

ADDENDUM NUMBER 1

TOWN OF BARRINGTON, RI

REQUEST FOR QUALIFICATIONS AND PROPOSALS

CONSULTANT SERVICES TO PLAN DEVELOPMENT OF CARMELITE MONASTERY PROPERTY

- Date this Addendum Issued: July 26, 2021
- Number of Pages: 4
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GENERAL INSTRUCTIONS:

- This Addendum constitutes an integral part of the above-referenced Request for Qualifications and Proposals (RFQ/P) and shall be read in conjunction with the RFQ/P.
- Where inconsistent with the original RFQ/P, or any prior Addendum, this Addendum shall govern.
- It is the responsibility of all Proposers to conform to this Addendum.
- Unless specifically changed herein, all other requirements, terms and conditions of the RFQ/P remain in full force and effect and can only be modified if in writing.

PURPOSE OF THIS ADDENDUM: To amend RFQ/P and respond to questions received by the Town as of noon Friday, July 23, 2021, as follows:

1. Change the submittal deadline to no later than 11 am. Friday, August 6, 2021 (original deadline was 11 a.m. Friday, July 30th).

Note that this extends the deadline for receipt of questions to no later than 11 a.m. Friday, July 30th. Interviews to take place week of August 9th or August 16th.

2. Amend Section 1. Purpose, as follows:

1. PURPOSE

The Town of Barrington is soliciting Statements of Qualifications and Proposals from qualified consultants interested in assisting the Town with planning the future use of the Carmelite Monastery property at 25 Watson Ave.

It is the intent of the Town to contract with a real estate development consultant with experience in managing public/private partnerships who will engage the services of subconsultants (architects, engineers, market feasibility consultants, etc.) as needed to complete the tasks as described within this RFQ/P.

The selected consultant team will work with the Town to develop, through a public process, a financially feasible plan to develop the property to support amendments to the Comprehensive Plan and the issuance of an RFP by the Town for development. Services to be provided include but are not limited to the following: conceptual building and site plans, a housing market feasibility analysis, fiscal and traffic impact analyses, structural investigation of the monastery, cost estimating, a conceptual stormwater management plan, and a development pro-forma.

The selected real estate development consultant will serve as the Town's agent throughout the process, including development of a Request for Proposals for development of the site, developer negotiations and drafting a developer agreement.

Subconsultants (architects, engineers, etc.) may provide services to developers responding to the Town's RFP for development, should the project reach that stage.

3. Amend Section 13. Information, as follows:

13. INFORMATION

The following is attached:

- Attachment 1: Bidder's Statement Regarding Insurance Coverage
- Attachment 1: Aerial Images
 - o Aerial with Contours, Lot Dimensions
 - o Aerial with Zoning and Flood Zones
- Attachment 2: Assessor's Property Card
- Attachment 3: Articles on Carmelite Monastery
- Attachment 4: Public Input Received Via Online Comment Form (not a survey)

Original building blueprints, site plan, etc. **are available now upon request** via DropBox. Email request to: phervey@barrington.ri.gov.

Additional documentation, including the Town's Comprehensive Plan, is available on the Town's website: barrington.ri.gov

The Town will make available to the selected consultant, for the purpose of negotiating the scope of work and fee, information from the due diligence period, including a building condition assessment report, a Phase 1 environmental assessment, asbestos testing results and property line survey with 1-foot contours.

See also: <https://www.mainstreetmaps.com/ri/barrington/public.asp>

4. Responses to questions received (as of Friday, July 23rd):

- 1. Can you expand on why there is a cost proposal listed as a requirement if the bids are not being evaluated on cost?**

RESPONSE: The purpose of the cost proposal is to evaluate the completeness of the respondent's proposal in completing the tasks described in the RFQ/P. The cost proposal submitted by the selected consultant will be used as a starting point of negotiations on a final scope of work and fee.

- 2. Are the (3) three public workshops required for visioning purposes or is the intent to showcase 3 different design schemes?**

RESPONSE: The three public workshops are for gathering input from the public and key stakeholders on the goals for the property (Workshop 1), development of initial development concepts (Workshop 2), and presentation of recommended development concepts (Workshop 3).

- 3. Is the \$3.5 million to purchase AND preserve the monastery, as in the total cost to provide renovations?**

RESPONSE: The \$3.5 million is the purchase price of the property only.

- 4. Is it the goal of the planning process to provide senior housing, affordable housing, and community facility space? The RFP discusses senior housing at length specifically but not so much the community facility spaces and/or affordable housing units.**

RESPONSE: It is anticipated that the future use of the property will include senior housing, including some affordable. However, the planning process will consider incorporating in the design, building program, and pro-forma additional public objectives; examples include community facility space, outdoor publicly accessible passive parks/gardens, trails, etc.

- 5. Regarding site plan options that will be required please advise on the following:**

- **We are assuming (one) site concept that will reuse the existing building.**
- **Should we assume we will be doing another or multiple site concept options that will study maintaining the existing building AND adding additional housing?**
- **Should we assume a site plan option to remove the building and start with a blank slate?**

RESPONSE: The selected consultant team will be expected to develop and evaluate at least three (3) development concepts based on input from the planning process, to include site plans and conceptual floor plans of the

repurposed monastery building and any additional structures. These concepts could include the following scenarios:

- *Utilization of the existing building along with development of a portion of the site.*
- *Utilization and expansion of the existing building along with development of a portion of the site.*
- *Partial or complete demolition of the existing building and development of a portion of the site.*

Please explain in your proposal your recommended process for developing and evaluating the financial feasibility of development concepts for the building and site.

END OF THIS ADDENDUM

ATTACHMENT 4: PUBLIC INPUT RECEIVED VIA ONLINE COMMENT FORM

What are your ideas for the building?

My ideas for the building would be pop up stores, some living spaces, and restaurants.

I would love to see it as a shared living building for adults with disabilities.

Affordable and senior housing complex, mixed. Teen and Youth Community Center

An arts center with live/work studios, work studios, classroom space, a gallery, and a black box theater.

Have weston and sampson engineers do a feasibility study

Senior and or affordable housing in any mixture.

Rhode Island is in desperate need of subsidized housing, particularly housing that is earmarked for domestic violence victims and survivors. I think this building should be converted in to a subsidized housing development with 2-3 bedroom apartments that offer preferential placement to people experiencing domestic violence. If the taxpayers won't accept that, then please advocate for at least some of the units to be PBV developments like Palmer Point and Sweetbriar, again, priority to domestic violence victims. Finding a safe place to live is paramount in keeping victims and their children safe, without somewhere to live, many victims will return to their abusers. Having affordable housing is the first step to rebuilding a safe and healthy life.

Mixed usage: senior living, perhaps low income housing, public access to the beach and grounds ,and perhaps the selling off of a bit of the land as a money-maker for the town. Or the renting of one-two single houses developed, again for town income

Use it for affordable housing, make apartments in the building

Arts center

Love to see this as a year round farmer's market and incubator for emerging artists. Studio space and studio apartments.

Housing for the elderly.

Use it for retired military and their families.

It should be converted to Senior Housing and the ability to continue to age in place.

Senior affordable housing.

It would be amazing to use it partially as a makers space, like The Arcade in downtown providence. The 1st floor could house a year round farmers market with decently priced condos/apartments on the 2nd floor. There are a multitude of amazing "non profit" colabs that could really bring something to this conversation. I would leave the property "as is" but spruce it up a bit. Maybe plant some fruit trees ect. We need to keep whatever "greenspace" we have left. Its so important to not only the charm of barrington, but to the amazing diverse ornithology of the area.

Multi use senior housing and services.

It could include 1& 2 bedroom apartments, coffee shop, hair/nails salon, game room, library, meeting room, laundromat, workout area and since we are dreaming an indoor pool and a space for after school care for children with an outdoor playyard.

Affordable/subsidized senior housing

Community recreational area.

We could use more condo units in town. Otherwise, it should be taken down and land used for housing.

Elderly housing and childcare. There is a great book that explains how important it is for both populations to interact.

I think it would make a great respite home for the elderly members of families who chose to live multigenerational in Barrington. The elderly could stay for short visits to meet their needs while family members who are obligated elsewhere can feel certain their loved ones are cared for.

Thoroughly assess structure for value of upgrading into GREEN and fully accessible senior housing, with options for all income levels. A common area with kitchen for flexible use for gatherings, social activities, meetings and family events. Include an area for quiet reflection/ indoors and out in honor of the Carmelites. Solar roof?

Make the building affordable housing and do Bristol vide the land and sell lots

Maintain as we were told at the finance meeting....Senior housing. Utilize the standing building and divide into units for Seniors. The elected leaders up on stage should have been much more transparent, and should have made this meeting well known to the townspeople. I believe everyone who resides in this town should've had a say....it was conveniently rushed!

I feel that this property has the ability to be many different things for many people in our town. First and foremost we should consider senior housing with a senior center. Get those amazing residents out of the basement at the library. The complex for senior should follow the Benjamin Church Manor senior housing in Bristol.

Community arts center and makers space

A quiet open space with the building rehab for barrington seniors only respectful of the roots of the monestary no cluster housing

What's the budget for the improvements? It all depends on what the town council has set aside for improvements.

We voted to 'preserve' the building. I hope that is renovated and used for senior promised as was stated on the night of the FTM.

From my understanding, the TC wanted to purchase this property to offer affordable housing for seniors or low income families. That's what we voted YES on.

The building should be used for elderly housing for Barrington residents.

I think the building should serve as a recreation center. It, if it requires a lot of work, it should be taken down.

To explore working with a developer with expertise in renovating existing structures into small-sized, fully-accessible livable properties attractive to Barrington residents who want to remain here, and also to inquire about innovative designs proposed by RI colleges, universities, and firms that would be eligible for Federal, State, and Foundation assistance for initiatives to improve livability in our community for all residents, particularly seniors, frail elders and others who are physically-challenged but want to remain independent citizens capable of contributing to our Town's vitality.

I like the idea of elderly housing, even though I have a secret fantasy about a super affordable apartment community attractive to young people who spontaneously create this whole lively scene of new ideas, public art and community events. But yeah, elderly housing is good too.

I would like to see mixed-age, affordable housing - mostly senior but some for younger, including families with children. A few larger apartments to accomodate children (3- bedroom units); a few 2-bedroom; a few 1-bedroom; perhaps a few studios. I don't know if there's enough space for that. Include an event room that residents could use for large gatherings. I don't know if they should all be rentals or some condos.

Community space and programming.

Knock it down

Senior housing

Multi-generational, inclusive, interactive recreation facility. If used primarily for senior housing, perhaps a teen center could be integrated with various programs including interaction/service with seniors. Also, disabled population (children and adults) needs safe and sensory friendly space to recreate and socialize. Again, perhaps some programs could include interaction with teens and/or seniors.

Affordable Senior housing option

I support affordable housing for the elderly. I would love to see some space included for special needs housing as well, regardless of age.

Shared and/or group housing options for our adult special needs populations so they can stay in and be part of their own community.

Community center and public performance area. And a section for community welder housing.

It would be great to have a sensory and socially friendly space with equipment and programs for our special needs population. It would also be great to see crossover with elderly and youth in this setting.

Please keep it a monastery, preferably a Buddhist one (Soto Buddhism, the early 9th century Japanese Buddhism). We could make a lovely zen garden open to the public, but the monks would practice here for the most part. Think of all the great things that will happen for Barrington if we brought a Buddhist monastery here! It would open Barrington up to international travelers coming here to learn the work of Peace.

But please do not make this an enterprise for low income housing. Good intentions almost always have unintended—if not tragic consequences.

Independent living for people with disabilities.

I'd like to see it converted to another community center, maybe a library annex type situation for more community gatherings and events. Honestly, not sure how feasible that is, I know housing was the original plan but I have been going to that monastery since I was 12 and I just think having another place to meet and socialize, especially post Covid is more important than ever.

Senior housing. If by a private developer, in partnership with the town and with restrictions in place.

55+ housing. The building would be for activities and studio style housing. if rentals they should be income related. We need housing for those who want to down size and maintain the independence of their incomes not to be a drain on tax payers

- The parking lot and the main set of former living quarters are eye sores, they are not historic and there is no reason to preserve. The only building worth considering preserving is the Chapel which was designed (I believe) with input from Scott Weymouth. Whatever ends up happening the parking lot must be moved out of sight (e.g. distributed parking to the rear of whatever building is built). This will provide a buffer zone for the homes that are within a few feet of the parking lot, it will prevent illegal parking, and it will add safety for the residents. There should be a card access gate discretely placed.

- The building should be removed and replaced with LEED certified single family homes, low density as zoned. Watson is a small road with very close proximity to neighboring homes. There are no services, shops, or buses within walking distance.

- The frontage should be beautified, with native plantings and trees. Watson is a quiet, narrow, tranquil street.

low income housing

The Chapel is historic and would be worth maintaining. I believe that the living quarters and rest of the property where the building was on should be residential homes. The parking lot has been used as an illegal parking location during the summer (as an alternative to RISD estate and Barrington Beach) and evenings. Therefore I believe that the parking lot must go so that it is no longer being used as a non-sanctioned public parking.

Upscale Senior Housing

Sell the entire property to a private developer. The town should not be engaged in the affordable housing business. If the town would like to shape its development they can do so via zoning.

This building should be developed for senior housing.

Low income elderly housing.

The building should be razed as it is unsuitable for housing - senior or otherwise. It was designed for communal single living. The cost to redesign and reconstruct this building into suitable housing would be prohibitive. The money will be better spent preparing the site for development into the kind of housing that fits that neighborhood.

The building is too small for an adequate space for senior housing or apartments

Use for senior housing. Keep the number of units small. No high density development.

Senior housing - the town loses 65+ residents each year who would like to stay in town.

Building us a tear down Ok with Senior housing

Oh, I thought you elicited a favorable vote by using words such as "preserve," "affordable," and "elderly housing" not to mention the late surprise-add to the agenda and only a fraction of residents able to vote. Why would I voice my opinion when I know you won't consider such? I'd rather use this opportunity to say shame on you, Town of Barrington. The process is broken. Thank you.

The resolution states that the building must be preserved. Senior housing was used to get the buy in of the voters and that is what it should be used for.

This project was ill conceived and blatantly manipulated by the Town Council. The only acceptable use for a town-owned parcel is to return it to its natural state: a park with no parking or building on top.

Depending on costs....senior living apartments with outdoor balconies. Individual shuttle 'cart', like other condos, that is there for rides to town stores/offices.

Elderly housing

elderly housing. its already set up for communal living. I'm thinking like an affordable Atria.

Affordable housing

Condos... BUT retain the land for picnics, hiking, recreation. The land use must remain with the town, separate from whatever becomes of the building.

Remove the building from the land. Place up memorial piece to honor the nuns for their many years of service to the Barrington community.

Tear it down to allow more flexibility to development.

Senior housing for town residents

Senior center,

The building may have serious issues with asbestos, outdated plumbing, electric and mold. Saving it may be costly. If anything, save the chapel only.

The chapel is a beautiful space that should be repurposed into a museum or senior center or similar. The rest of the asbestos-laden building should probably be torn down as it's too costly to renovate. In order for the parking lot to not be used illegally, it should be relocated to the rear of the building.

The building should come down. It is an eye sore and would be far too expensive to turn it into something nice. By the time it is brought up to electrical code, asbestos abatement, handicap accessible, security systems, never mind making it actually appealing to live in, the cost outweighs the benefit. Building materials and labor are through the roof and keep climbing. The idea of senior living without priority to Barrington seniors (which is illegal) is not fair to the taxpayers. Why should we pay more in taxes to allow out of town seniors to move in? The building should come down with the exception of maybe the chapel which could be a potential Narragansett Bay learning center. Maybe preserving the chapel could meet the "preserve" part of the referendum?

Please just take the building down!! It is an ugly building and would never be cost effective to "fix it up". You would need to gut the inside to rebuild and at that point it would be less expensive to build new. I heard someone at the last meeting say it could not even be reserved for Barrington residents so what is the point?? Since the taxpayers bought it why don't we allow taxpayers to use it? The chapel could be maintained for prayer and the rest taken down. I attended PC and there was a beautiful chapel where you could escape for moments of reflection and prayer and peace. It would be wonderful to have this available with quiet walking trails and gardens for people to enjoy!

I would love to see the property used for Senior housing preferably for religious purposes. Barbara M. Simone moved. I am not sure if the condition of the building as I have only ever been in the chapel. It may make a good senior resident area. Perhaps a small assisted living or memory care unit. It should not be developed in a way to further burden our schools. As a town, we need to stand up to the unfair state school funding formula! Until this is fixed, we should not burden our schools. Our taxes are already very high. Also - Do not add parking to the streets of the area. There is already parking at town beach. We paid for that to be built up.

If possible, refurbish into over 55 housing. Give seniors an option to stay in town without home ownership upkeep.

Sell it for a profit and lower our taxes.

Affordable senior housing mixed with community space. This could include expanding the town museum and archives, a larger meeting space available for use/rent to those in the community.

Elderly day care. Beach parking. Parks and Rec center. RISD or artist collaborative studios.

Without knowing more about the interior of the building it is difficult to know how it could efficiently be used. Particularly for the senior housing use. The building may be more useful as community center as part of the senior housing complex for instance.

Determine if it is more cost-effective to remodel the existing structure or to tear down and build new.

Affordable housing.

The monastery was built in the mid-1950's as a residence for a clustered order of nuns, small bedrooms, group bathrooms, etc. (much like a college dorm of its day). If form follows function, the layout is ill-suited for elder housing a without major capitol investment (unless of course its to be used a shelter for the homeless or hostel), better it be demolished.

Totally gutted and turned into something a lot nicer than what it is now... very ugly and tough to look at for surrounding homes. Too beautiful of a property for that building!!

Low-income housing, a rec center where classes can be taken and people can participate in sports as well, Town park. Gut the inside and make it an atrium and sports center for inclement weather months, which these days includes summer. Indoor track, basketball courts, indoor tennis, indoor golf, indoor park with swings n things for younger kids.

Indoor park with sports, an atrium, etc. this would be especially great during winter months and inclement weather. Not sure the building will be amenable to senior/affordable housing without costly modifications that include private bathrooms and kitchenettes. I'd be in favor of removing part of the building and "preserving" elements that would translate to senior housing, such as the large gathering spaces. We have other senior housing initiatives in town that haven't gone anywhere, i.e. Zion Bible and two big lots in Bay Spring. We need to make this senior/affordable housing economically feasible.

If it's not going to be senior housing, then I don't know why we bought it. That was the main justification.

Community Cultural Center with space for performing arts (music, theater, etc.), longer-term and shorter-term museum installations (perhaps with a focus on indigenous art and history), art programs and workspace for all ages (with a focus on child and senior programs), and a restaurant (perhaps sourced in part on food grown on the surrounding grounds).

Whatever becomes of the building, I would hope the size and scale be consistent with the small residential look of the surrounding streets. I would hope to see a nice green buffer to beautify the area. The parking lot could be moved behind the building and the front could be landscaped with trees and plantings to minimize the impact on the neighborhood. Overall, I would like to see a greener view for the entire neighborhood.

This would be an ideal building for a town museum and education center. You certainly should get Free, Prior, Informed Consent from the indigenous community. The building is so beautiful and carries with it a lot of history. But by all means the building should be preserved and definitely not demolished to construct another building. Otherwise just make it a park. We have so few of them.

Senior housing per the guidance provided in the TFM. The building is ugly, and so I think it is acceptable to destroy it and build a new one on the same foot print (with approval to renege on 'building preservation' from the TFM). The building should not be expanded beyond it's current foot print.

I like the idea of moving the senior center, senior services, lounge and Internet cafe, movie/tv/music theater room, group exercise space, cafeteria, trips/outings, meeting rooms, and social services, Tap In, visiting nurse/health space, adult day care with nursing, into this building. Put Parks and Recreation office into this building also. Seniors will love the park-like setting of this property. Keep it. It is quiet and safe here for them. Seniors will take good care of this gem. Repurpose the existing building only and save the taxpayers money.

- expand the library at Peck Center into the lower levels. Add children play space and activity rooms in the library. Sometimes museums will come for a week and set up a themed activity. they will have activities like build a castle with blocs and dress ups or a puppet theatre or magnatile building.

Elderly housing for Barrington residents, similar to Benjamin Church in Bristol.

If the building is going to remain then it should be extensively renovated to make it assisted living for elderly. But cosmetically on the outside as well as decor on the inside it should be renovated so that is is aesthetically pleasing as well as safe and functional. If the building can not be renovated then it should be demolished.

Retirement home

This gorgeous building should be restored. Whatever use it is put to, I hope the character of it is maintained. The grounds, likewise - are in need of care, are overgrown, but there are some beautiful old growth trees on the property.

The building can have cafes and activity rooms open for the public.

Communiy center, art gallery to display local artists, and rental space. A nice green buffer to beautify the front area and protect the integrity of the existing neighborhood.

1. A town park complete with water features, beautiful landscaping, with a venue that could be used for life events such a weddings, anniversaries and birthdays. It could also be used for town events such as summer concerts, summer festivals etc...Assisted living facility for senior members of our town, Independent living apartments for seniors,

If the plan is to provide senior housing, then the building should be renovated to house seniors in as comfortable, spacious, safe, and supportive accommodations as possible. There should be on-site nursing or medical care to provide simple/minimal assistance. The building really doesn't appear to have any architectural significance so I would definitely support altering the facade to make it more inviting and attractive.

If senior housing isn't economically feasible for the town to manage or at least have total control over (this should be an absolute requirement...that the town retain control over the use and development of the site). Then perhaps it could serve as a center for classes, camp, historical society, senior day center...run by the department of parks and recreation as a west anchor to Barrington Beach.

I think we should leave this building alone. It's full of asbestos so needs to have proper remediation if it's used or renovated. Why do we need to do anything with it ?

My husband and I got a good look at the building. I think it needs to be torn down. Outdated and in bad need of repair. If there were any important statues, portraits or artifacts that were in the building...it might be nice to incorporate them in a new building as a part of the history of the land and site.

How should the remainder of the 7 acres be used?

I would use the remaining acres to build a sports complex with many fields.

Public gardens and a playground (maybe)

Park with more community Garden, more outdoor activity space like shuffleboard, bocce, horseshoes, rentable pavillions with BBQs

Open space, nature trails, outdoor classrooms.

Ecosystem conservation land

Some free outdoor open space such as a beach side park for all. Depending on cost if additional senior and/or affordable housing can be built then that can be added as well.

Maybe add another (smaller) building on the NW of the parking lot for more rental units and/or apartment amenities (laundry, event space, office, etc). Please keep at least 1/3 of the grounds green space. If the building becomes apartments for families affected by domestic violence, maybe you could build a little playground! Somewhere safe for the children to play without the fear of the abuser being able to find them. If the town needs to offset costs that the taxpayers are not willing to pay, I think selling part of the plot for private development would be acceptable.

provide public access to the grounds, perhaps develop one-two lots for rent or sale as a town revenue generator

Build affordable single homes on the property for families to purchase

Playground for kids

Public green space. Ideal for concerts, dog park, eco garden, walking track, skateboard park, picnic tables, sculpture garden.

I suggest that the town enter into a partnership with the Audobon Society, or a similar organization, to maintain it as a walkable wildlife sanctuary.

Public gardens.

Senior Housing community such as was suppose to be developed on the Zion Property! This is what was put forth in the proposals when it was suggested we purchase this property. Why the "bait and switch". Feels like dishonesty to me in the part of the council who pitched this idea in order to persuade people to vote for it.

Park, playing fields, event space that could bring income to the town- maybe a semi permanent tent for weddings etc

would be amazing to use it partially as a makers space, like The Arcade in downtown providence. The 1st floor could house a year round farmers market with decently priced condos/apartments on the 2nd floor. There are a multitude of amazing "non profit" colabs that could really bring something to this conversation. I would leave the property "as is" but spruce it up a bit. Maybe plant some fruit trees ect. We need to keep whatever "greenspace" we have left. Its so important to not only the charm of barrington, but to the amazing diverse ornithology of the area.

Public park with lit walking nature trails that are wheelchair accessible, gardens, outdoor pavilion for music and artist shows/festivals, picnic tables, of course pet waste stations. could add disc golf

Additional buildings for affordable senior housing

Town park with green space.

As affordable housing

Maybe a few townhouses for seniors and handicapped adults. They could eat at the main senior residence but live in more community setting. Have you heard of cottage communities and common areas, I imagine this arrangement.

Seaside botanical garden

Small cottage homes, both high end and affordable, fully accessible and GREEN, with direct car to home entry, first level master bedroom with full bath, laundry and second floor bedroom for guests or caregivers.

Subdivide into residential lots

I think it should be left green, as there are many animals that have called that place home for 50 plus years. Pretty walking path within the confines, some gazebos, sitting areas. Take a vote, and specifically Senior feedback is what is needed regarding amenities they would enjoy having on the property. To cut all the wooded areas down would be a sin to the environment and the neighboring residents.

There should be consideration for a community center for all. This would be a great place where concerts, the art festival and just all around family fun can be held. There is a great opportunity for walking trails. Please do not miss this opportunity to create an amazing space for our residents. It is a shame the town did not do this with Zion.

Farmers market and nature classroom

Open park like space for senior residents be respectful of the neighborhood

What are the choices and what has the town budgeted for improvement of the remaining land?

Open space

Park, recreational are for the residents, preserve it as much as possible

The seven acres should be preserved as an open space to be utilized by the community for nature walks. Many people have pets and this would be a nice spot to walk or ride bikes to and socialize with the community.

I feel that Barrington is quickly losing a lot of green space. I strongly feel these acres should be preserved as protected green space. Walking trails would be the best way to allow residents to have more access to nature while protecting the area from destruction.

Maintain its natural beauty, but consider adding a few more small-sized, fully-accessible, attractive houses for seniors, frail elders and those physically-challenged who want to live in a walkable area with access to basic food and health supplies.

It would be amazing if Barrington kept the land surrounding the building and parking lot as public property and maintained it as place to walk or sit quietly with the serenity of nature.

Sell off two 1/2 acre sites to the south for "luxury homes." On the rest, build some single-family or duplex homes - some to sell, some to rent (all affordable). Leave some space for athletic facilities (a tennis court, or a soccer field, or some basketball courts). Make the whole complex multi-use.

Affordable housing

Affordable housing

Park

Outdoor gross motor area/equipment for older children, disabled population, and seniors who have outgrown typical playgrounds.

Town Sports complex

I hope there can be social spaces, some designated for special needs young adults, who are among the most isolated in our community

Some of this area would be great for socially and sensory friendly spaces, programs, and equipment/opportunities for our special needs population (both children and adults). Outside of the school system (which only covers the school year), Barrington has no opportunities in town for this population. They are then forced to go to surrounding communities which causes both independence and transportation issues. Thank you.

Parks!

A large town pool that is affordable to join.

Please keep it a monastery, preferably a Buddhist one (Soto Buddhism, the early 9th century Japanese Buddhism). We could make a lovely zen garden open to the public, but the monks would practice here for the most part. Think of all the great things that will happen for Barrington if we brought a Buddhist monastery here! It would open Barrington up to international travelers coming here to learn the work of Peace.

But please do not make this an enterprise for low income housing. Good intentions almost always have unintended—if not tragic consequences.

Left as they are with potentially a small addition of more housing.

Additional housing probably makes the most sense to recoup the costs of the renovation and upkeep of the land.

Public green way access; trails and open Space.

As planning would allow this could be town house units and apartments. There isn't any life living close.

The vast majority of the land should be preserved and not built on. This is one of the most important undeveloped pieces of land in town. Any major building on the site will impact the wetlands, the dunes, and the wildlife. Walking paths could be built, including a board walk partway into the dunes, bicycle racks could be provided. But - as is true all across our town there should not be public parking. There are already substantial parking options at the town beach, and at RISD. The town could negotiate with RISD for Barrington resident parking passes when RISD is not having events. The preservation plans should be done in collaboration with the Narragansett Bay, and town preservation societies. We MUST preserve open space and this is an incredible opportunity to do so and to encourage more birds, Osprey etc. This could look stunningly beautiful, and be available for walks, birdwatching, native plantings.

green space! walking trails and bike riding trails for the community

The rest of the property should be maintained as public green space and the town should develop trails through the woods going down to the beach. This is a rare green space and should be preserved and maintained in order for the neighborhood and other Barrington residents to enjoy the wildlife and wetlands without it being developed by mansions with an ocean waterfront.

Public Access

Sell the entire property to a private developer. The town should not be engaged in the affordable housing business. If the town would like to shape its development they can do so via zoning.

These parcels should be sold for private development of single family homes. This would bring more revenue to the town.

Recreational.

After razing the building, a street named Monastery Court should be constructed and 10 home sites of approximately 30,000 square feet should be prepared. Utilities and cables should be buried at the same time that water and sewer lines are brought in. Sidewalks and streetlights will complete the preparation. Then put the homesites on the market for \$1 million each. The town will profit in the short-term and dividends in the form of property taxes will be realized in perpetuity.

The property should become a recreational facility for the Town of Barrington. How about a nine hole golf course for senior membership and other senior recreation facilities.

Leave this undeveloped. Leave the neighborhood character intact.

Open space or a park.

Town park with beach access

Open space or senior housing only.

A green park with endogenous vegetation. No parking or building on top.

Outdoor recreation (including Pickleball courts), bike stands, maybe area for outdoor music, movies.....parking needed for residents and visitors.

Additional activity facilities including Day programs for non-residents

leave it alone let it be a nature preserve. Barrington has enough single family housing.

Additional affordable housing

passive recreation; tables or benches yes. Installed fields or lighting, no.

Pocket neighborhood for seniors aged 50+

8 -10 cottage, smart space homes 1000 to 2000 square foot and shared open space.

Pocket neighborhoods face a courtyard that includes a community garden.

Garages in the rear of the homes. Potential for a cozy community center that could include a compact community kitchen.

Utilize the expertise of Union Studios in Providence as well as ideas from Ross Chapin pocket neighborhoods to create an outstanding plan. A percentage of these sold units could be set aside for affordable housing.

Currently, there is no suitable housing in Barrington for those residents who would like to downsize and remain in their own community as the age. Put together a team of knowledgeable town residents to study and propose a plan.

Jacqueline Guerra Lofgren

My previous response re pocket neighborhood includes 8-10 smart space cottages PER ACRE

Senior housing with an affordable component. If not financially feasible single family homes with 25% affordable.

Thin out and leave as open undeveloped open space.

Sell to a developer for more tax revenue

The property should be open space OR senior housing only.

Please either donate the green space to Barrington Land Trust or create a park/walking path for residents of Barrington to enjoy with minimal removal of existing trees. Barrington is supposed to be a Tree City and we don't do a good job of planting new trees every time we take one down.

In an effort to maintain green space in our town, which used to be a priority, and to not disturb the ecology of the area, the green space should not be disturbed. In addition, overdevelopment of this land will lead to traffic and noise in an otherwise quiet, residential area.

The land should be preserved as open space for public use and enjoyment with walking trails that maybe have stopping points along the way for education about our beautiful bay. We do not have enough open space in this town and this would give the land back to the taxpayers.

If it is given back to the taxpayers, it should only be for town residents use with a parking permit or gated entry. We wouldn't want residents prevented from use due to non-residents taking over.

The existing parking lot should be moved out of sight further into the property to hide it from the nearby neighbors so those residents do not have their neighborhood turn into a busy parking lot. Someone mentioned a buffer for the neighbors which is a great idea. Green space and plantings to hide it away and not detract from the neighborhood. I would not want to be the house looking at that every day and I think that is something everyone can agree to.

Definitely preservation of open space!! It would add to mental health of our community. There could be gardens and views of the ocean for all to enjoy especially our seniors. They would enjoy this over dormitory living!!

This should ABSOLUTELY be kept green space. Any other use would be a travesty for the town. Green space is one of the most precious and fleeting resources in Barrington. If it is built on the resource will never be reclaimed. We want Barrington to be viable and pleasant for generations to come. Make some walking trails or keep it as preservation area. I strongly recommend gifting it to the BLCT for stewardship especially since it abuts wetlands which must be protected. Please don't make the mistake of having this slave anything but green wooded space. The prior owners recognized the importance of green space, we should too.

See above. Use the entire property for senior housing. Ask developers to submit plans.

If senior housing is not practical, develop at least part of the parcel into dedicated pickleball courts.

Sell it for a profit and lower our taxes.

It would be nice to keep as much acreage as possible open and undeveloped. This would mean community park space or even a small solar farm that could tie into senior housing to make it more affordable.

Waking trails. 2 or 3 lots to sell privately for single family homes.

It would be nice to see some parking dedicated to beach access. It is a short walk to the public access point.

It seems like if this were to be successfully built into senior housing, most of the land would be needed for additional buildings, and the required green space between the buildings. If the economics of development work out, this is not an unreasonable use.

I would like to see the development fit well into our towns green energy plans.

Make a deal with developers that is consistent with the towns master plan and which will also enable the town to offset some of the expense of creating senior living on this site.

More affordable housing. With trees.

Personally, I would like to see a development much like the one proposed for the Zion property, a clustered elder community (55+) where town elders could relocate, freeing-up more affordable needed housing in our neighborhoods.

Sub-divided and turned into luxury homes. If that can't happen then a nice park and trails for the public to enjoy the views

Either more low-income housing or a park with basketball courts, outdoor volleyball courts, and a street hockey rink

Nature trails, town pool.

Outdoors for town pool and nature trails!

One option is for the town to retain ownership and maintain it as public conservation land.

While I love that option, we also need to increase our tax base, which helps mitigate tax increases and retain seniors in town. It looks like several R40 lots with road frontage could be carved out of this space. If \$1.5 million homes were built on, say, 5 lots, that would increase our tax revenue by about \$150,000 at our current tax rate. That's a ballpark number, but it shows that we could obtain significant tax revenue from this property that would help support the affordable housing fund.

A walkable mix of bird sanctuary, gardens (vegetable for restaurant and non-vegetable arboretum style), recreational games, and renewable energy production (e.g. solar).

I am not opposed to having the remaining acreage be for public use with walking trails to enjoy the bay views. It would be nice if everyone could enjoy this purchase and not have it be over developed.

A nature trail on the grounds could provide a wonderful opportunity for showcasing the wonders of our beautiful state. We really don't need more play structures. The peace and serenity of the site should be preserved and offer a respite for the public to relax and reflect on life. Much like the sisters did here for many years.

Most importantly, the site **SHOULD NOT BE DEVELOPED** beyond the existing building. Increasing the density of housing would destroy the tranquility and beauty of the site, and upset the balance in the local community. The town should split the site into two, retain ownership of the southern portion, and sell the northern portion and building for senior housing development.

The southern portion of the site should be owned by the town and dedicated to parking and recreation for towns people. This would provide parking for beach access which would alleviate illegal beach parking on local streets and address current beach access concerns. Beach parking should be combined with a walking trail, benches to enjoy bay views, and a picnic area that would benefit both the senior housing residents and towns people. It would be important to close this parking at dusk to avoid some of the problems previously experienced with teenage use of the monastery car park.

The northern portion of the site should become landscaped grounds for the senior housing development. The parking for the development should be moved to the northern or western area of the site. The eastern edge of the site should be landscaped to provide a green barrier between Watson and the development, and a green barrier should be maintained between surrounding properties and the development.

Barrington is overdeveloped and its natural areas are stressed!

LEAVE EVERY TREE!!!

KEEP THE PARKING LOT THE SAME!!

Do not build Freemont Ave. behind. All access should be Watson in front. entry/exit from Watson.

This building is proportional to its yard and setting. It is located in an upscale residential area of very nice homes situated near RISD farm property, a large mansion with acreage behind it, and the beach beyond.

It is very institutional looking. I would knock down a side wing and make an outdoor portico sitting area on one side.

Elderly housing with walking paths and outdoor space and common area.

Remaining land should be kept a green space with walking trails. It should be designated conservation land.

leave alone

As open space and wildlife habitat. With the exception of a few trails, perhaps, I would like to see the property undeveloped. Barrington is a lush and green community that supports a diverse population of wildlife, and a lot of habitat destruction has occurred in recent years. We don't need more housing, more development, more traffic, more use.

It should be an extensive park with play areas for kids.

Public park and walking trails to enjoy the bay views.

a town park, with beautiful water features and landscaping to go with the above venue for celebrations and life events, If it was for an assisted living facility then I would like to see the grounds landscaped as well with park benches for seniors to sit on as they go outside for walks, the possibility of another building to assist seniors with getting exercise and physical therapy from professionals, an outdoor area where seniors can have outdoor entertainment such as cookouts, music etc...golf carts to help seniors who cannot walk to enjoy the outdoors. This would be in place for the senior population of our town.

There should absolutely be a green barrier between the site and the neighborhood on Watson. The site could be developed as another entry to Barrington Beach with limited parking for town residents. this would solve the problem of lack of access to the public beach and eliminate parking along narrow residential streets. Provide access to the beach from the site and improve the grounds with benches, gardens, walkways, and plantings for everyone to enjoy.

This is a unique property that obviously had unique zoning permissions for the monastery and putting anything commercial or highly trafficked in this spot would be detrimental to the neighboring residential area. But something that benefits Barrington residents and has low noise and safety impact would be wonderful.

Wilderness pathway or protected beach lands (if you must do anything at all with it!)

park for the town, possibly apartments for seniors of the town