---------------------|-------------------------|
| Number of Units     | 4                       |
| Bedrooms            | 1 / 1 / Studio / Studio |
| Bathrooms           | 1 / 1 / 1 / 1           |
| Overall Dimensions  | 20' x 72'               |
| Number of Stories   | 2                       |
| Overall Square Feet | 2,660 SF                |



***Figure 1.5 Pleasant View Cottage***



State of Vermont, Agency of Commerce and Community Development

<https://accd.vermont.gov/>

Utile <https://www.utiledesign.com/>

Dooryard <https://www.dooryard.us/>

## 1.2. Conceptual Site Layouts

### 1.2.1 | ROW #1 Southwest Avenue to Pleasant View Avenue

The figures below depict three possible test fit layouts for quadplexes, duplexes, and cottages, respectively. The setbacks are shown with dashed throughlines assigned by the base zoning; however, substandard lot provisions if applicable may slightly alter the real usable setbacks.

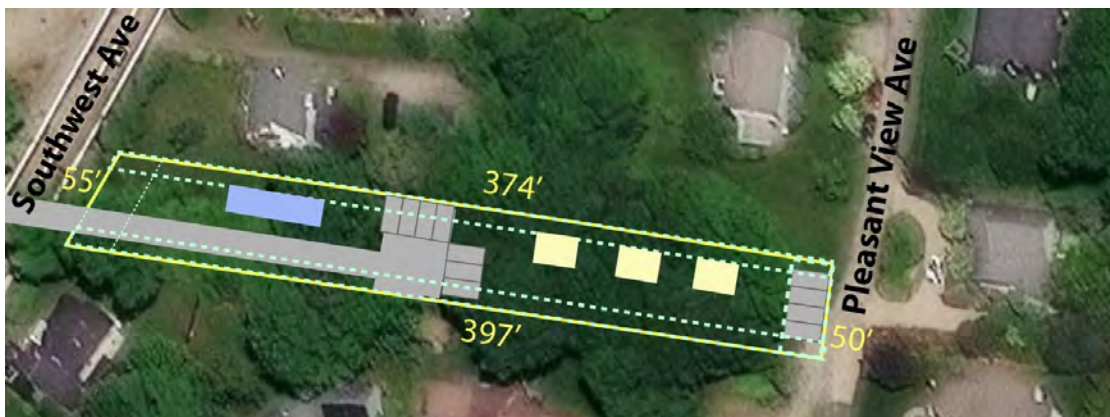
**Figure 2.1 ROW #1 Two Narrow Fourplexes**



**Figure 2.2 ROW #1 Three Back to Back/Side by Side Duplexes**



**Figure 2.3 ROW #1 Three Cottages and Four Square Starter**



### 1.2.2 | ROW #2 off Hamilton Avenue

The figures below depict three possible test fit layouts for quadplexes, duplexes, and cottages, respectively. The setbacks are shown with dashed throughlines assigned by the base zoning; however, substandard lot provisions if applicable may slightly alter the real usable setbacks.

**Figure 2.4 ROW #2 Two Narrow Quadplexes**



**Figure 2.5 ROW #2 Back to Back/Side by Side Duplexes**



**Figure 2.6 ROW #2 Railroad Flats and Cottages**



1.2.3 | ROW #3 off Hamilton Avenue

The figures below depict three test fit layouts for quadplexes, duplexes, and cottages, respectively. The setbacks are shown with dashed throughlines assigned by the base zoning; however, substandard lot provisions if applicable may slightly alter the real usable setbacks.

Figure 2.7 ROW #3 Two Narrow Quadplex

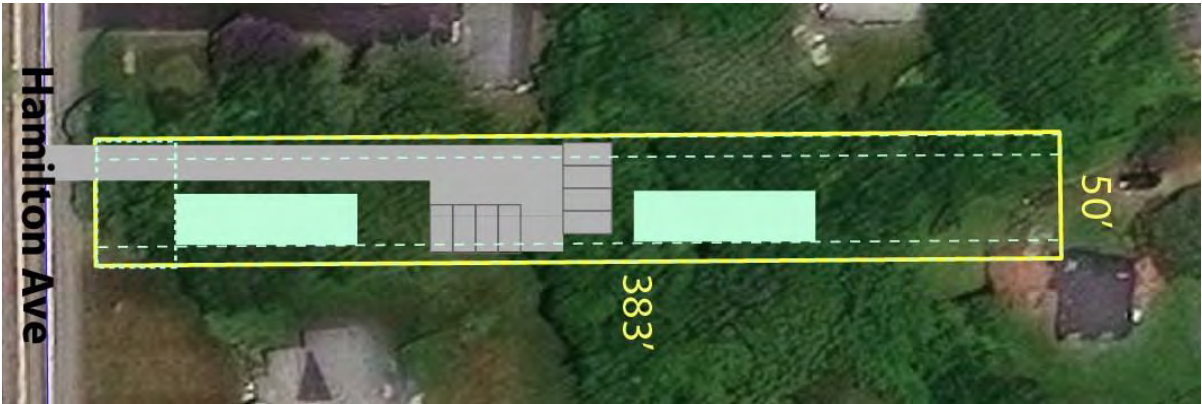


Figure 2.8 ROW #3 Three Side by Side/Back to Back Duplexes

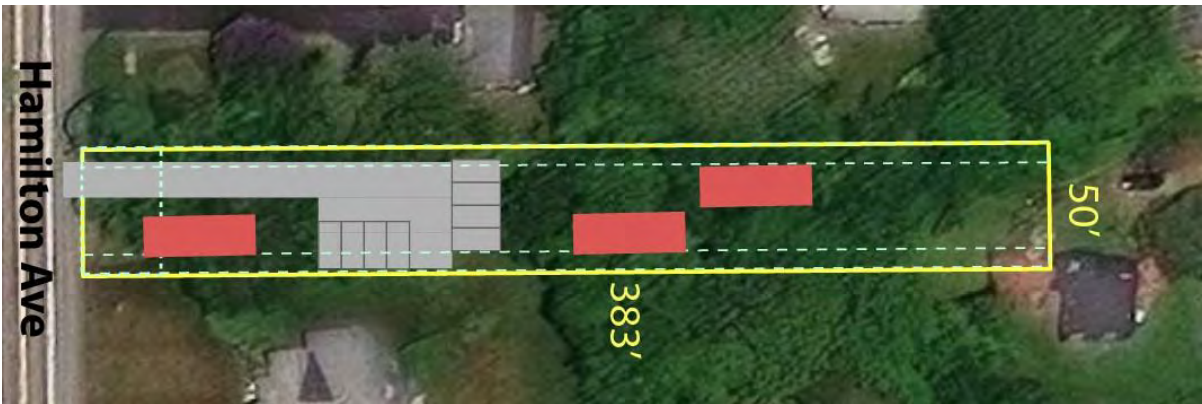


Figure 2.9 ROW #3 Two Four Square Starters and a Cottage



Property evaluation for pipeline project per Jamestown Zoning Ordinance  
 Sec. 82-900 reduction of dimensional requirements for substandard lots of record

|                |       |          |
|----------------|-------|----------|
| Plat/Lot       | 5-283 |          |
| R-40           |       | Lot Size |
| Lot Size       | 40000 | 20078.00 |
| Lot Width      | 150   | 75.29    |
| Front Setback  | 40    | 20.07    |
| Corner Setback | 30    | 15.06    |
| Rear Setback   | 30    | 15.06    |
| Side Setback   | 20    | 10.03    |

|                |        |          |
|----------------|--------|----------|
| Plat/Lot       | 15-141 |          |
| R-40           |        | Lot Size |
| Lot Size       | 40000  | 7200.00  |
| Lot Width      | 150    | 27.00    |
| Front Setback  | 40     | 7.20     |
| Corner Setback | 30     | 5.40     |
| Rear Setback   | 30     | 5.40     |
| Side Setback   | 20     | 3.60     |

|                |        |          |
|----------------|--------|----------|
| Plat/Lot       | 15-273 |          |
| R-40           |        | Lot Size |
| Lot Size       | 40000  | 7200.00  |
| Lot Width      | 150    | 27.00    |
| Front Setback  | 40     | 7.20     |
| Corner Setback | 30     | 5.40     |
| Rear Setback   | 30     | 5.40     |
| Side Setback   | 20     | 3.60     |

|               |        |          |
|---------------|--------|----------|
| R-20          |        | Lot Size |
| Lot Size      | 20,000 | 7000.00  |
| Lot Width     | 100    | 35.00    |
| Front Setback | 30     | 10.50    |
| Corner        | 15     | 5.25     |
| Rear Setback  | 30     | 10.50    |
| Side Setback  | 10     | 3.50     |

|               |        |          |
|---------------|--------|----------|
| R-20          |        | Lot Size |
| Lot Size      | 20,000 | 19200.00 |
| Lot Width     | 100    | 96.00    |
| Front Setback | 30     | 28.80    |
| Corner        | 15     | 14.40    |
| Rear Setback  | 30     | 28.80    |
| Side Setback  | 10     | 9.60     |

# Top-Tier, Best-Fit Developers for Jamestown

## 1. Church Community Housing Corporation (CCHC) – Newport

✓ Most likely and most proven partner

### Why CCHC fits Jamestown

- Based in **Newport County**
- Long history of **small-scale, neighborhood-compatible housing**
- Has **already developed affordable homes** in Jamestown
- Comfortable with **town-owned land, town loans, and unconventional sites**
- Operates a **community land trust model**, ideal for cottages and long-term affordability

### Relevant precedent

- Developed **three small affordable homes on Carr Lane in Jamestown** with direct Town financial support
- Has partnered repeatedly with Jamestown on affordable housing initiatives

### Housing types

- Small single-family homes
- Duplexes and cottage-style clusters
- Homeownership or small rental formats

### Why towns like working with them

- Patient developer
- Mission-driven
- Politically credible in coastal communities

## 2. SWAP, Inc. (Providence / Statewide)

✓ Strong technical partner for small parcels

### Why SWAP fits

- Deep experience with **small, constrained sites**
- Known for **design-sensitive, context-aware development**
- Frequently partners with other nonprofits and municipalities
- Comfortable with **innovative housing types** and atypical zoning conditions

### Jamestown connection

- Development partner on **2 Hammett Court**, an affordable housing project in downtown Jamestown

### Housing types

- Small multifamily
- Cottage clusters
- Adaptive reuse

### Best role

- Lead developer *or* co-developer with a local nonprofit or housing authority

## 3. Women's Development Corporation (WDC)

✓ Viable if Jamestown wants a seasoned, statewide nonprofit

### Why WDC fits

- One of Rhode Island's most experienced nonprofit developers
- Strong capacity to manage **financing, construction, and compliance**
- Has worked on **small-scale and family-oriented housing**

### Limitations

- More accustomed to **slightly larger projects**

- Would need **clear town support** to justify very small developments

#### Housing types

- Small rental developments
- Family-oriented cottages if clustered into a single project

## Strategic or Emerging Options

### 4. Jamestown Housing Authority (as Co-Developer or Sponsor)

#### ✓ Possible under new state programs

- Under the **Housing 2030 Public Developer Program**, PHAs can now develop new housing
- JHA would almost certainly need a **nonprofit development partner**
- Best for:
  - Rental cottages
  - Senior or workforce housing
  - Projects with operating subsidy

### 5. Community Land Trust Model (Local or Regional)

#### ✓ Ideal for cottages on town land

While Jamestown does not currently have a standalone CLT, a **CLT structure** is especially well-suited for:

- Town-owned land
- Small cottages
- Permanent affordability
- Homeownership without speculative resale

This could be achieved by:

- Partnering with **CCHC's existing land trust**, or
- Creating a **project-specific CLT entity** with technical assistance from Grounded Solutions Network

## Who Is *Not* a Good Fit

| Developer Type                    | Why                                 |
|-----------------------------------|-------------------------------------|
| Large for-profit LIHTC developers | Scale too small                     |
| Market-rate builders              | No affordability expertise          |
| Regional housing authorities      | Limited interest in scattered sites |
| National modular firms            | Require scale to pencil             |

## Recommended Next Step for Jamestown

If Jamestown wants **cottage-style affordable homes on town-owned land**, the most effective path is:

1. **Issue a targeted RFQ or informal developer solicitation**
2. **Invite specifically:**

- Church Community Housing Corporation
- SWAP, Inc.
- Women's Development Corporation

**3. Specify:**

- Small-scale, low-impact design
- Use of town land (long-term ground lease preferred)
- Homeownership *and/or* small rental options
- Compatibility with village-scale neighborhoods