

Understanding Growth



Orleans Build-Out Analysis
October 24, 2023

Town Plan Vision

"It is the policy of this Town to ensure that future growth is at a level and in such a manner that it will have no or minimal adverse effect upon the semi-rural character and environmental integrity of the Town".

What is Build-out Analysis

- Looks at all land parcels
- Considers new and redevelopment
- Locates and quantifies future potential
- Key information for local decisions

What is Build-out Analysis

Total Parcels



**Remove built land,
protected and
wetlands**



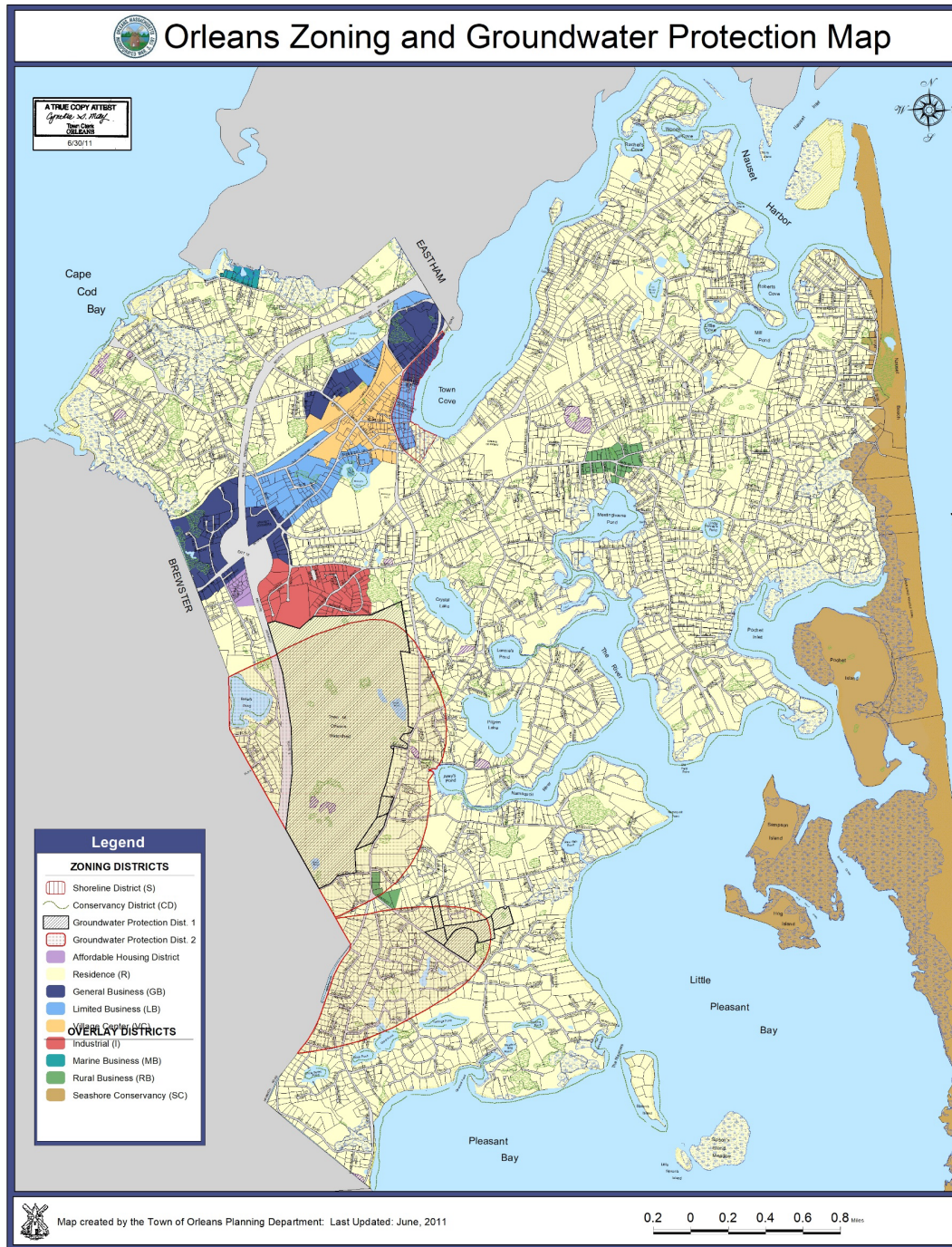
**Apply zoning to
remaining land in each
parcel**

Orleans Build-Out – Not included

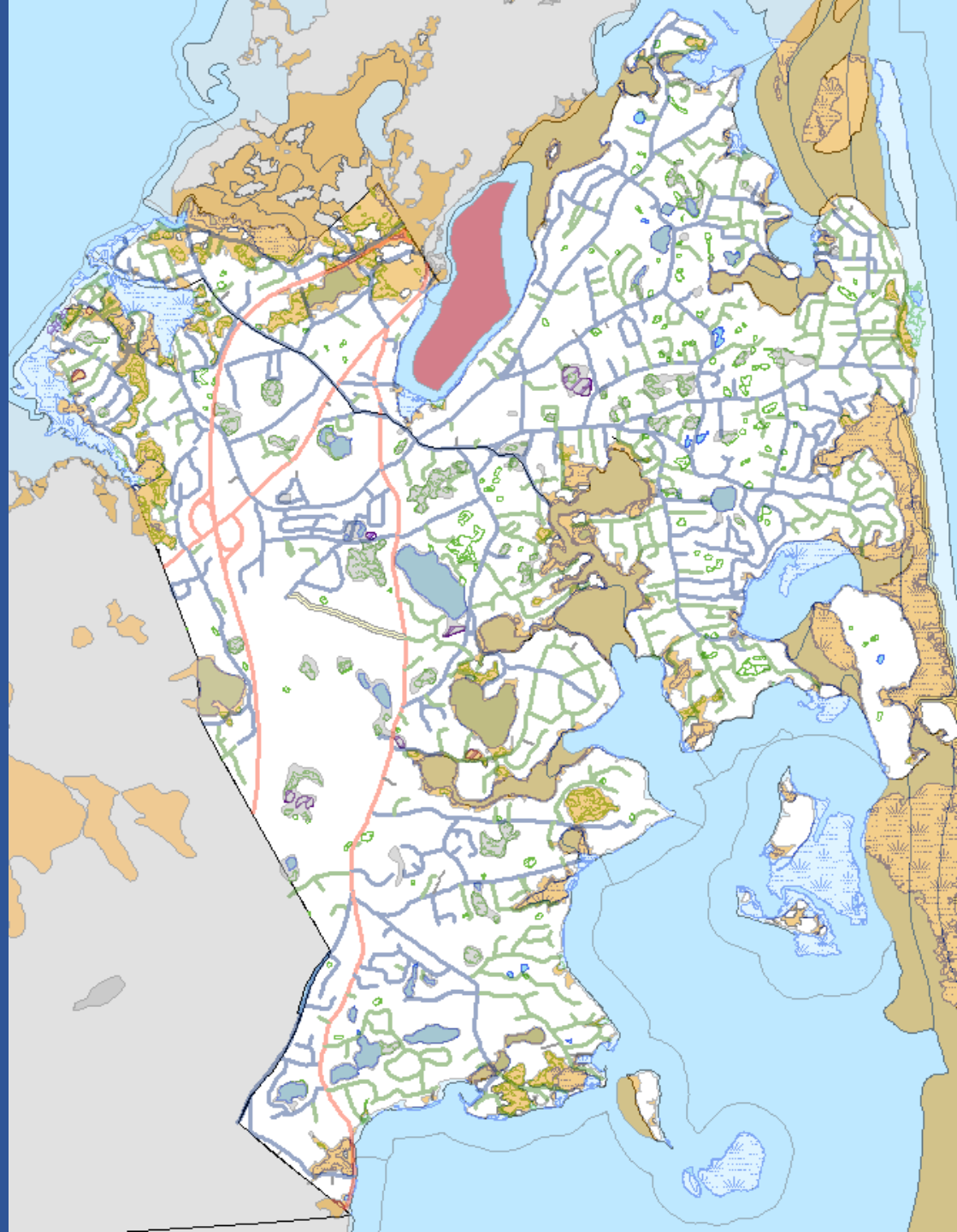
Other Potential Development:

- Accessory Dwellings 2-5 per year
- Congregate Dwellings none for 20 years
- Zoning Amendments annual review
- Increased Occupancy unknown

Zoning Map

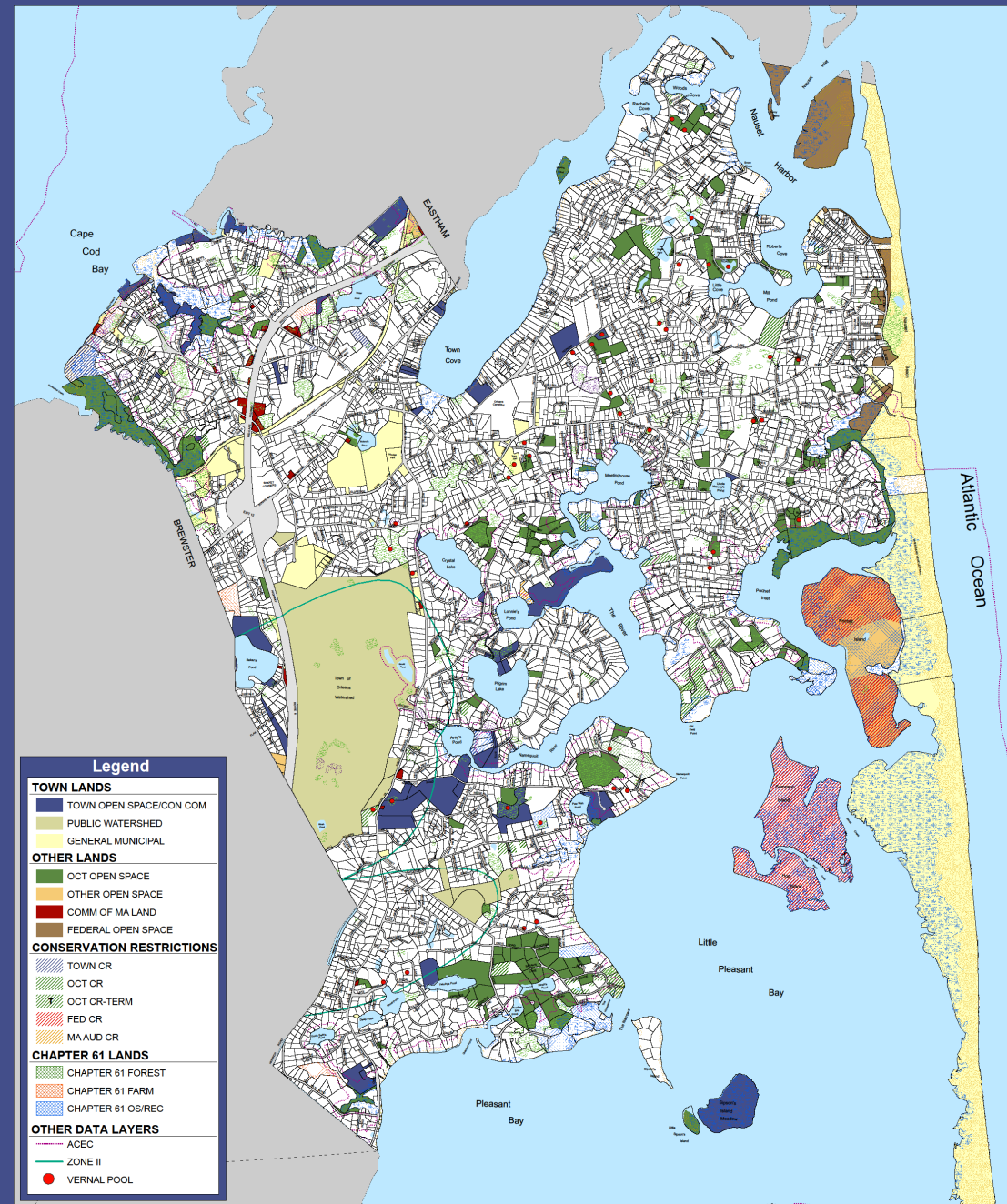


Wetlands and Flood Zones



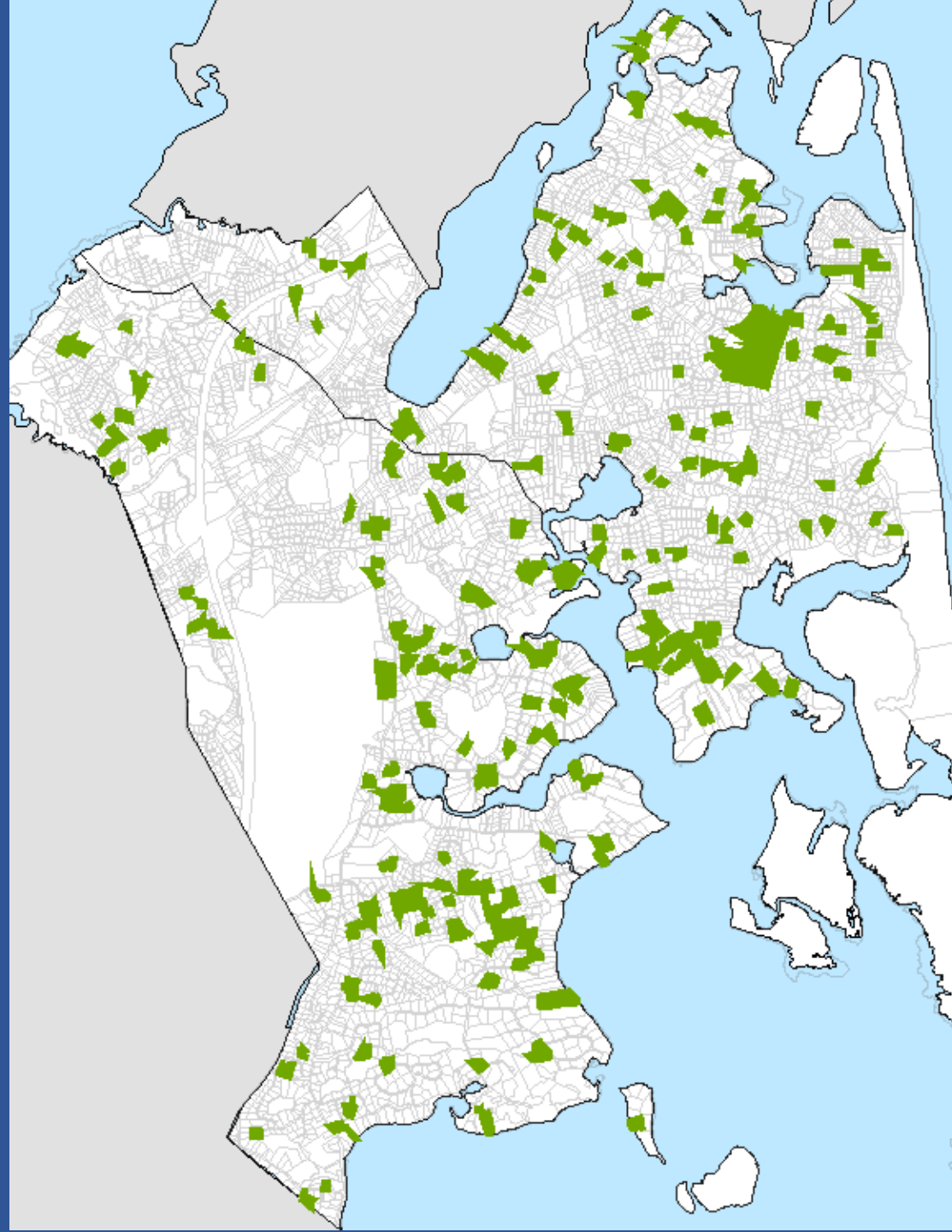


Protected Lands



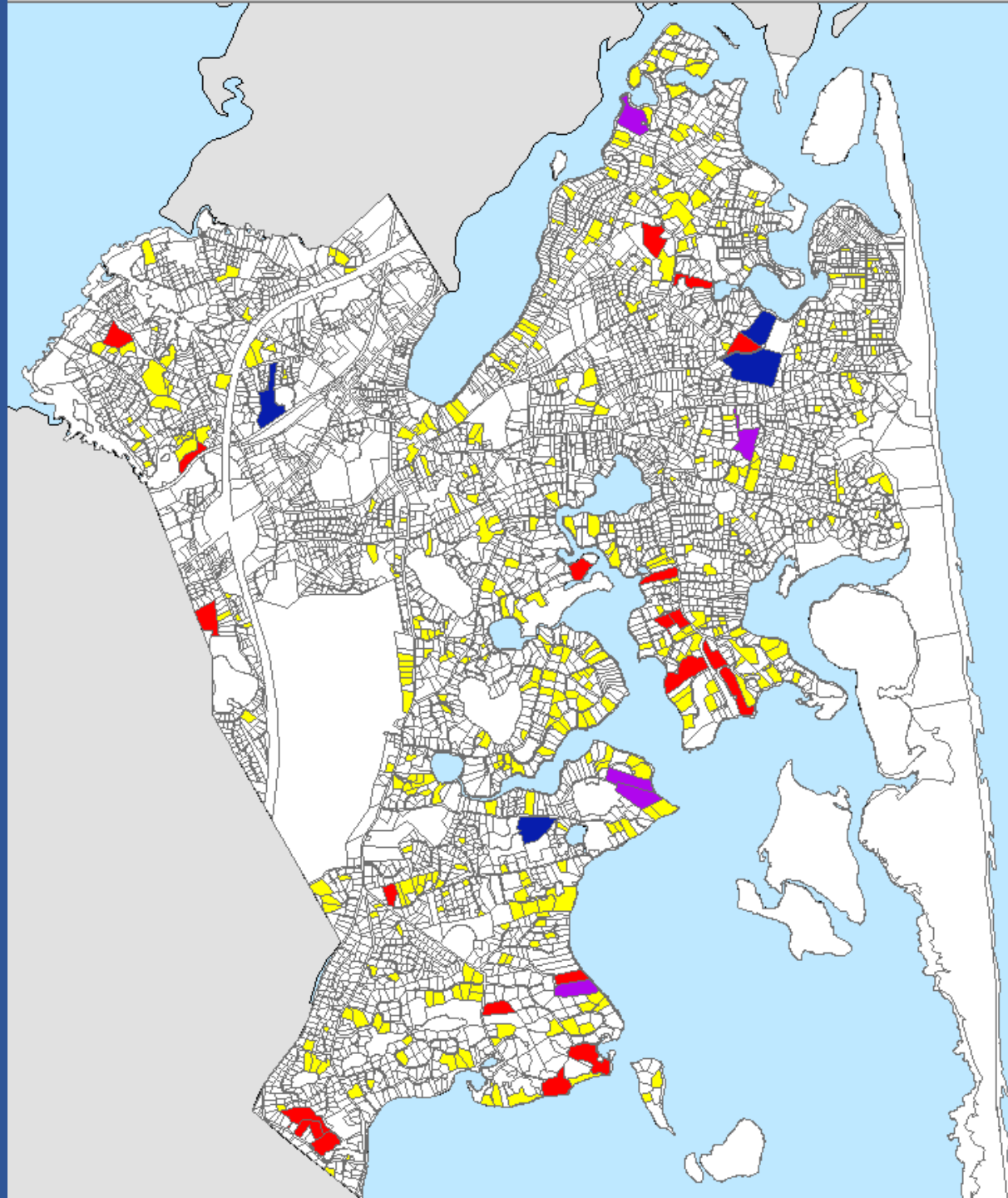
Vacant Lots

Vacant building lots



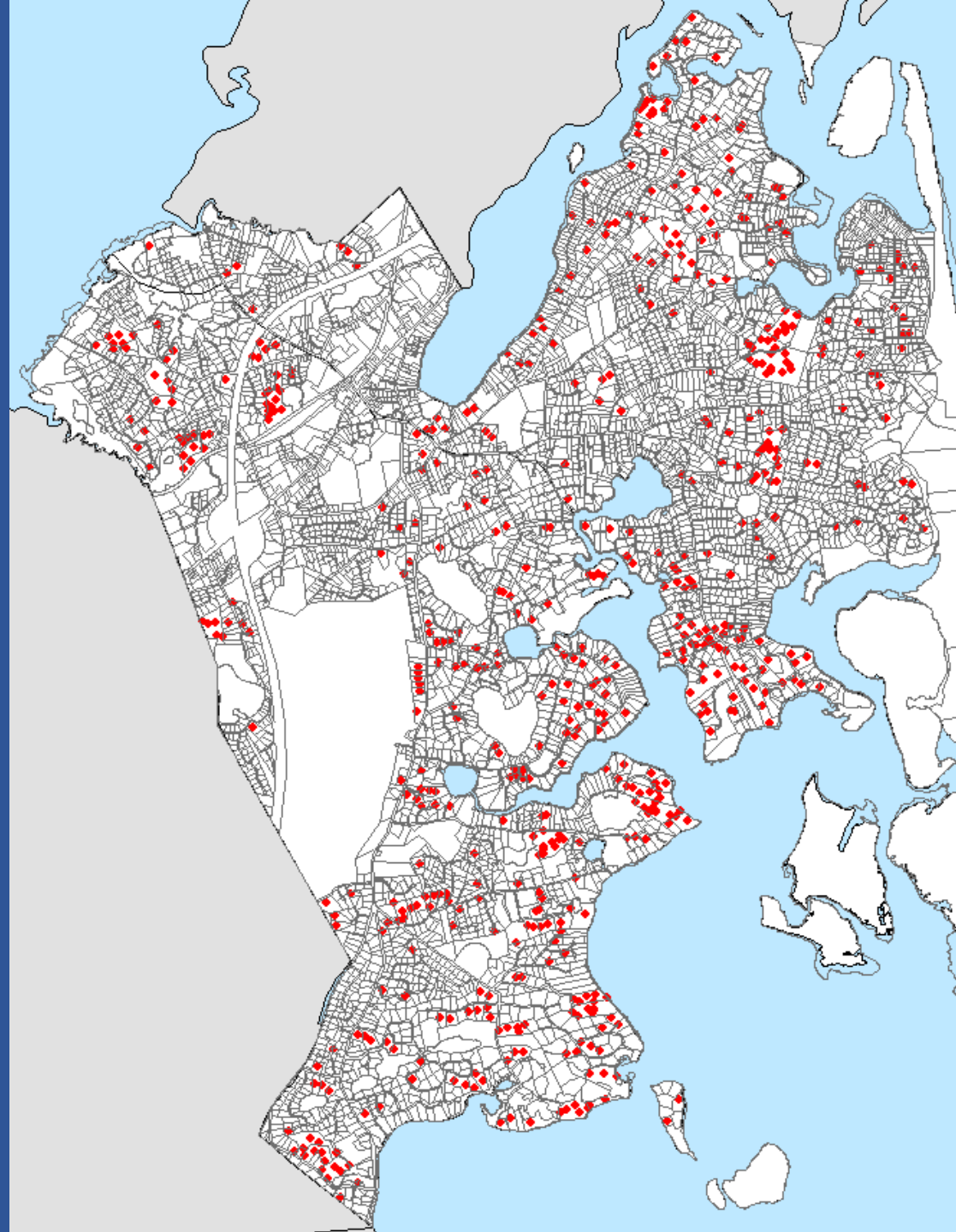
Dividable Parcels

Dividable parcels



Build-Out – Residential District

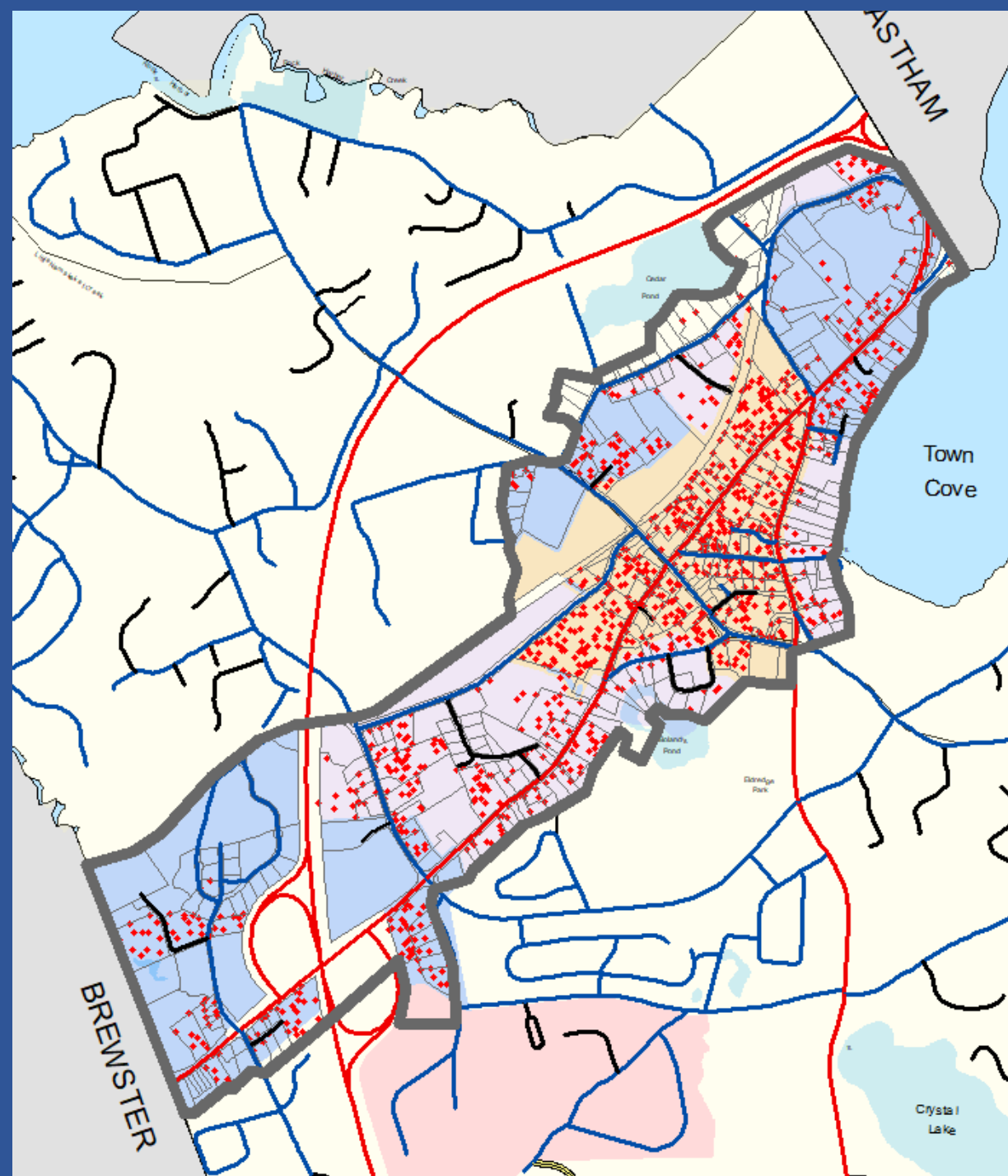
600 Potential
Dwellings



Build-out - Downtown Districts

Existing Dwellings 791
Potential Dwellings
1259

Downtown Total
2,050 Dwellings



Build-Out – Types



276

Dwellings



325

Dwellings



1,259

Dwellings

Build-Out and dwelling growth

Existing Dwellings	5,326	
Potential New Dwellings (276 + 325 + 1,259)	1,860	
Total Dwellings @ Buildout	7,186	35%↑

Build-Out and population growth

Year Round Population 6,358

Potential new residents est. 2,160

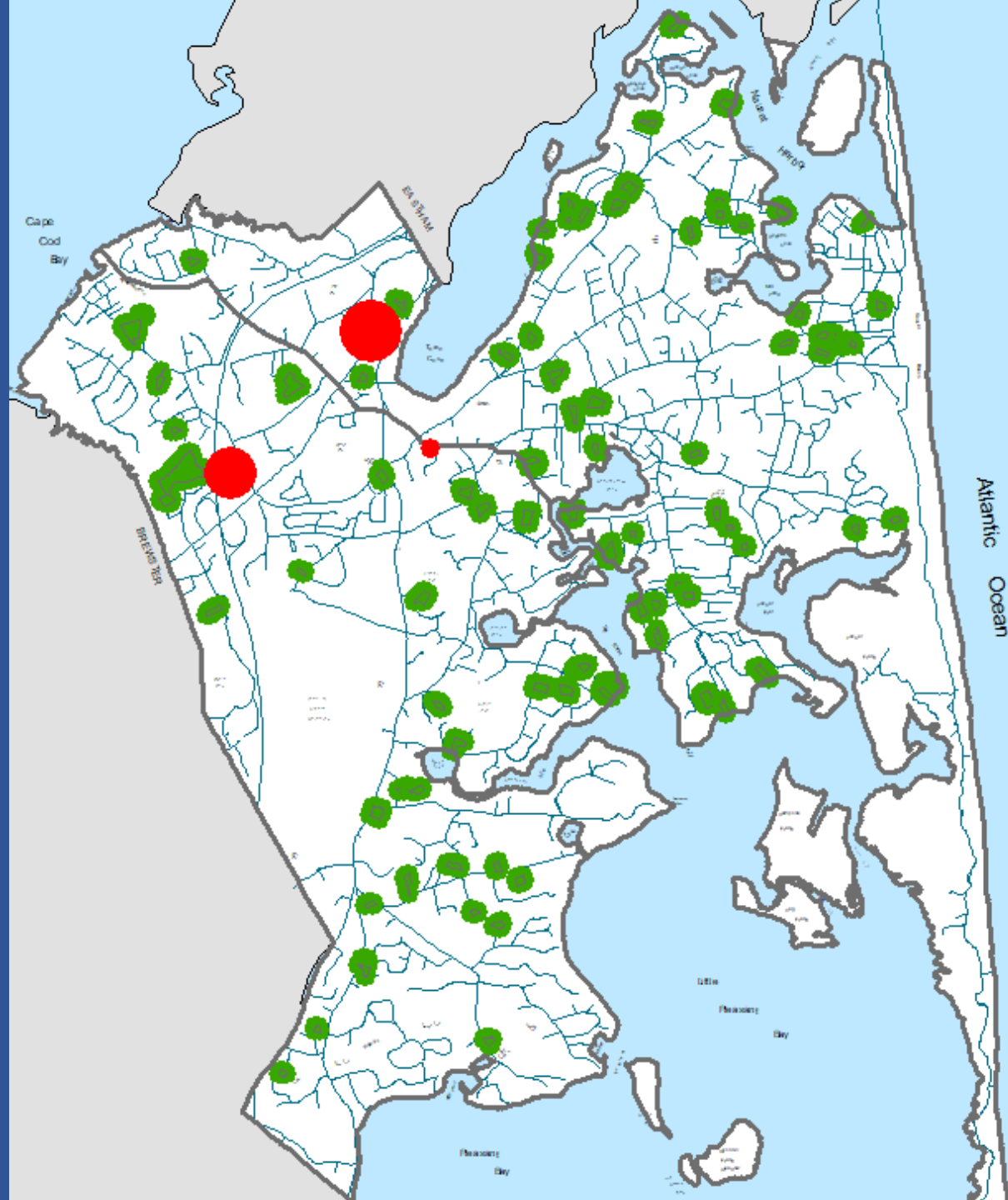
Total Population @ Buildout 8,518

Assumes 54% yr-rd occupancy

Pace of Development

(5-year compilation)
90 permits issued

153 planned
affordable/workforce
housing



Commercial Growth

Non-Residential Buildout:

Existing non-residential 1,500,000 s.f.

Potential non-residential 600,000 s.f.

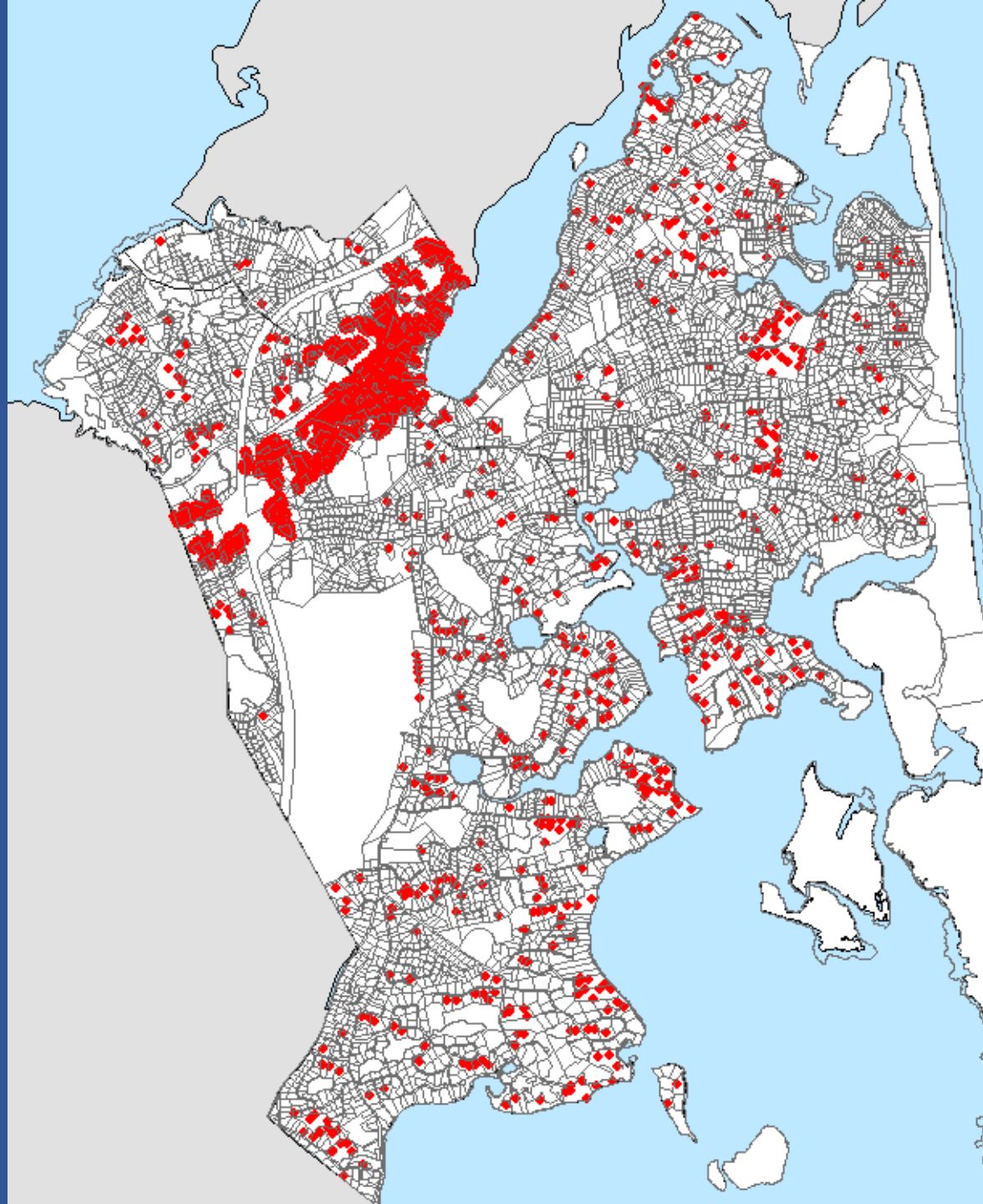
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Buildout Total non-residential
= 2,100,000 s.f.

based on existing Resid/Comm ratio

Overall Residential Potential

- Downtown Density
 - Infrastructure
 - Regulations
- Residence Districts
 - 1-acre lots
 - 1 Bdm per 10,000 s.f.



THANK YOU!



Orleans Build-Out Analysis
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Build-Out and population

Year-round Population (2022)	6,358
Number of Homes Occupied Year-round	3,087
Average # Residents Per Year-round Home	2.15
Percent of Home Occupied Year-round	54%
Total Potential New Dwellings	1,860
New Year-round Dwellings, same occupancy	1,005
Potential Number of New Residents	2,160
Yr-round Population at Buildout	8,518

Impacts of Build-out

- **Traffic Circulation Planning**
- **Environmental Protection Needs**
- **Increased Town Services**
- **Quality of Life**

Buildout and Planning Horizon

- Buildout is hypothetical
- Growth in Dwellings last 20 years – 4%
- Planning “horizon”
- Decide where to grow and where to protect

CROS PLAN

Priority Parcels Map 2016

