



# *Black Point* BEACH CLUB

## Appendix A

### Community Survey Results

September 2022

Prepared by



# Response Rate

- Survey open for approximately 1 month between August 9<sup>th</sup> and September 5<sup>th</sup>, 2022.
- **388 total responses.**
- 300 unique IP addresses (households), representing ~52% of BPBCA households.



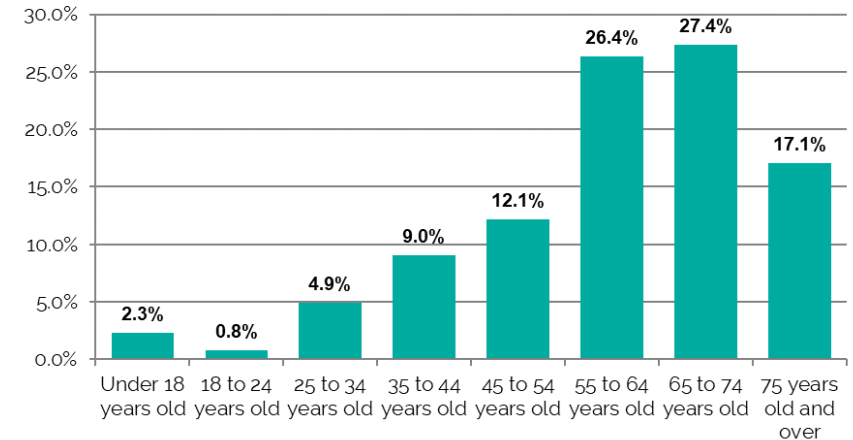


# Section 1: About You

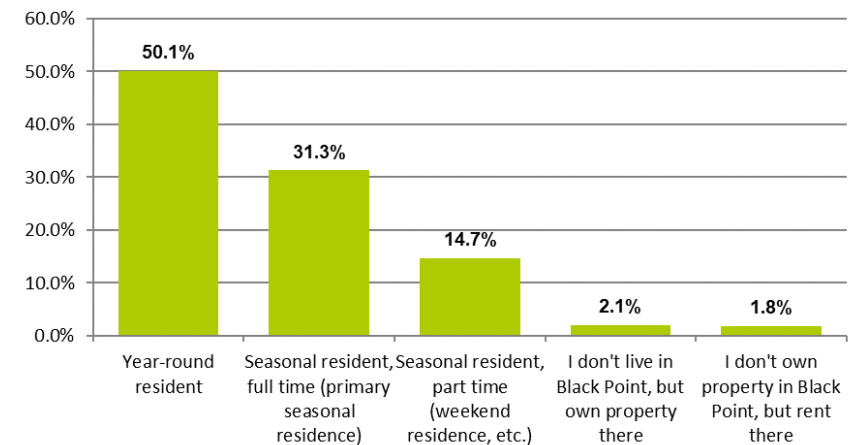
# About the Respondents

- About 44% of respondents were age 65 years old and over.
- **About half of respondents were year-round residents.**
- Respondents over 65 were more likely to be year-round residents (56%) compared respondents under 65 (46%).
- Most seasonal residents live in Black Point between 2 and 5 months per year.
- Most seasonal residents live for the rest of the year in CT (97) with sizable numbers also living in FL (25), MA (16), and NY (14).

What is your age?



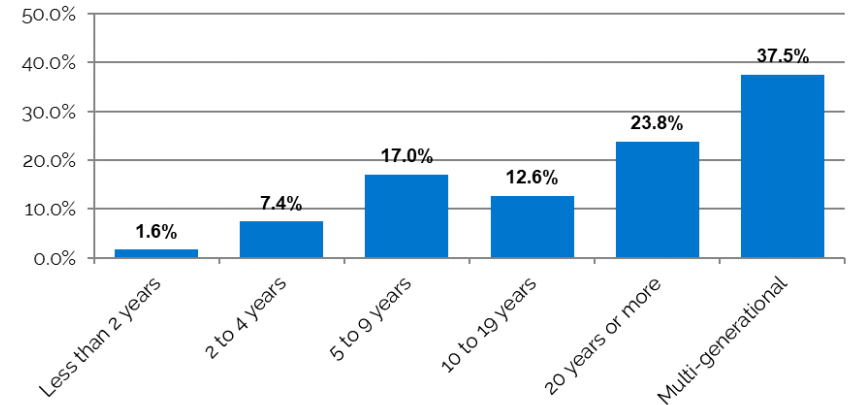
Residency Status



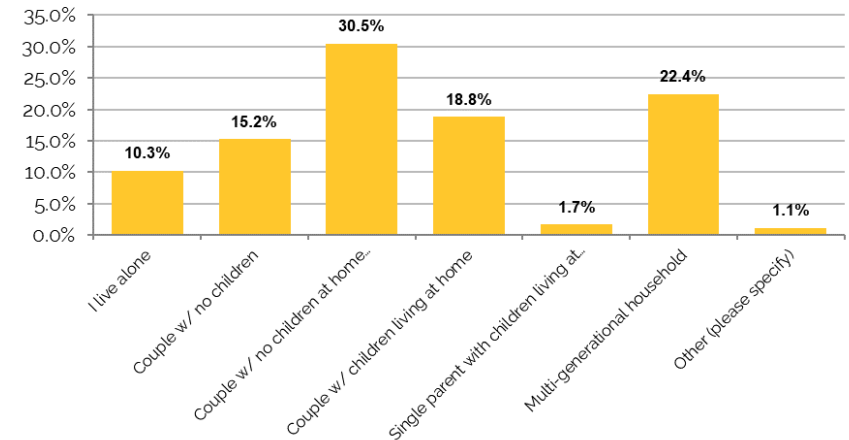
# About the Respondents

- About 38% of respondents were multi-generational black point residents.
- Long-time residents (10+ years) also highly represented in survey.
- Empty nesters (30.5%) were the most common household type followed by multi-generational households (22.4%).
- About 20% of respondent households have children living at home.
- Black Pointer (36.6%) cited as most frequent information source, followed by association website (21.9%) and word of mouth (18.9%).

How long have you lived, owned property, or rented a home in Black Point?



Household Type







## **Section 2:** Strengths, Weaknesses, Opportunities





# Black Point: Strengths/Opportunities

# What Makes Black Point a Great Place to Live?

- Beach & water access
- Sense of community
- Community activities & events
- Safe community
- Quiet community









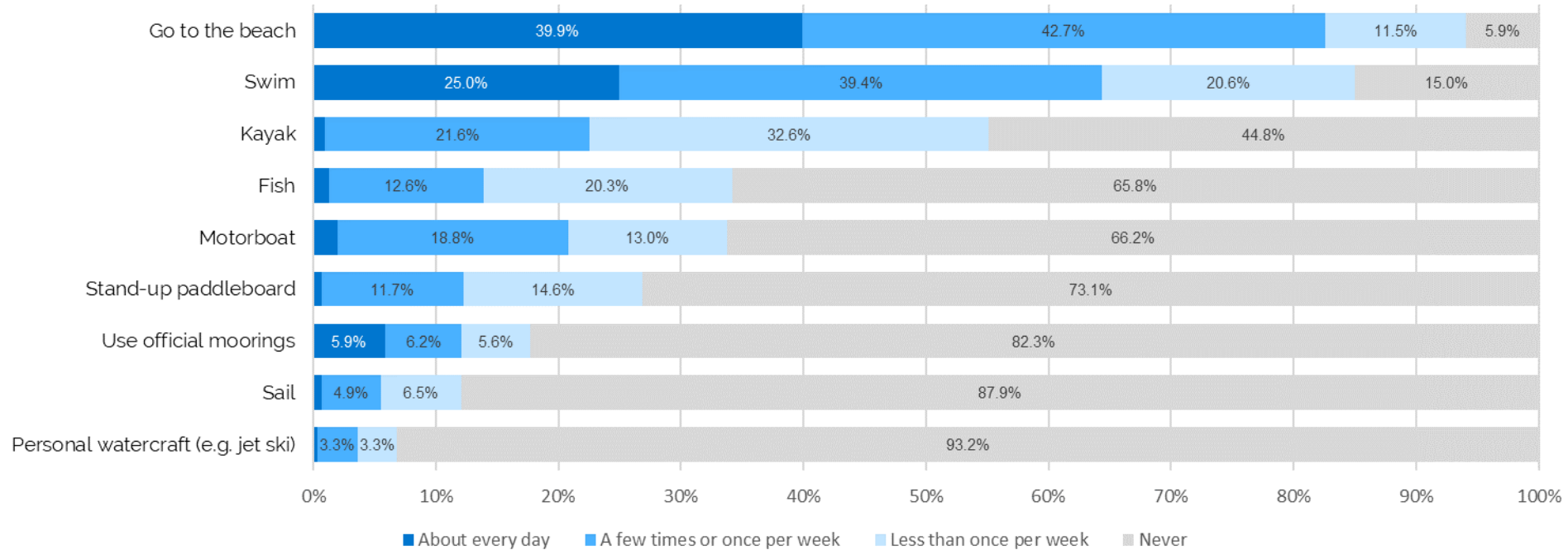
An aerial photograph of a coastal town, likely Santa Monica, showing a dense grid of streets and buildings. A prominent pier extends from the town into the ocean on the right side of the image. The entire image is overlaid with a semi-transparent dark red filter.

## **Section 3:** Beaches, Boating, and Piers



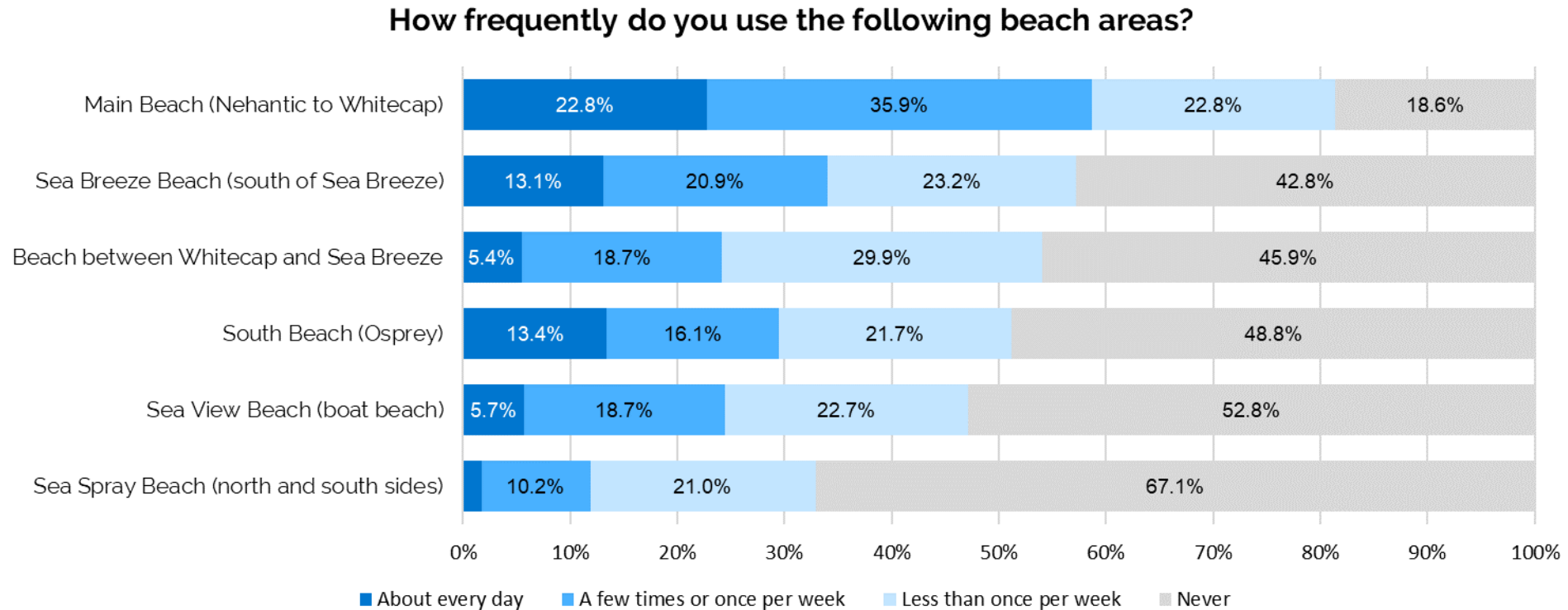
# Waterfront Activities

How often do you partake in the following waterfront recreational activities?



- **Going to the beach (94%) and swimming (85%) are by far the most popular activities.**
- Kayaking (55%), fishing (34%), motorboating (34%), and paddleboarding (27%) are also popular, but are done less frequently.
- Less than 20% of respondents use official moorings, sail, or use personal watercraft.

# Beach Use

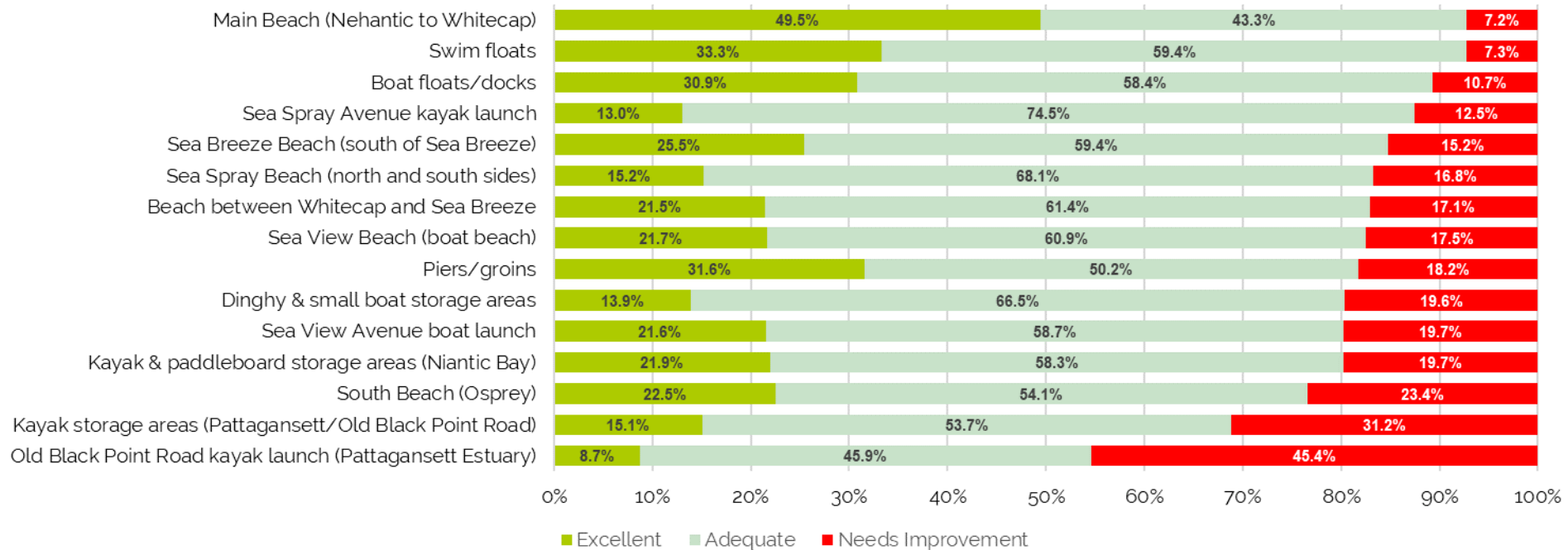


- **Main Beach is used by 81% of respondents, including 23% daily.**
- Sea Breeze Beach, Beach between Whitecap and Sea Breeze, and South Beach also used by over 50% of respondents.
- Beach use corresponds with size and facilities – larger beaches with more facilities are more heavily used



# Beaches and Coastal Infrastructure

How would you rate the condition of the following:

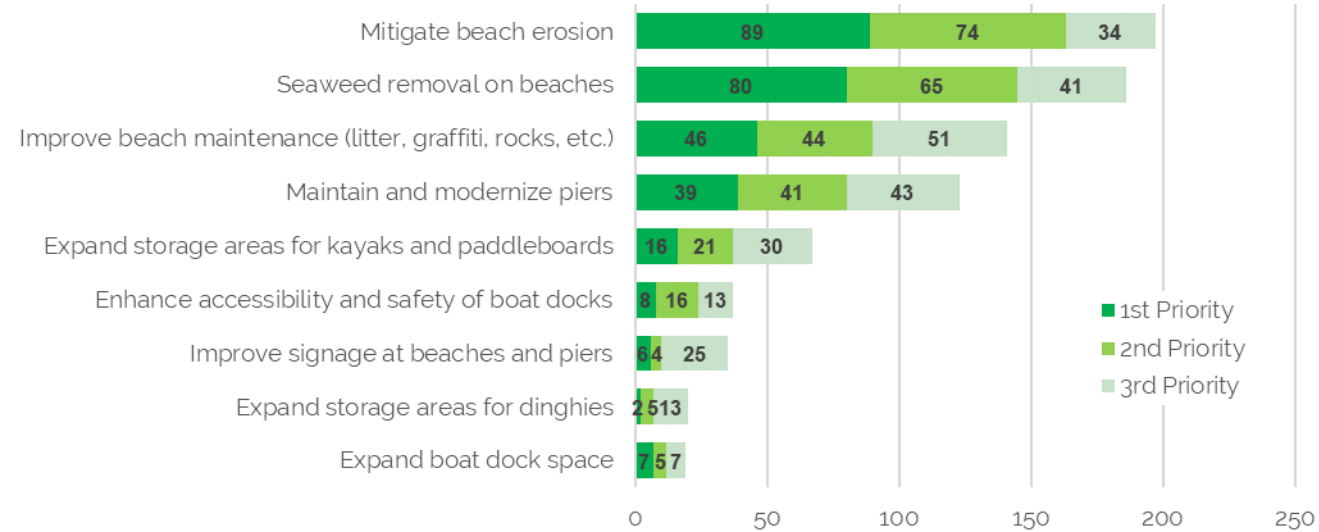


- Most beach and coastal access infrastructure seen as either excellent or adequate by a vast majority of respondents.
- **Kayak facilities (both storage areas and launch) in backwater area of Pattagansett Estuary were most cited as in need of improvement.**

# Priorities: Beaches, Boating, and Piers

- Beach maintenance seen as the top priority among respondents:
  - Erosion mitigation
  - Seaweed removal
  - Rock removal
- Boat storage, docks, and signage seen as lower priorities
- 49 write in responses frequently mentioned:
  - Old Black Point Rd kayak launch
  - Expansion of facilities (storage, trash receptacles, spigots)
  - Rule enforcement
  - Accessibility

Please select your top 3 priorities related to beaches, boating, and piers







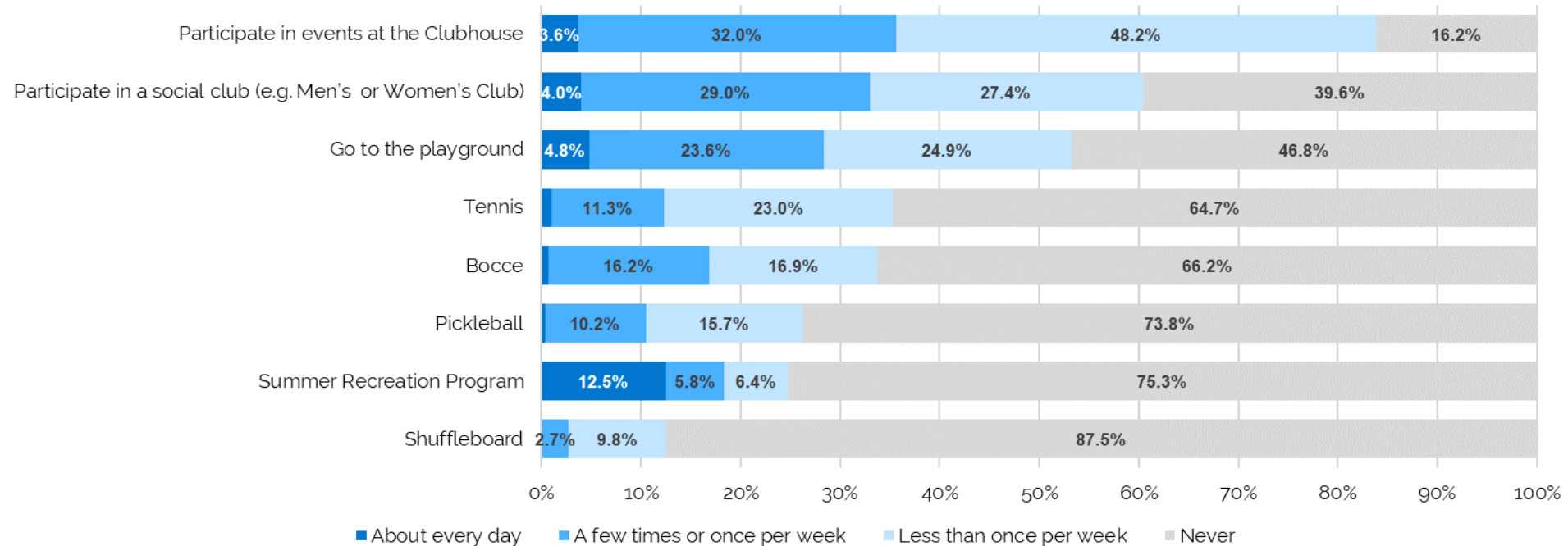


## **Section 4:** Community Facilities & Recreation



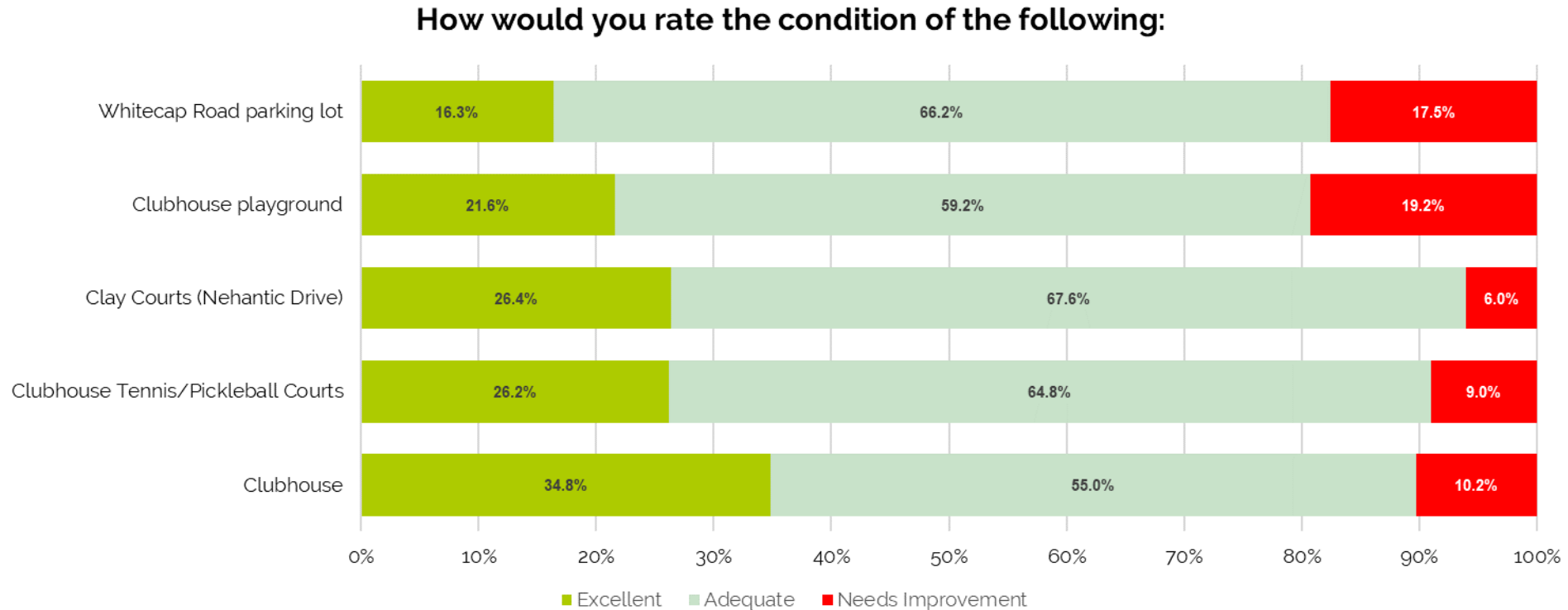
# Recreational Activities

How often do you partake in the following recreational activities in Black Point?



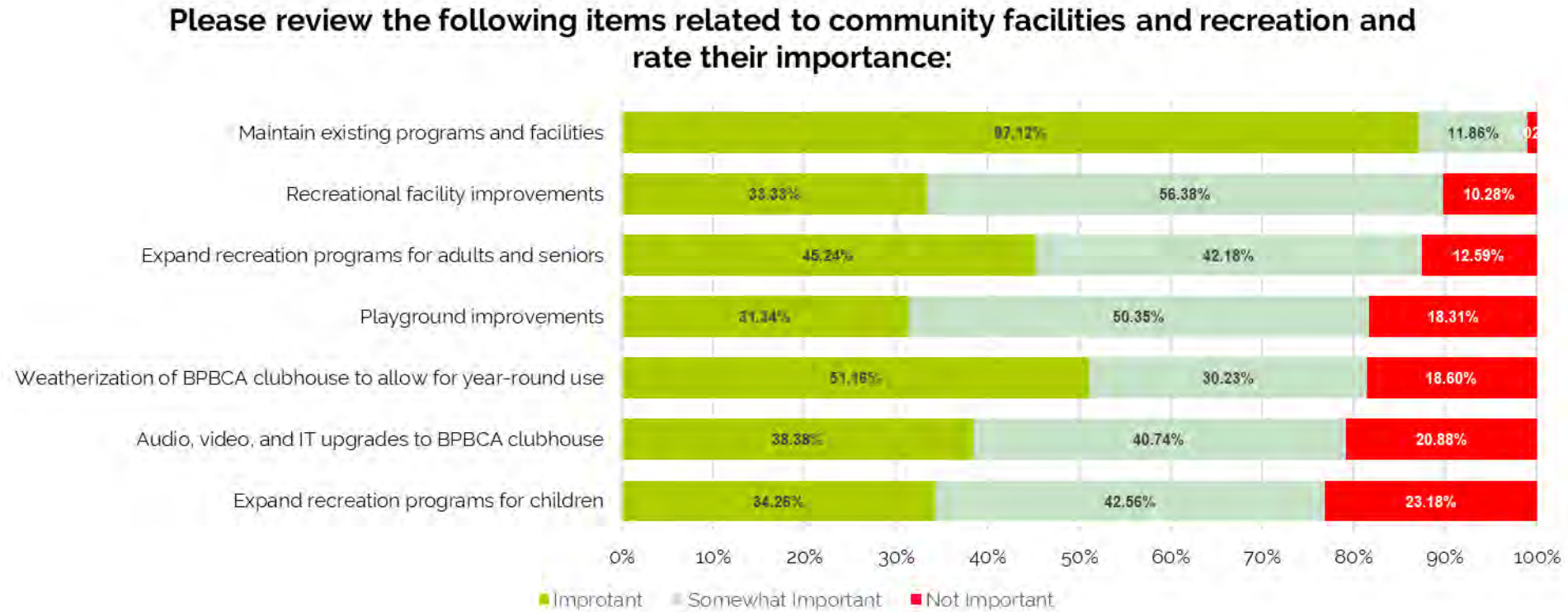
- **Over 85% of respondents participate in events at the clubhouse**
- Nearly 60% participate in social clubs.
- Tennis and bocce are played most frequently, followed by Pickleball.
- Summer recreation program used by ~25% of respondents, but half of users use program daily

# Community Facilities Condition



- **General satisfaction with existing facilities - All community facilities had over 80% of respondents view them as either adequate, or excellent.**
- Clubhouse playground had the highest number of respondents indicating that it needs improvement, at 19.2%

# Priorities: Community Facilities & Recreation:



- **Strong support for maintenance of existing programs and facilities**
- Weatherization of BPBCA clubhouse identified as “important” by over half of respondents.
  - Aligns with share of year-round residents who participated in survey.



## Issues: Community Facilities & Recreation:

## Other Community Facility & Recreation Issues:

- **Clubhouse improvements** – Winterization, AV upgrades, cosmetic improvements (9)
- **Pickleball** – creation of additional courts/dedicated courts (8)
- **Recreation Program/Kids Club** – in need of improvement (7)
- **Playground** – upgrade equipment (5)

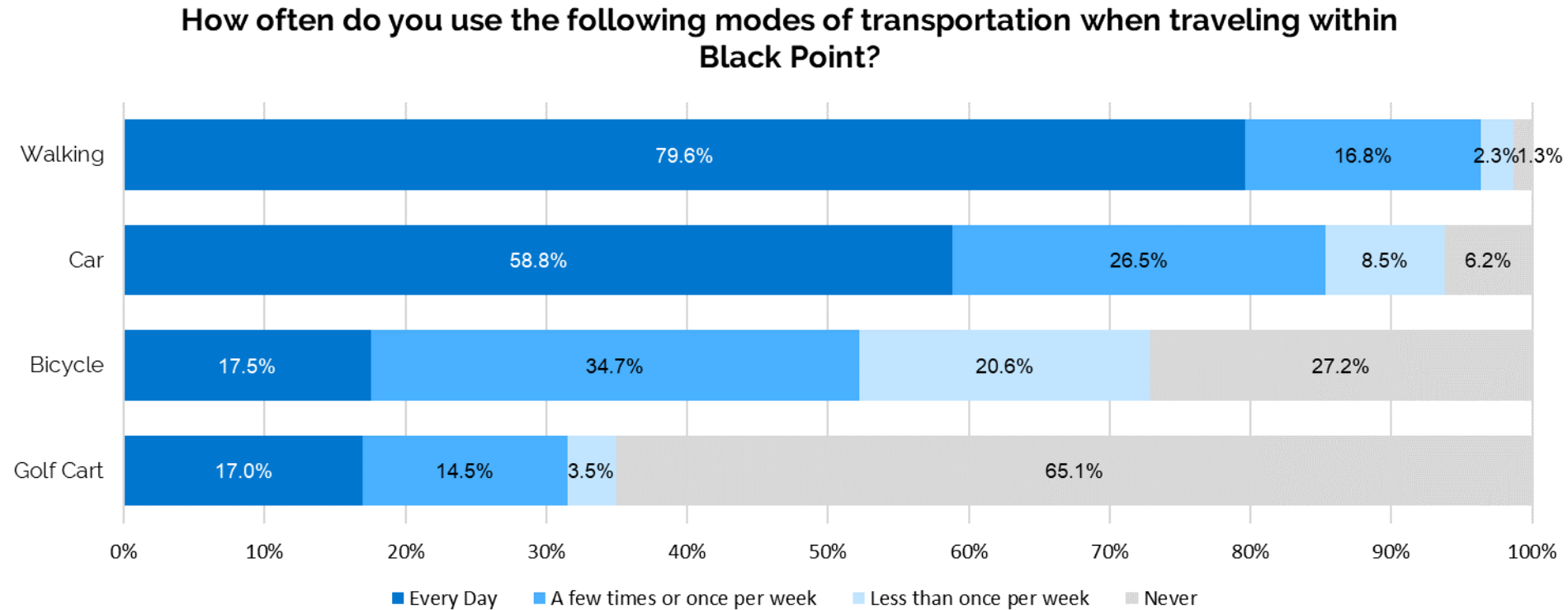






# **Section 5:** Transportation

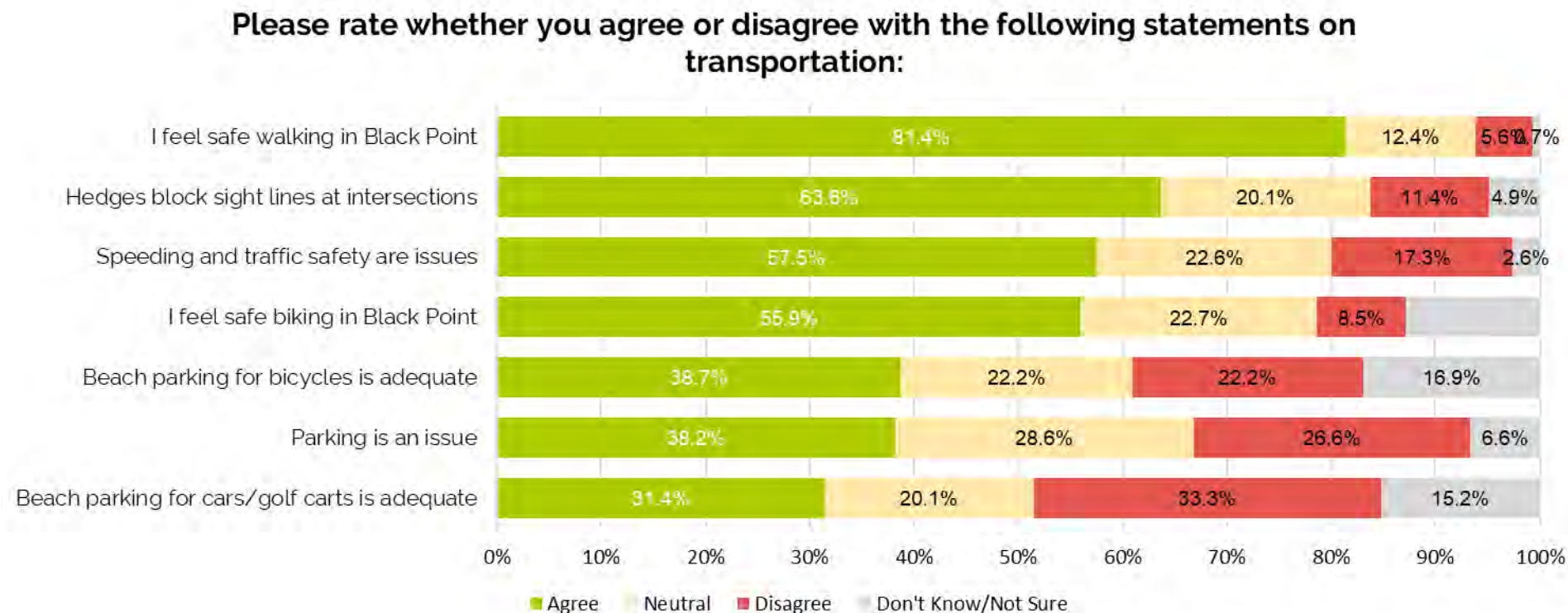
# Travel Modes



- **Walking (99%) and car (94%) are the most common travel modes within Black Point.**
- Bicycles are used by about 73% of respondents, but fewer use it as their primary travel mode.
- About 35% of respondents use Golf Carts within Black Point.
- Write in responses include scooters (3) and mopeds (3).



# Traffic & Transportation Perceptions

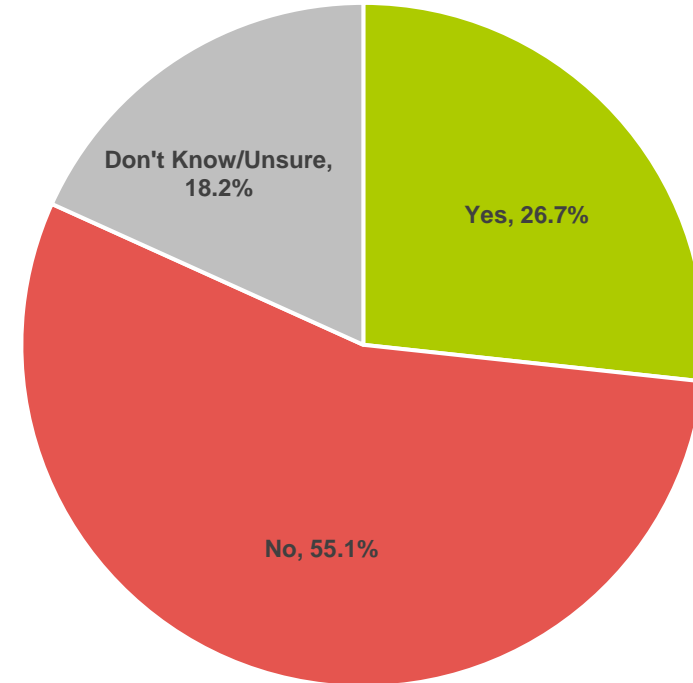


- Vast majority of respondents feel safe walking in Black Point.
- Hedges/sight line issues (63.6%) and speeding (57.5%) are frequently cited issues.
- Community divided on adequacy of parking for bicycles, vehicles, and golf carts.

# Traffic & Transportation Perceptions

- **About 55% of respondents are not in support of converting streets within Black Point to one-way.**
- Respondents generally feel safe walking and biking in Black Point, which may contribute to the lack of support for one-way streets.

Would you support the conversion of certain streets within the BPBCA boundaries to one-way streets?



# Issues: Transportation

## Other Transportation Issues:

- **Breaking of traffic rules + lack of enforcement** – speeding, running stop signs (36)
- **Golf carts** - not following traffic rules, underage drivers, etc. (32)
- **Parking** – beach parking adequacy and organization, on-street parking ban enforcement (8)
- **Road Maintenance** – roads need repaving (7)





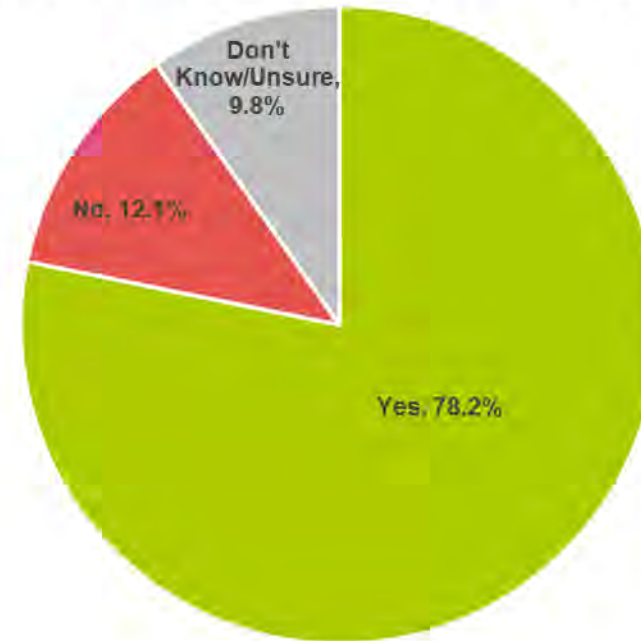
An aerial photograph of a residential neighborhood, showing a grid of streets and numerous houses. The image is overlaid with a semi-transparent red filter. The text "Section 6: Land Use & Zoning" is centered in a bold, yellow font.

## **Section 6:** Land Use & Zoning

# Land Use & Zoning: Rental Policies

- **General satisfaction with existing BPBCA association rental policies**
- Out of those that answered no to this question:
  - 58% were in support of less strict rental policies (such as allowing shorter-term rentals)
  - 42% were in support of more strict rental policies (such as requiring 2-week or monthly minimum rental periods)

BPBCA rules require a minimum one-week rental period. Short-term rentals are not permitted. Are you satisfied with BPBCA's rental policy?

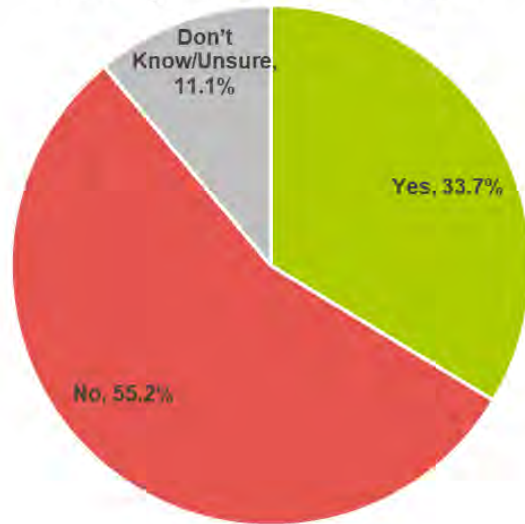




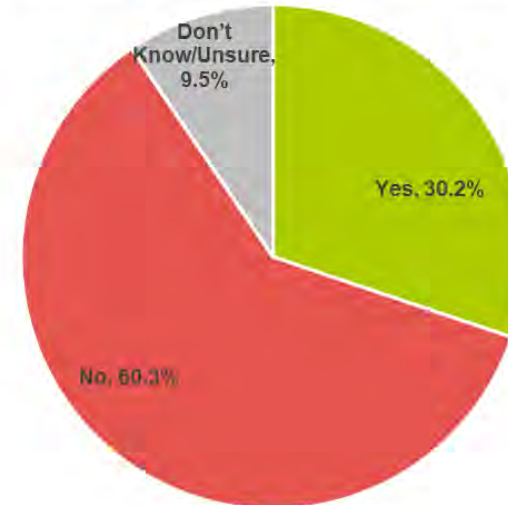
# Land Use & Zoning: Density

- **Density (55.2%) and level of new development (60.3%) were not perceived as issues of concern for a majority of survey respondents.**
- Multi-generational Black Pointers are more concerned with density and new development compared to other households

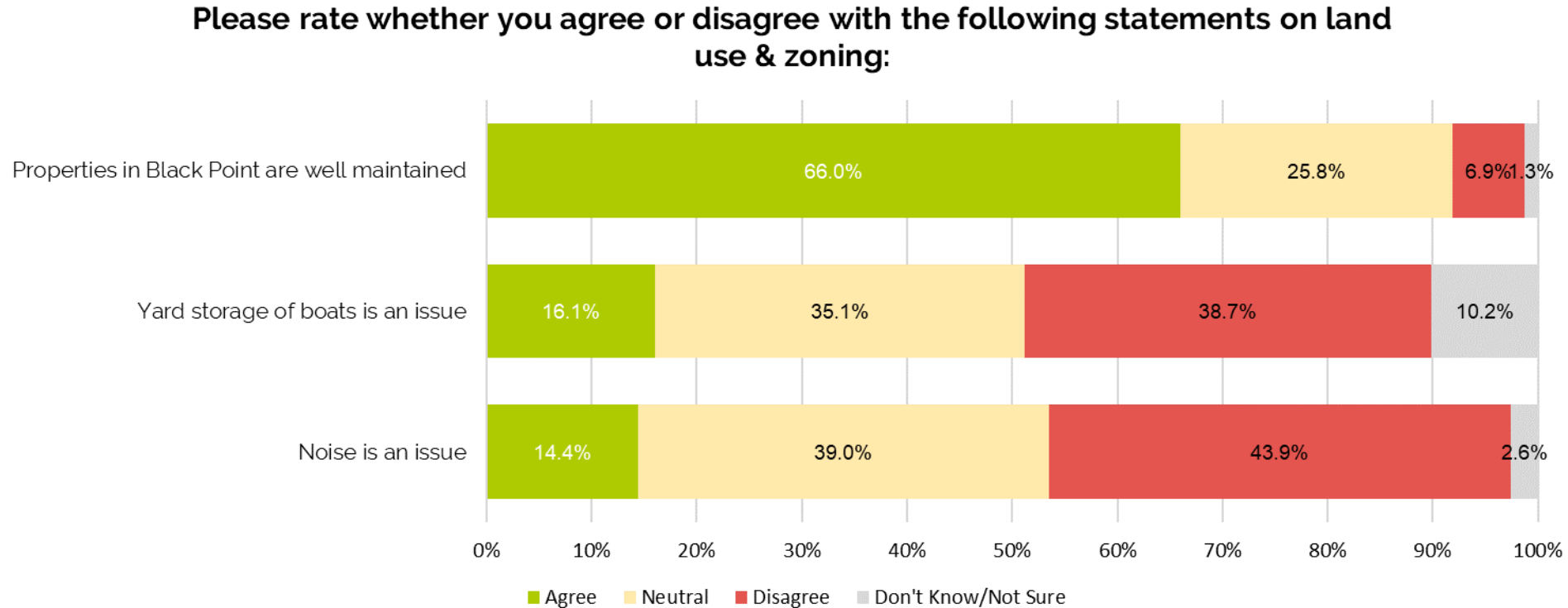
Are you concerned about the overall density within Black Point?



Are you concerned about the level of new development within Black Point?



# Issues: Land Use and Zoning



- **General agreement that properties in Black Point are well maintained.**
- Respondents more split on whether noise and yard storage of boats are issues, although more respondents do not perceive these as issues.

# Issues: Land Use and Zoning

## Other Land Use & Zoning Issues:

- **Zoning regulations** – Violations of zoning regulations, need for consistent enforcement, need for greater zoning flexibility (25)
- **Blight & property maintenance** – a few properties not well maintained, need for blight enforcement mechanism (24)
- **Increasing Density** – concern over the loss of open space & trees, zoning enables densification (8)

