

APPENDIX IIA: Developer Guidance for Allin's Cove and Former O'Bannon Mill Sites

The following is provided as guidance for potential developers of the Allin's Cove and Former O'Bannon Mill Sites, for establishment of a new zone or zones that can accommodate the vision described below. These guidelines were developed as part of the Bay Spring Avenue Study that occurred between 2016 and 2018, and included extensive public input. The guidelines provide the Town a means to evaluate development proposals, including comprehensive permit applications, and new zoning submitted for the sites.

1. Applicability

This guidance shall apply to the parcel on Adams Avenue, Assessor's Plat 2, Lot 154 (Allin's Cove site) and the parcel at 85 Bay Spring Avenue, Assessor's Plat 2, Lot 109 (Former O'Bannon Mill site).

2. Findings

- A. The Town of Barrington's Comprehensive Community Plan 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, workforce housing for municipal employees and other workers, and for other individuals and households seeking alternatives to single-family homes on larger lots.
- B. The two specific areas listed above under Section 1 – Applicability present an opportunity to provide alternative housing types in Barrington, such as cottages, while preserving significant open space accessible to the public.

3. Purpose

The purpose is to achieve the following:

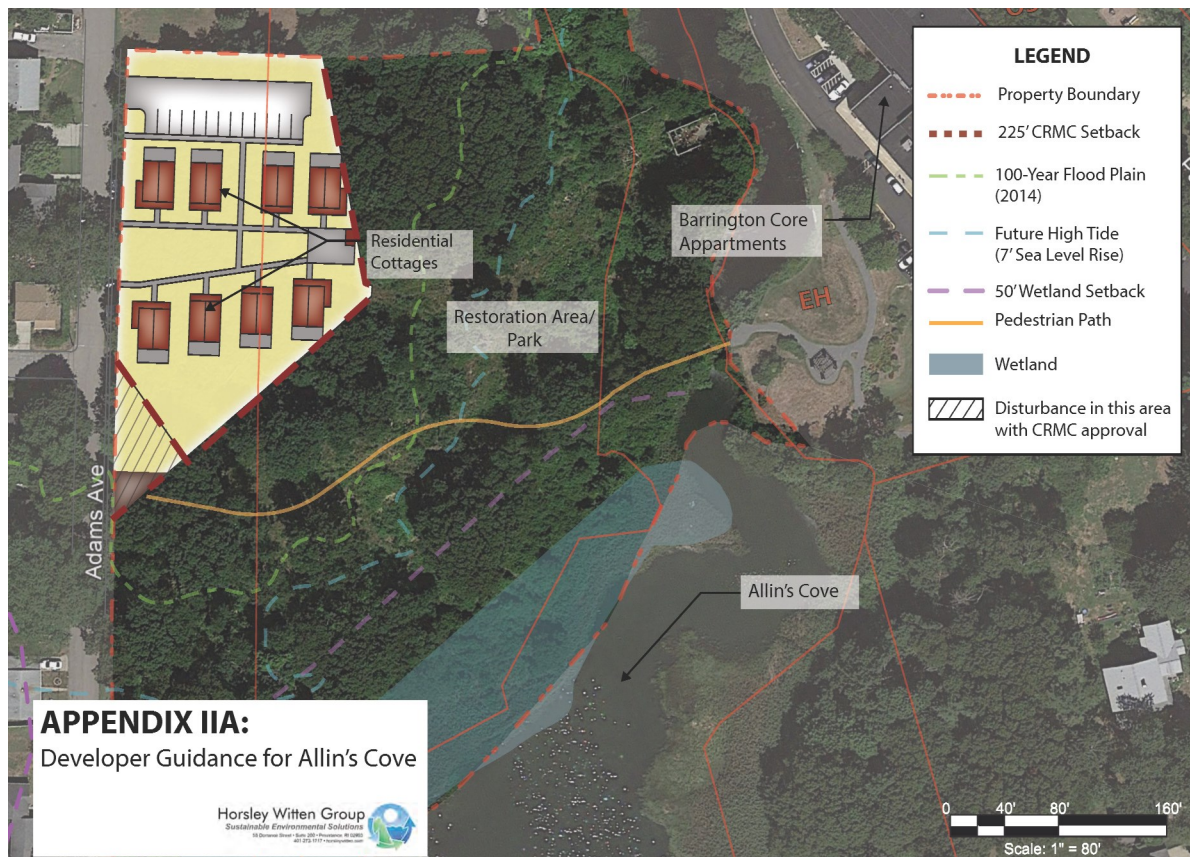
- A. Increase diversity of housing types in Barrington, with cottage units that meet the needs of residents at varying life stages, recognizing that single-family homes in traditional subdivisions may not meet the needs of all segments of the population, especially the senior population, single-person households, and young adults.
- B. Establish building and site standards that reduce or eliminate accessibility barriers for people with mobility issues, including those with an unsteady gait.
- C. Meet the housing needs of households with a range of incomes, including 80 percent at market rate and 20 percent affordable to those with low-moderate incomes as defined by the State Low-Moderate Income Housing Law.
- D. Encourage a form of development that is more consistent with the character of existing homes in the neighborhood – generally smaller homes on smaller lots than what is allowed by current residential zoning in the Bay Spring neighborhood (R-10).
- E. Provide compact, sustainable development on developable land, and open space with a long-term conservation easement on land that has significant environmental constraints. The open space will be publicly accessible, with walking and biking paths and other public uses.
- F. Encourage walkable and bikeable neighborhoods by providing or repairing sidewalks, walking

- and biking paths, on-street bicycle infrastructure, traffic calming measures, and connections to adjacent parks and public spaces, where feasible.
- G. Facilitate public interaction by including common areas and residential units with front porches and covered stoops, as appropriate.
 - H. Reduce the emphasis of private vehicles by recessing lots and/or garages back from the facade of the structure or providing utility access to garages on rear or side alleyways or driveways, where possible.
 - I. Incorporate low impact development principles into the design to reduce energy consumption for construction, operation, and maintenance; to reduce and properly manage impervious surface; and to encourage use of sustainable materials and energy sources.
 - J. Encourage site and building design that accounts for not only existing floodplains and coastal features, but also anticipated impacts of future sea level rise.
 - K. At the Former O'Bannon Mill site, accommodate a mix of uses along the Bay Spring Avenue frontage to assure the opportunity for businesses or community facilities that serve the local neighborhood and users of the adjacent East Bay Bike Path.

4. Definitions

For the purposes of this Appendix only, cottages that could be developed on the Allin's Cove and O'Bannon sites include single-family attached or detached units within a range of 800 to 1,200 square feet of living space, generally clustered around and fronting on common open space or a courtyard.

Figure IIA-I: Conceptual Site Plan—Allin's Cove Site



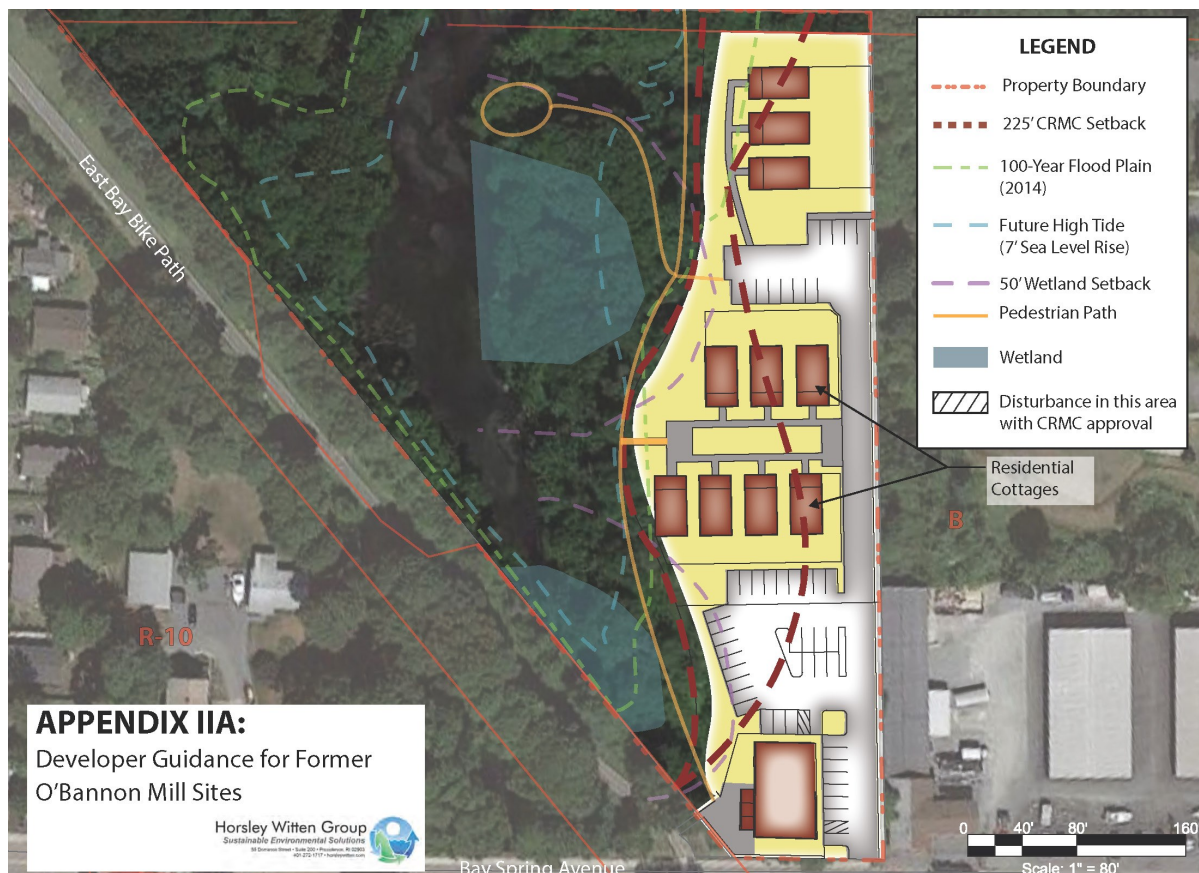
5. Design and building requirements

Design and building requirements are as follows:

A. Minimum Requirements

- i. Proposed development shall provide 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. At least 20 percent of the units shall be ADA-accessible, to include a first-floor master bedroom and bath, 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 HUD.
- iii. Residential units shall emphasize cottage style design as defined in Section 4 – Definitions above.
- 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.

Figure IIA-2: Conceptual Site Plan—Former O'Bannon Mill Site



- iv. Successful remediation and/or capping of any brownfields land per any decision DEM makes regarding this site.
- v. Preservation of as many native mature trees as allowed by DEM, to include a long-term maintenance plan safeguarding the health of the trees.
- vi. Removal of invasive plants to include a long-term invasive plant management plan enforceable by the Barrington Land Conservation Trust and/or the Town of Barrington.
- vii. Development of walking trails with permanent access to the public. For the Former O'Bannon Mill site, an ADA-accessible walking trail shall be constructed and maintained, providing permanent public access between Bay Spring Avenue at the East Bay Bike Path and Haines State Park.

B. Density

- i. Overall residential density shall not exceed 10 units per acre of developable land.
- ii. Developable land shall exclude:
 - a. Any land deemed unbuildable for purposes of brownfields remediation by the RI Department of Environmental Management (DEM) or for proximity to a coastal or inland water resource by the Coastal Resources Management Council (CRMC), within any limitations for measuring developable land per State law.
 - b. For the Former O'Bannon Mill site, land utilized for a non-residential use or mixed-use building and any associated parking.

C. Streets & Sidewalks

- i. Any development at the Allin's Cove site will be responsible for constructing a sidewalk, at least five feet in width, along the east side of Adams Avenue from Bay Spring Avenue to the southern end of the site. Subject to approval by the Planning Board based on recommendations from the Town's Public Works Director, the developer shall design and construct a safe crosswalk from the existing sidewalk on the north side of Bay Spring Avenue to the new sidewalk along Adams Avenue, including any striping, signage, and traffic calming measures. In lieu of the sidewalk on Adams Avenue the Planning Board, at its discretion, may require construction of new and reconstruction of existing sidewalks on Bay Spring Avenue of a length equal to that of the sidewalk that would be required on Adams Avenue.
- ii. Any development at the Former O'Bannon Mill site will be responsible for repairing the existing sidewalk in front of the site, and constructing a separated pedestrian walkway from Bay Spring Avenue to any interior development not fronting the street. Subject to approval by the Planning Board based on recommendations from the Town's Public Works Director, the developer shall design and construct an improved, safer crossing at the intersection of Bay Spring Avenue and the East Bay Bike Path, including any striping, signage, and traffic calming measures.
- iii. The Allin's Cove site will have no more than two curb cuts. The Former O'Bannon Mill site will have no more than one curb cut.

D. Streetscape/Parking

- i. Street trees shall be planted at regular intervals along public streets abutting the properties and within the interior driveway of the Former O'Bannon Mill site, consistent with the

Town's Land Development and Subdivision Regulations, to define the street edge, buffer pedestrians from vehicles, and provide shade. Trees shall be located in a planting strip between the curb and sidewalk.

- ii. Utilities shall be placed underground, unless prohibited by environmental remediation standards for the site(s).
- iii. At the Former O'Bannon Mill site, pedestrian-scale (e.g. on bollards) LED lighting shall be provided along the interior public pedestrian walkway extending from Bay Spring Avenue into Haines Park, at a minimum of 1 lux of illumination. This lighting shall be directed down and along the path.
- iv. Off-street parking spaces shall be provided based on the minimum number of spaces required in the Town's Zoning Ordinance for specific uses.
- v. Parking shall not overwhelm spaces between buildings. Landscaping shall be used to break up / soften parking lots where provided.
- vi. Cut-off LED lighting fixtures within parking areas, directed downward so as not to spill into the sky or neighboring properties, shall be required. Such lighting will be at a minimum of 3 lux of illumination, on poles no taller than 18 feet.

E. Buildings

The following building standards shall apply, subject to findings of consistency by the Technical Review Committee:

- i. Variety in Residential Cottage Design. The same combination of building elements, features, and treatments shall 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. In addition, a minimum of four (4) of the following building elements, features, and treatments shall be provided in a manner that creates visual variety between adjacent structures and within any clusters of cottage units:
 - a. Variation in roof or building colors and materials, such as brick, stone or other masonry as accents (vinyl or cementitious finish materials are prohibited)
 - b. Varying roof shapes or gables between adjacent structures
 - c. Windows with visible trim and mullions
 - d. Roof brackets
 - e. Dormers
 - f. Fascia boards
 - g. Bay windows
 - h. Entry enhancement such as a well detailed door (multi-panel or glass insert), window adjacent to front door, or roof extension
 - i. Trellis
 - j. Modulation
 - k. Chimney (visible on the exterior of the house)
- ii. Porches
 - a. Cottage housing units shall have a covered porch over the primary entrance at least sixty (100) square feet in size with a minimum depth of eight feet on any side.
 - b. Cottage housing units shall have the covered porches of the main entry oriented to the

- common open space or the public street right of way as applicable.
- c. The porch decking on ADA-accessible cottage units shall be flush to the ground (no step).
- iii. 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.
- iv. Non-Residential Building Design—Former O'Bannon Mill site. Any non-residential or mixed-use building fronting Bay Spring Avenue shall comply with *Sec. 200-86 - Performance Standards, A. Building standards* in the Town's Land Development and Subdivision Regulations. If the building is not built to the front lot line, any front yard area will be landscaped and will not be used for parking or otherwise be paved. Hardscape elements for pedestrians are allowed.

F. Site Planning

- i. Green building / sustainable principles shall be incorporated in site design.
- ii. Stormwater shall be managed in accordance with low impact design standards, consistent with the Rhode Island Stormwater Manual.

G. Other

- i. For both sites, the property owner or a homeowner's association shall maintain common areas such as parks, trails, lawns, and private 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.

6. Dimensional Regulations

A. For Residential Cottages

- i. Cottage units may be developed on separate lots, a single lot, or a combination thereof.
- 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 shall be separated by a minimum of ten (10) feet from the side edge of one building to another. Where attached architectural features such as eaves, window bays, bulkheads, etc. project into the space between residences, the ten (10) foot separation shall be measured from the outside edge of these features.
- iv. Dwelling units not abutting or oriented towards a right-of-way shall have a front yard oriented towards common open space.
- v. The distance between the front building edge and the right of way or the edge of the common space shall be at least fifteen (15) feet.
- vi. The building height for all structures shall not exceed twenty-five (25) feet.
- vii. Accessory apartment units are not allowed.

B. For Non-Residential and Mixed-Use Buildings on the Former O'Bannon Mill Site

- i. Consider the dimensional standards of the Residence-Business Flex zoning district.