

TOWN OF BARRINGTON, RI
APPLICATION FOR SUBDIVISION OF LAND &
LAND DEVELOPMENT PROJECTS

Name of Applicant: Shineharmony Holdings, Inc.

Address: 33 Middle Highway, Barrington, RI 02806

Phone #: 401-289-2840; 857-225-5119

E-mail: gmi2413@gmail.com

Property Owner: Same as above

Address: _____

Phone #: _____

E-mail: _____

Street Location of Property: 33 Middle Highway

Plat: 14

Lot(s): 2,4,13,341-343

Zoning: RE

Parcel Size: 36.98 acres

Current Use: School

refer to Zoning use table

Description of proposed subdivision or development, including number of proposed lots and/or units:

The project is a continuing care retirement community. The project proposes the construction of a 214 unit assisted living, independent living and memory care facility attached to the repurposed Belton Court which will have independent living units (18 and 3 guest rooms) and common rooms. Additionally, two 12-unit independent living buildings and 35 over-55 single family units will be constructed.

Primary Project Contact (Applicant, Architect, Engineer, Attorney)

Name Sam Bradner, Peregrine Group Title: Owners Representative

Address: Rumford Center, Building No. 3, 20 Newman Ave Suite 1005, Rumford, RI 02916

Phone #: 401.270.0600 Fax: 401.270-0707 E-Mail: sbradner@peregrinegrp.com


Signature of Applicant

09/21/15
Date

Please see appropriate checklist for submission requirements and current fee schedule for filing fee.

Project Narrative

Prepared for

Shineharmony Holdings, Inc.

at

***Former “Zion Bible College”
Barrington, Rhode Island***

September 18, 2015

Prepared by:
InSite Engineering Services, LLC
InSite Professional Complex – Suite #1
1539 Fall River Avenue
Seekonk, MA 02771

TABLE OF CONTENTS

	<u>PAGE</u>
SECTION I INTRODUCTION	3
SECTION II EXISTING SITE CONDITIONS	4
Soil Classification	4
SECTION III PROPOSED SITE CONDITIONS	
Site Layout	6
Demolition	8
Access	8
Parking	8
Landscape	9
Sign	9
Schools	9
Transportation	9
Noise Pollution	10
Pollution	10
Stormwater Management	10
Project Phasing	11
SECTION V CONCLUSIONS	11

APPENDICES

APPENDIX A – Natural Resources Conservation Service- Soil Survey

APPENDIX B – Rhode Island Department of Environmental Management- Request to
Verify Delineated Edge of Freshwater Wetlands

APPENDIX C – Aerial Photograph of Site and surrounding properties

PROJECT NARRATIVE

InSite Engineering hereby submits this project narrative on behalf of the applicant, Shineharmony Holdings, Inc. It is intended to summarize the proposed use of the site and the potential impacts that may arise from the development. This document accompanies the Master Plan Applications and the plans titled "Site Plan Development - Master Plan - for Continuing Care Retirement Community, former Zion Bible School, 33 Middle Highway, Barrington RI".

SECTION I – INTRODUCTION

The subject site ("Site") is located in the Primrose Hill section of Barrington along the westerly side of Middle Highway opposite the intersection with Primrose Hill Road. It is more particularly identified as Assessor's Plat 14, Lots 2, 4, 13, 341, 342 and 343.

The Applicant wishes to develop the site by repurposing "Belton Court" to comprise of common rooms, 18 independent living units and 3 guest rooms. And further erecting thereon a new 214 unit assisted living; independent living and memory care facility building, two independent living buildings with 12 units in each, parking lots and associated improvements. Furthermore, the applicant proposes construction of 35 cottage units for the "over 55" generation. The site will also be the locale of an International Training Center related to Senior Housing. The center will help to research, define and teach best practices in the development and operations of senior living facilities through a program being now refined in cooperation with leading operators and academics in this field.

The site will be constructed in accordance with the guidelines of the Town of Barrington Rules and Regulations as well as the State of Rhode Island Department of Environmental Management unless otherwise noted.

The current zoning designation for the Site is "RE", Recreation and Education district, which does not permit the proposed project use. The Dimensional Regulations Table requires the project site to be as consistent with the requirements of the predominant residential zoning designation of the area surrounding the property, being either the R-25 or the R-40 District. This surrounding area is predominately R-25.

A zoning ordinance change will be requested from the Town Council in order to develop the property as proposed. The proposed use of the Site is intended to be consistent with The Comprehensive Community Plan. The project will expand the supply of senior housing meeting the growing demands and needs of residents.

SECTION II - EXISTING SITE CONDITIONS

The Site (Assessor's Plat 14, Lots 2, 4, 13, 341, 342 and 343) contains 1,610,635+/- s.f. (approximately 36.98 acres) in Barrington and approximately 2.15 acres in East Providence. The site is the former campus of the Zion Bible Institute and prior to that the Barrington College from 1950-1985.

The building herein described as "Belton Court" is the former manor house of Frederick S. Peck, constructed in 1906. Listed on the National Register of Historic Places, Belton Court is a U-shaped complex of interconnected buildings built in two major periods during the first three decades of the twentieth century. Constructed in 1905-06, the first (southeast) wing of the complex is a two-story rough granite structure with a steep red asphalt shingle roof with three cross-gable stone pavilions. The remainders of the attached structures were constructed in 1927-28 to the north and west of the original (southeast) wing, bringing the total area of the complex to approximately 50,000 square feet.

Stylistically similar along the exterior - aside from the original red slate shingle roofing that still remains - the later buildings vary in height, emanating outward from the grand north wing and anchored by the four-story crenellated masonry tower at the northeast corner.

The interior of the original southeast wing and the newer north wing contain a series of beautifully finished formal spaces, exemplified by the grand and ornate north wing spaces originally designed to receive and entertain guests. The upper floors of the buildings originally housed modest living quarters for domestic staff, many of which have been altered or neglected over the years.

There are eight major buildings and a few small outbuildings on the site. Besides Belton Court, the other structures contained a gymnasium, classrooms, dormitories and maintenance facilities.

Access is provided to the property by a "main" paved driveway located off Middle Highway at its intersection with Primrose Hill Road. Additional access to the site is provided by four other driveways.

The site has access to all utilities including public water, public sewer, gas electric and cable. The site is serviced by public water connecting at Middle Highway for the main water line with hydrants located in the main driveway. Additional water services for "Belton Court" are also connected from Middle Highway. Sewer service is provided via a sewer main located in the main driveway and connecting to the public system located in Great Neck Road. The site is serviced by overhead electric and underground gas.

Stormwater management of the site comprises of either directing runoff from impervious and lawn areas to catch basins and manholes ultimately discharging to an existing drainage swale, encompassed by an easement, or by overland flow to the wetland areas.

Wetlands were delineated by Natural Resources Solutions, Harmony RI on November 25, 2013 and December 2, 2013. The wetland flags were located along the southwesterly and westerly property lines and are depicted on the Master site plans. A request to verify the delineated edge of freshwater wetland was submitted and reviewed with minor comments by Rhode Island Department of Environmental Management on October 30, 2014. The comments by RIDEM have been incorporated in the Master Plan.

The Site falls within an "RE" Recreation and Education zoning district which is for permitted private educational institutions and active private recreational activities. The abutting properties along Middle Highway north of Primrose Hill Road and north of the site are zoned "R 10" and are typically residential single family homes. Properties south of Primrose Hill Road and south of the property are zoned "R 25" residential single family homes.

The existing site topography is moderately to gently sloping ranging in elevation of 58 at Belton Court, falling to a low point of elevation 33 at the drainage swale located along the westerly property line. The site is predominantly improved with bituminous paved driveways, bituminous walkways and open areas of lawn. A wooded area is located south of the "main" driveway bordering the wetland area.

Examination of the Natural Resources Conservation Services Soil survey maps indicates the property contains Paxton, Ridgebury, and Woodbridge type soils that fall within the hydrologic soil group of "C". Group "C" soils have a slower infiltration rate. See Appendix A for Natural Resources Conservation Service-Soil Survey.

SECTION III - PROPOSED SITE CONDITIONS AND MASTER PLAN

Master Plan

The Applicant proposes the development of the Site as follows:

- The repurposing of “Belton Court” to comprise of common rooms, 18 independent living units and 3 guest rooms. Construction of a new 214 unit assisted living; independent living and memory care facility building and two independent living buildings with 12 units in each. The applicant also proposes construction of 35 cottage units for the “over 55” generation. The site will also be the locale of an International Training Center.
- Demolition
- The buildings are to be serviced by public water and sewer. Existing connections are located on the Site. Gas service is available in Middle Highway and onsite for HVAC system.
- Electric and Data service will be provided from Middle Highway.
- Trash Disposal Area is proposed at the services entrance located on the southeasterly side of the Independent/Assisted building properly enclosed by a 6’ stockade fence. Additional Trash Disposal Area is proposed at the two-12 unit independent buildings.
- Construction of main access drive at existing entrance opposite Primrose Hill Road. Rehabilitating existing driveways south of Belton Court. Construction of a new access driveway off Middle Highway for the “over 55” cottages.
- Construction of Parking Lots.
- Installation of landscaping.
- Low Impact design of Stormwater management system.
- Walking paths.

Site Layout

Significant attention was given to the Site layout in regards to the Historic and Environmental aspects. Belton Court is to be repurposed as an integral part of the project while allowing it to retain its historic visual character in the neighborhood.

The exterior of Belton Court will be largely restored, including new and restored windows for occupant comfort and the sensitive addition of accessible ramps and entrances. The formal first floor spaces will be preserved and restored to provide occupants with beautiful communal spaces for dining and entertainment purposes. Upper floors will be sensitively rehabilitated and

reconfigured to provide 21 new housing units. New code-compliant egress stairs will be carefully added in the southeast and north wings, in addition to modern elevators designed to serve the various floor levels within Belton Court. The new independent and assisted living buildings to the northwest will delicately attach to historic Belton Court via a narrow connector wing that utilizes existing masonry openings along the west wall of the north wing.

Belton Court is the design focal point for the redevelopment of this parcel. The new buildings have taken many of their design cues from the forms and scale elements of Belton Court, but done in a way as to be complimentary rather than repetitive. The main body of Belton Court is an English style and consists of a three and one half story building section with smaller and shorter end conditions and wings.

The Independent Living addition is rendered in Shingle Style and, while shorter in height, repeats that concept with a main body of three and one half story building section that steps down at the building ends. Additionally, the fractured nature of the building ends allows more windows and multiple exposures for the apartments as well as presenting a smaller scale.

While the architectural expression is somewhat different, the roofs for both Belton Court and the new additions are relatively steep with dormers and as such are complimentary to each other. The main building addition houses Independent Living, Assisted Living, and Memory Support apartments and services. Other than separate gardens and entrances, there will be no architectural differentiation from one level of care to another.

The two, twelve unit Independent Living Apartment Buildings are very similar in expression to the main Independent Living Addition utilizing the same building forms, materials, textures, and window expression. Because of the relatively small scale, and having only four apartments on any level, each apartment has a minimum of two exposures.

The north edge of the project consists of a cottage development. The cottages are smaller, consisting of generally one story, one and one half story, and two story building sections. The building scale is residential. The roof forms will remain relatively steep with a heavy reliance on dormers. The International Training Center is proposed as an extension of the existing farmhouse.

The main access to Belton Court, the Assisted/Independent Living Building, the two Independent Living Buildings and cultural center will be a meandering driveway lined with sidewalks and landscaping. Smaller parking areas are proposed at major entrances to the building. This configuration allows the centroid of activity on Site to be set well away from Middle Highway and adjoining properties.

Internal vehicular circulation allows access to all parking areas without the need to exit and reenter the Site. The closest parking space would be approximately 100 feet from the travel lane of Middle Highway and 150'+/- from the nearest residential property separated by a landscaped buffer. Walking paths interwoven throughout the site provide a social unity between the project components and also with the community.

Demolition

Many of the existing building on site will be demolished as part of the overall project. The existing dormitories, faculty apartments, classroom, and offices will be removed and disposed offsite. Additional demolition work will include removal of bituminous pavement, abandonment and relocation of existing utilities. Prior to construction, erosion control will be installed and the demolition sites secured by fencing. A full demolition plan will be provided during the Preliminary design submission.

Access

Proposed access to the Site will utilize the existing curb cuts and driveway locations on the Site for the repurposed Belton Court, assisted/independent living facility, Independent living apartment buildings and International Training Center. The main entrance will utilize the existing driveway location across from Primrose Hill Road. The proposed main driveway will be widened from the existing width of 20'+/_ to 24' wide. Curbing and sidewalks will be installed. The existing driveways south of Belton Court will be rehabilitated to provide access for emergency vehicles.

Construction of a new access driveway off Middle Highway will service the "over 55" cottages. This driveway is 24' wide at the entrance and will split into one way travel lanes that incorporate large landscaped common areas for resident use and areas for stormwater management. Curbing and sidewalks will be installed.

Parking

Independent / Assisted Living: Parking has been designed to provide smaller parking areas integrated within the site located at main entrances to each of the buildings. Incorporating smaller lots and parking along the perimeter provides residents easier access to their vehicles. Proposed parking spaces will be 9' x 18'. Handicapped accessible spaces will meet ADA requirements. A designated service area for trash and unloading has been provided. This area

will be screened from the public way and adjacent residential areas by a fence or evergreen plantings.

Cottages: Parking for each cottage will be provided off the main access road by a driveway. Garages are proposed for the majority of the cottages. Several small visitor parking areas are located along the main driveway.

Landscaping

The landscape design for the facility is intended to maintain the campus feel of the existing Zion Bible School property while providing landscapes that are both functional and aesthetically pleasing. Working with the site team, the design distributed cars throughout the site eliminating the need for large parking areas. This allowed the landscape to be utilized for stormwater management in smaller contained rain gardens, bio-retention and swales. Around the buildings the planting will be formal utilizing large shade trees to create an appropriate canopy on the site creating a pedestrian scale environment conducive for walking and recreating. Courtyards and pedestrian islands will have amenities that create quite oasis for residents to enjoy. Along the perimeter of the property the landscape will maintain existing buffers as well as create new ones. Wetland areas will be enhanced with new native vegetation as well as looking to preserve the existing vegetation in the buffers today. All plants will be native or non-native non-invasive plants that are suitable to the varying microclimates on the site. A Landscaping plan (prepared by Birchwood Design Group) is submitted as required by the Master Plan standards. A planting schedule for the site includes Shade trees, Ornamental Trees, Evergreen Trees, shrubs, and perennial ground covers.

Signage

Site and building signage will be designed in conformance with the Zoning Ordinance, Article XVII Signs. The Applicant understands it must submit a sign application package to the Town of Barrington for a building permit before it can erect or place any sign on the subject premises or on the building.

Transportation

Access to the Site is via Middle Highway, a two lane public road 40 feet in width having approximately 24 feet of pavement. Sidewalks are provided on the easterly side of Middle Highway from Primrose to Edgewood Drive and approximately 150' from Primrose heading north. Sidewalks are also located on the westerly sideline of Middle Highway in front of the site

from the farm house heading north. The sidewalks along the westerly sideline are in a state of disrepair with areas impassable due to tree root upheaval.

Vehicles travelling north on Middle Highway will intersect with Mayfield Road. Vehicles travelling south on Middle Highway will intersect with Great Road and Edgewood Drive. The next intersection travelling south is County Road (Route 103) which is also a two lane public road. The mass transit facility, RIPTA, does not service this section of Barrington. RIPTA does provide 2 park and ride commuter lots for the residents of Barrington.

Schools

The Assisted Living, Independent Living and Memory Care facility will not have housing for school age children. It is anticipated that no school age children will be housed in the cottage community. It can therefore be summarized that the proposed community will not increase the demands on the local schools.

Noise Pollution

No large noise pollution generators are anticipated for this project. Therefore, no significant impacts of noise on the surrounding neighborhood are anticipated as a result of this development. Typical noise levels associated with the residential component are not prohibitive.

Pollution

No large air pollution generators are anticipated as the result of this development. Lamp poles and spot lights will provide illumination of the parking areas. These lights will not impact the surrounding properties.

Stormwater Management Considerations

Stormwater Management is proposed to be designed in accordance with the Town of Barrington and Rhode Island Department of Environmental Management. Particular attention has been given to the natural environmentally sensitive features on the site. Erosion and sedimentation control measures will be designed and installed along the limit of work for the proposed project. Once established, such measures would remain in place and monitored on a daily basis until all construction activity has ceased and the surrounding grade has stabilized.

Strict utilization of this measure should ensure that neither erosion nor sedimentation potentially occurring during the initial construction process adversely or significantly impacts the overall water quality.

The stormwater will be managed in accordance with Low Impact Design (LID) Standards employing various types of Best Management Practices (BMP's) for the pavement and roof drainage. Water quality swales and Bioretention Basins will be utilized to provide groundwater recharge and water quality treatment.

Discharge from uncontrolled flows will maintain pre-development runoff rates. There will be no increase in runoff to the surrounding lots or adjacent roadways. No flooding impacts are anticipated resulting from the LID drainage system. There will be no negative impacts to the wetlands on-site as a result from this drainage system.

Project Phasing

The project will be broken up into several phases to accommodate construction activities, market and logical sequencing. While these phases are numbered any of these phases may be paired up or re-ordered to improve overall delivery of the project:

Phase I:

- Site Development including major earthwork, project utilities vehicular and pedestrian way paving activities.

- Historic renovation of Belton Court for independent living units and common amenity space for the CCRC.

- New construction of the building for independent living, assisted living and memory care.

Phase II

- New construction of the two "manor house" buildings for independent living.

Phase III

- New construction of 35 age-restricted, single family and semi-attached units.

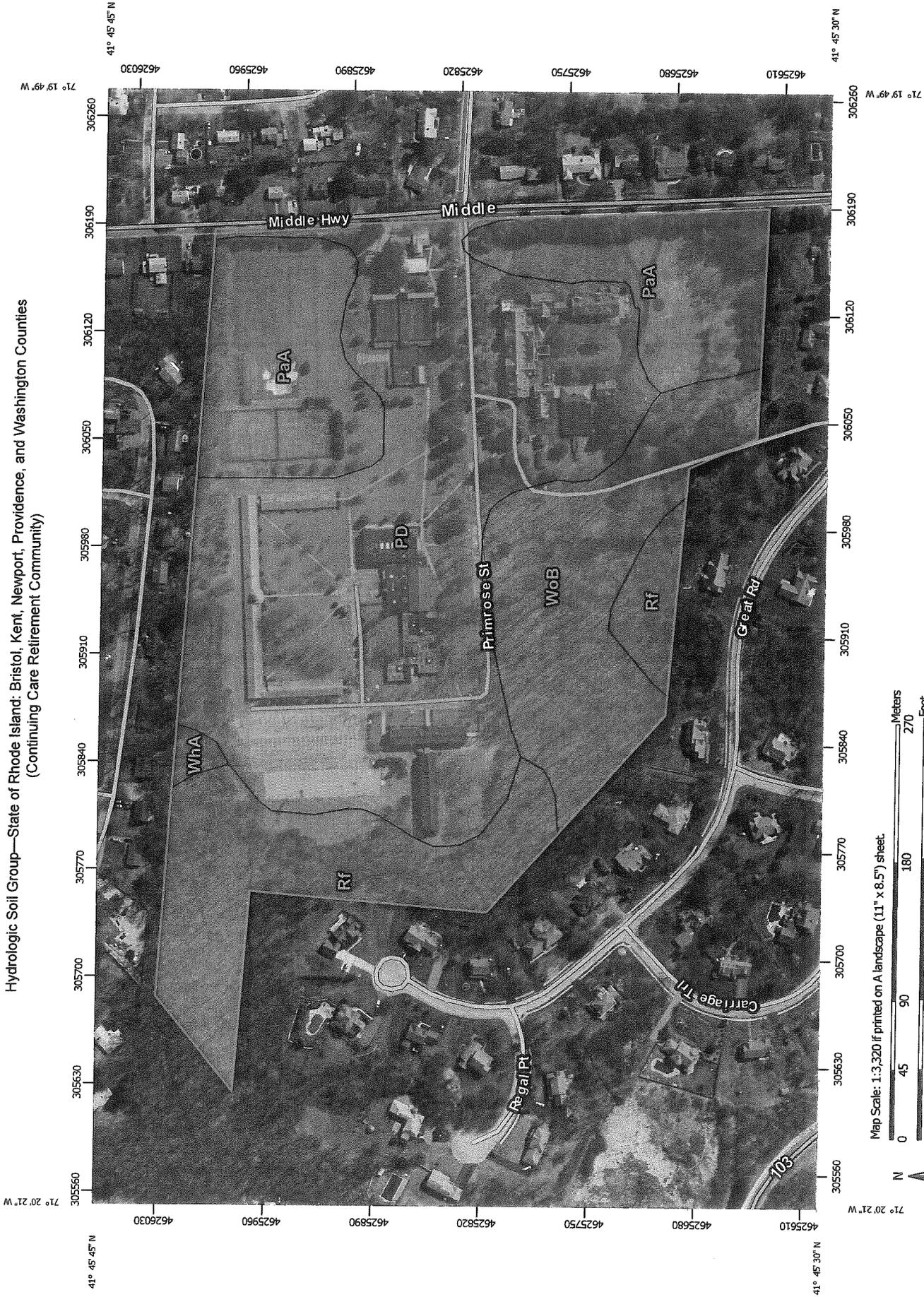
SECTION IV - SUMMARY

It is the Applicant's intent to develop the property as a Continuing Care Retirement Community that will be an asset to the residents of Barrington. The plan is consistent with the proposed changes to the Town of Barrington's Comprehensive Plan. No significant negative environmental impacts are anticipated as a result of this development.

The historic "Belton Court" is to be repurposed allowing it to be an integral component of the retirement community as it has been and will continue to be for the Barrington Community. The project will be a benefit to the Town of Barrington in terms of expanding the supply of senior housing to meet the growing demands and needs of residents.

APPENDIX A

Hydrologic Soil Group—State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties
(Continuing Care Retirement Community)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties

Survey Area Data: Version 12, Dec 18, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2011—May 1, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

	Area of Interest (AOI)		A		Slide or Slip
	Area of Interest (AOI)		A/D		Sodic Spot
	Soil Survey Areas		B		Spoil Area
	Soil Map Unit Polygons		B/D		Stony Spot
	Soil Map Unit Lines		C		Very Stony Spot
	Soil Map Unit Points		C/D		Wet Spot
	Soil Rating Polygons		D		Other
	A		Not rated or not available		Special Line Features
	A/D		Special Point Features		Water Features
	B		Blowout		Streams and Canals
	B/D		Borrow Pit		Transportation
	C		Clay Spot		Rails
	C/D		Closed Depression		Interstate Highways
	D		Gravel Pit		US Routes
	Not rated or not available		Gravelly Spot		Major Roads
	Soil Rating Lines		Landfill		Local Roads
	A		Lava Flow		Background
	A/D		Marsh or swamp		Aerial Photography
	B		Mine or Quarry		
	B/D		Miscellaneous Water		
	C		Perennial Water		
	C/D		Rock Outcrop		
	D		Saline Spot		
	Not rated or not available		Sandy Spot		
	Soil Rating Points		Severely Eroded Spot		
			Sinkhole		

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — State of Rhode Island: Bristol, Kent, Newport, Providence, and Washington Counties (RI600)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PaA	Paxton fine sandy loam, 0 to 3 percent slopes	C	7.2	19.8%
PD	Paxton-Urban land complex	C	17.5	48.0%
Rf	Ridgebury, Whitman, and Leicester extremely stony fine sandy loams	C	5.8	16.0%
WhA	Woodbridge fine sandy loam, 0 to 3 percent slopes	C	0.2	0.6%
WoB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	C	5.7	15.7%
Totals for Area of Interest			36.5	100.0%

APPENDIX B



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
235 Promenade Street, Providence, RI 02908-5767 TDD 401-222-4462

October 30, 2014

Shineharmony Holdings
Attn: Guangchun Mi
21 Middle Highway
Barrington, RI 02806

13-063

Re: Application No. 14-0167 in reference to the location below:

West of Middle Highway (at 21 Middle Highway), approximately 1300 feet west of the intersection of Primrose Hill Road and Middle Highway, Assessor's Plat 14, Lots 1, 2, 4, 341, 342 & 343, Barrington, RI

Dear Mr. Mi:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Request to verify the delineated edge of freshwater wetlands**. This review included an inspection of the above referenced property ("subject property") as described by the site plans submitted with your application and received on September 24, 2014.

Based upon the Program's observations and review, it is our determination that freshwater wetlands are present on or are in close proximity to the subject property. These freshwater wetlands are regulated by this Department and include at least the following types:

- Swamp (both "A" and "B" series flags)
- Perimeter wetland (that area of land within 50 feet of the edge of any bog, marsh, swamp, or pond)

The DEM has completed an inspection and review of the wetland edge(s) delineated by you on-site. It is our determination that those wetland edges delineated on-site are substantially accurate. Corrections and/or modifications to the delineated edge are required, however, which include the following:

- Move flag A6 east 15 feet;
- Move flags A17, A18, A19, and A20 all southeast 10 feet;
- Move flags B19 and B21 northwesterly 45 feet, but depicting the relocated flags 15 feet apart; delete flag B20.

This letter **does not** constitute an approval or permit for any proposed project on the subject property. Pursuant to Section 2-1-21(a) of the Freshwater Wetlands Act and the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (Rules) a permit is required from this Program prior to the commencement of any activity which impacts or alters freshwater wetlands

APPENDIX C



AERIAL OVERLAY

CONTINUING CARE RETIREMENT COMMUNITY
 33 MIDDLE HIGHWAY, BARRINGTON R.I.
 ASSESSORS MAP 14 LOT 2,4,13,341-343

PREPARED FOR: SHINEHARMONY HOLDINGS, INC.
 33 MIDDLE HIGHWAY, BARRINGTON R.I.

JOB # 08-065	SCALE: 1" = 140'	DRAWN BY: SES	DATE: SEP 11, 2015
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PROFESSIONAL SEAL

InSITE Engineering Services, LLC
 PROFESSIONAL ENGINEERS | LAND SURVEYORS
 Precision. Clarity. Certainty.



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SHEET
1
 OF 1