

APPENDIX IIB: Developer Guidance for 25 Watson Avenue (Former Carmelite Monastery Property)

(NOTE: THIS DEVELOPER GUIDANCE NEEDS TO REFLECT THE PLANNING BOARD'S PREFERRED PLAN, TO BE DETERMINED)

The following is provided as guidance for development of 25 Watson Avenue (the former Carmelite Monastery property), for establishment of a new zone that can accommodate the vision described below. These guidelines were informed by a community planning effort starting in November 2021 and concluding in May 2022.

The guidelines provide the Town a means to evaluate development proposals and a basis for the establishment of a new zone, "Climate-Resilient Neighborhood Zone", for the site.

1. Applicability

This guidance shall apply to the parcel at 25 Watson Avenue, which also includes street frontage on Freemont Avenue, Assessor's Plat 7, Lot 4. The property is approximately 317,320 square feet in lot area, or 7.285 acres.

2. Findings

- A. The guidance was informed by an extensive public planning process from November 2021 to August 2022, guided by the 25 Watson Ave. Ad Hoc Committee consisting of a wide range of stakeholders—including members of Town boards and commissions, the Barrington Land Conservation Trust, and residents from the surrounding neighborhood. The Town's consultant team assisted with expertise on public facilitation, real estate development, architecture, site design, landscape architecture, and building condition assessments.
- B. The guidance is also informed by the Town of Barrington's Comprehensive Community Plan, which outlines strategies to achieve the State-mandated 10 percent low- and moderate-income housing goal and expanding housing options for current and future residents of Barrington. The Comprehensive Plan identifies a need to provide housing for a growing senior population, and for other individuals and households seeking alternatives to single-family homes on large lots.
- C. As the lot has street frontage on two streets, Watson Avenue and Freemont Avenue, the existing Residence 40 (R40) zone provides for approximately nine total housing units on lots of at least 32,000 square feet as of right, factoring in a 20 percent density bonus allowed under inclusionary zoning, with two of the units qualifying as affordable. Further, a conventional subdivision allowed under the Town's Zoning Ordinance provides minimal open space preservation protection such that a private developer would have few constraints in clearing lots and building houses in accordance with the R40 zone.
- D. The guidance articulated herein, by creating a vision for a new zone, represents an opportunity to expand housing choice in Barrington while preserving open

space and creating public amenities, including passive recreational spaces and public parking.

- E. This site is an opportunity to increase Barrington’s resilience in the face of a changing climate. While the town has many areas that are vulnerable to impacts from climate change, such as more frequent and intense storms and rising seas, this site has the potential to be designed for climate resilience as it is completely outside the flood zone with a significant portion at elevation 30 feet above sea level and above.
- F. The 25 Watson Ave. Ad Hoc Committee planning process explored options to preserve and adapt the 25,000-square-foot Carmelite Monastery building, built in the 1950s, based on votes at the Financial Town Meetings in 2021 and 2022 supporting preservation of the building. However, an analysis commissioned by the Town concluded that incorporating this building in the redevelopment of the site is unlikely to be financially feasible without significant increases in density and/or additional investment by the Town and/or outside sources, such as State and Federal funding. Therefore, this guidance includes an option to preserve as well as an option to remove the monastery and parking lot.
- G. _____
- H. _____
- I. _____
- J. _____

3. Purpose

The purpose is to achieve the following:

- A. Create an innovative, climate-resilient residential community with sustainable site and building design features, to include on-site renewable energy generation (rooftop solar), geothermal or electric heat pumps, Passive House standards, electric vehicle charging infrastructure, and a compact development footprint to protect significant natural features and preserve buffers.
- B. Increase housing choice in Barrington, including dedicating a portion of the property for age-restricted housing (55 years and older).
- C. Establish building and site standards that reduce or eliminate accessibility barriers for people with mobility issues, including those with an unsteady gait.
- D. Meet the housing needs of households with a range of incomes, with a minimum of 20 percent affordable, as defined by the State Low-Moderate Income Housing Law [INCLUDE THE FOLLOWING?], plus at least ___ [10?] percent of the units priced as affordable to households earning up to ___ [150?] percent of the Area Median Household Income for the Providence-Fall River Metropolitan Statistical Area.
- E. Create passive recreational amenities accessible to the public within the area

labeled “Public Open Space” on Figures 1 and 2, located to the south of the existing monastery building. Examples of site amenities for passive recreation include walking paths, public gardens, public art and seating areas, including some with views of Narragansett Bay, as well as public parking.

- F. Facilitate community interaction through the inclusion of that common gathering areas and residential units with front porches and covered stoops, as appropriate.

4. Definitions

For the purposes of this Appendix only, cottages include single-family attached or detached units within a range of [___ to ___ square feet] [1,200 to 1,800 square feet?] of living space located, located on one lot and generally clustered around and fronting on common open space or a courtyard; each of these units shall have a first-floor primary bedroom and bath, and no more than two bedrooms.

5. Design and building requirements

Design and building requirements are as follows:

A. Minimum Requirements

- i. Proposed development within the areas depicted in Figures 1 and 2 as “Senior Housing” and “Single-Family Lots” shall include a minimum of 20 percent affordable units as defined in RIGL 45-53-3. The density bonus provided by the Town for projects pursued under this Developer Guidance constitutes the local subsidy, as required by State law. All affordable units shall remain affordable for at least 99 years[?] through the use of deed restrictions or equivalent legal instrument.
- ii. [INCLUDE?] Proposed development shall provide a minimum of 10 percent[?] additional units priced as affordable to households earning up to 150 percent[?] of the Area Median Income (AMI) for the Providence-Fall River Metropolitan Statistical Area.
- iii. All housing units within the areas designated “Senior Housing” in Figures 1 and 2 shall be Americans with Disabilities Act (ADA)-accessible in accordance with the guidance in A Manual to Assist Designers and Builders in Meeting the Accessibility Requirements of the Fair Housing Act published by the U.S. Department of Housing and Urban Development (HUD).
- iv. Affordable housing units shall comply with Section 185-195A of the Zoning Ordinance, Design and Building Requirements, and shall:
 - Be reasonably dispersed throughout the development.
 - Be indistinguishable in appearance of quality of construction from the other units in the development.
 - Be indistinguishable in architectural style to the market rate units within the project.
- v. _____
- vi. _____

vii. _____

viii. _____

B. Residential Unit Count

i. The total number of residential units shall not exceed _____ [38 units [?]] housing units – except as provided below and in Section 7 (density bonus).

ii. Unit allocation for phasing depicted in Figure 1 is as follows:

- Subarea 1: 22 to 28 Senior Housing Units and Single-Family Houses, plus additional housing units allowed per Section 7 - Density Bonus Performance Criteria.
- Subarea 2: 10 to 16 multifamily housing units, plus additional housing units allowed per Section 7 - Density Bonus Performance Criteria.

iii. [INCLUDE?] Density Bonus: A bonus of up to [] percent additional units above the maximum total of [] (rounded up to the next whole number, for a maximum bonus of [] units) shall be provided for development that achieves performance criteria points as described in Section 7 - Density Bonus Performance Criteria of this Guidance. With the addition of any bonus units, the number of units that qualify as affordable housing based on State law shall not fall below 20 percent of the overall total.

iv. _____

v. _____

vi. _____

C. Public Open Space

i. Public access within the area designated as “public open space” in Figures 1 and 2 shall be protected in perpetuity, whether owned and maintained by a private entity, or by the Town or another entity approved by the Town.

ii. Areas within the public open space to the south of the existing monastery building shall provide paths, public gardens, benches, seating walls, and public art subject to approval by the Town. The design shall include seating that is oriented to capture the views of Narragansett Bay.

iii. Landscaping features, which could include bioretention areas, should be used to create clear visual separation between public open spaces and private open spaces where access is limited to residents and guests within the development.

iv. If owned by a private entity, maintenance of all areas and amenities within the Public Open Space area shall be the responsibility of the property owner or homeowners association or the equivalent, in accordance with a maintenance agreement recorded in Land Evidence.

v. _____

vi. _____

vii. _____

viii. _____

D. Vehicular Access and Parking

i. Senior Housing

- a. No more than two curb cuts on Freemont Avenue and one curb cut on Watson Avenue shall be permitted to provide vehicular access to housing units not located on frontage lots on Watson or Freemont Avenue.

ii. Single-Family Houses

- a. Shall comply with the minimum off-street parking requirements in the Zoning Ordinance for these uses.

iii. Multifamily Housing (Figure 1 only)

- a. Shall comply with the minimum off-street parking requirements in the Zoning Ordinance for this use.

iv. Public Parking–Open Space

- a. At least 10 public parking spaces shall be provided in the Public Open Space section depicted in Figures 1 and 2, including at least two with access to an electric vehicle charging station.

v. Lighting: Parking, Driveways, Roadways

- a. Cut-off LED lighting fixtures along interior roads/driveways, directed downward so as not to spill into the sky, shall be required. Such lighting will be at a minimum of 3 lux of illumination, on poles no taller than 18 feet.

vi. _____

vii. _____

viii. _____

E. Pedestrian Facilities

- i. Areas within the cottage court development shall be connected with ADA-accessible walkways.

- ii. Pedestrian-scale (e.g. on bollards) LED lighting shall be provided along the interior private walkways and public walkways and paths.

- iii. Public access, either through walkways and/or walking paths, shall provide connectivity between Watson Avenue and Freemont Avenue.

iv. _____

v. _____

vi. _____

F. Utilities

- i. All utilities shall be placed underground.
- ii. Electric or geothermal heat pumps shall be used to meet the heating and cooling needs for all occupiable buildings on site.
- iii. The use of natural gas for any housing unit is not permitted.
- iv. _____
- v. _____

G. Buildings

The following building standards shall apply:

- i. Senior Housing
 - a. Variety in Design. The same combination of building elements, features, and treatments should not be repeated on individual dwelling units for more than twenty (20) percent of the total dwelling units in a cottage housing development. Dwelling units with the same combination of features and treatments shall not be located adjacent to each other. At a minimum, variation in general architectural elevation and size is required.
 - b. Porches
 - 1. Housing units shall have a covered porch over the primary entrance at least sixty (100) square feet in size with a minimum depth of six feet on any side.
 - 2. The porch decking on ADA-accessible cottage units shall be flush to the ground (no step).
 - c. Access to and into ADA-accessible units, including walkways, porches and the front entrance, shall include additional accommodations for people with an unsteady gait. Measures shall include the provision of railings at front and rear entryways/porches, regardless of slope.
- ii. Single-Family Houses
 - a. Variety in design, using the techniques described for cottage units, is encouraged.
 - b. Building massing, building materials, and other details should be consistent with existing housing located within three blocks of the site. (Examples: bungalow with front porch, Colonial with gambrel roof, cape with gabled roof and front porch, etc.)
- iii. Multifamily Apartment Building (Figure 1)
 - a. Conversion of the monastery building into residential shall comply with the following:
 - 1. Expansion of the building footprint shall remain within the area labeled "2" in Figure 1.
 - 2. Addition of a floor above the existing top floor shall not increase the

building height above 35 feet, measured at the natural grade of the front of the building facing Watson Avenue.

3. An articulated main entrance shall be added and oriented toward Watson Avenue.
4. Achieve LEED Building Design and Construction (BD+C) certification for major renovations.

H. Site Planning

- i. Green building / sustainable principles shall be incorporated in site design.
- ii. The roof slope of newly constructed buildings shall be oriented to provide adequate solar exposure for rooftop solar installations, in accordance with State guidelines for solar energy incentives; the planting plan shall place new trees in locations that minimize shadow on the solar-oriented roof slopes.
- iii. Stormwater shall be managed in accordance with low impact design standards, consistent with the Rhode Island Stormwater Manual.
- iv. _____
- v. _____
- vi. _____
- vii. _____

I. Other

- i. The property owner, homeowner's association, or the equivalent shall maintain all public and private common areas on site, including but not limited to passive recreation areas, gardens, parking lots, trails, site lighting, stormwater management facilities, buffers, sidewalks, lawns, driveways, and roadways.
- ii. For any land held under a conservation easement, such easement shall identify the party or parties responsible for the long-term maintenance and environmental conditions of the site.
- iii. _____
- iv. _____
- v. _____
- vi. _____
- vii. _____

6. Dimensional Regulations

A. For Senior Housing

- i. Senior Housing units may include a mix of single-family detached buildings and duplex structures (side-by-side units).
- ii. No detached accessory buildings shall be allowed except as facilities such as

storage sheds, garages, utility structures, or similar common facilities.

- iii. Dwelling units not abutting or oriented towards a right-of-way should have a front yard oriented towards common open space.
- iv. The distance between the front building edge and the right of way or the edge of the common space shall be at least _____.
- v. The building height for all structures shall not exceed _____ feet.
- vi. Accessory apartment units are not allowed.
- vii. _____
- viii. _____
- ix. _____

B. For Single-Family Detached Houses (“Single-Family Lots”)

- i. Lot dimensions and setbacks for single-family detached houses with lot frontage on Watson Avenue or Freemont Avenue shall be consistent with the house lots in the vicinity of Adelaide Avenue and Clarke Road:
 - a. Minimum 5,000 square feet in lot area; maximum lot area of 8,000 square feet.
 - b. Street frontage shall be a minimum of 50 feet
 - c. Front yard setback: at least 16 feet (front porches and steps may encroach into the front yard setback by up to six feet)
 - d. Side yard setback: at least 9 feet
 - e. _____
 - f. _____
 - g. _____

7. Density Bonus Performance Criteria [INCLUDE?]

A. Performance Criteria Scoring

- a. Achieving Passive House or Net Zero design certification: at least 50 percent of total units = 50 total points. Each additional percentage point above 50 percent equates to an additional bonus density point.
- b. Preserving additional existing undisturbed land in addition to the defined buffer areas and open space lot: 1 point for every 250 square feet
- c. _____
- d. _____
- e. _____

B. Density Bonus (round up to the nearest whole number)

- i. At least 50 Performance Criteria points = 10% density bonus

- ii. At least Performance Criteria 75 points = 15% density bonus
- iii. 100 Performance Criteria points = 20% density bonus
- iv. _____
- v. _____
- vi. _____

8. Relief

As part of the plan approval process, the Planning Board shall have the power to grant such waivers and/or modifications from Developer Guidance provisions as may be reasonable and within the general purposes and intents of the guidance. Such waivers and/or modifications shall not result in a higher overall number of dwelling units except as provided under Sections 5 and 7, and may be granted only where the Board determines that:

- A. The literal enforcement of one (1) or more provisions of these regulations is impracticable, and/or will exact undue hardship because of peculiar conditions pertaining to the land in question; and
- B. Such waiver and/or modification is in the best interest of good planning practice and/or design, as evidenced by consistency with the Comprehensive Community Plan.