

SEPTEMBER 5, 2024

# South Kingstown Housing Initiative: Exploration of Workforce Housing Options

*Oliver Watson House Site*



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# Introduction



# Introduction

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- South Kingstown Town Council is committed to finding ways they can support affordable housing initiatives including the use of excess public land for residential development. This includes the Oliver Watson House site.
- The administration has been directed to evaluate the feasibility of building workforce housing at the Oliver Watson House site and explore options for implementation.
- Early summer of 2024 an RFP was issued to select a consultant to undertake the study. Union Studio was selected.

# Goals

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- Help stakeholders gain a better understanding of the property characteristics, restraints, and opportunities.
- Present a variety of different options to garner feedback regarding affordable/workforce housing development.
- Gather feedback regarding project density, architectural styles, layout, access, and other characteristics that will be conveyed to the Town Council and potentially be used to inform future design efforts.

# Goals

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## **Tonight's Meeting is an Opportunity to:**

- Provide your opinion regarding the CONCEPTUAL designs presented.
- Ask Questions.

## **Tonight's Meeting is not:**

- A presentation of what will definitively be built at the site.

# Process

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This is just the beginning of the planning and implementation process!

## Initial Community Feedback Sessions:

- South Road Elementary School Site August 22, 2024
- Wakefield Elementary School Site August 29, 2024
- **Oliver Watson House Site** **September 5, 2024**
- Boards and Commissions September 19, 2024

Town Council Presentation

October



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Places of value.  
*Value of place.*

# Founded in 2001

## ARCHITECTURE & COMMUNITY DESIGN

We are a mission-based firm committed to designing sustainable places that will be loved for generations.

# Providence, RI & Philadelphia, PA

## NEW ENGLAND BASED, NATIONAL REACH

In addition to our portfolio of work throughout New England and the Atlantic coast, Union Studio has worked on projects across the U.S. and Canada, Arkansas, Michigan, Oklahoma, Oregon, Texas, Washington & California

# 36 Employees

## ARCHITECTS, PLANNERS, & DESIGNERS

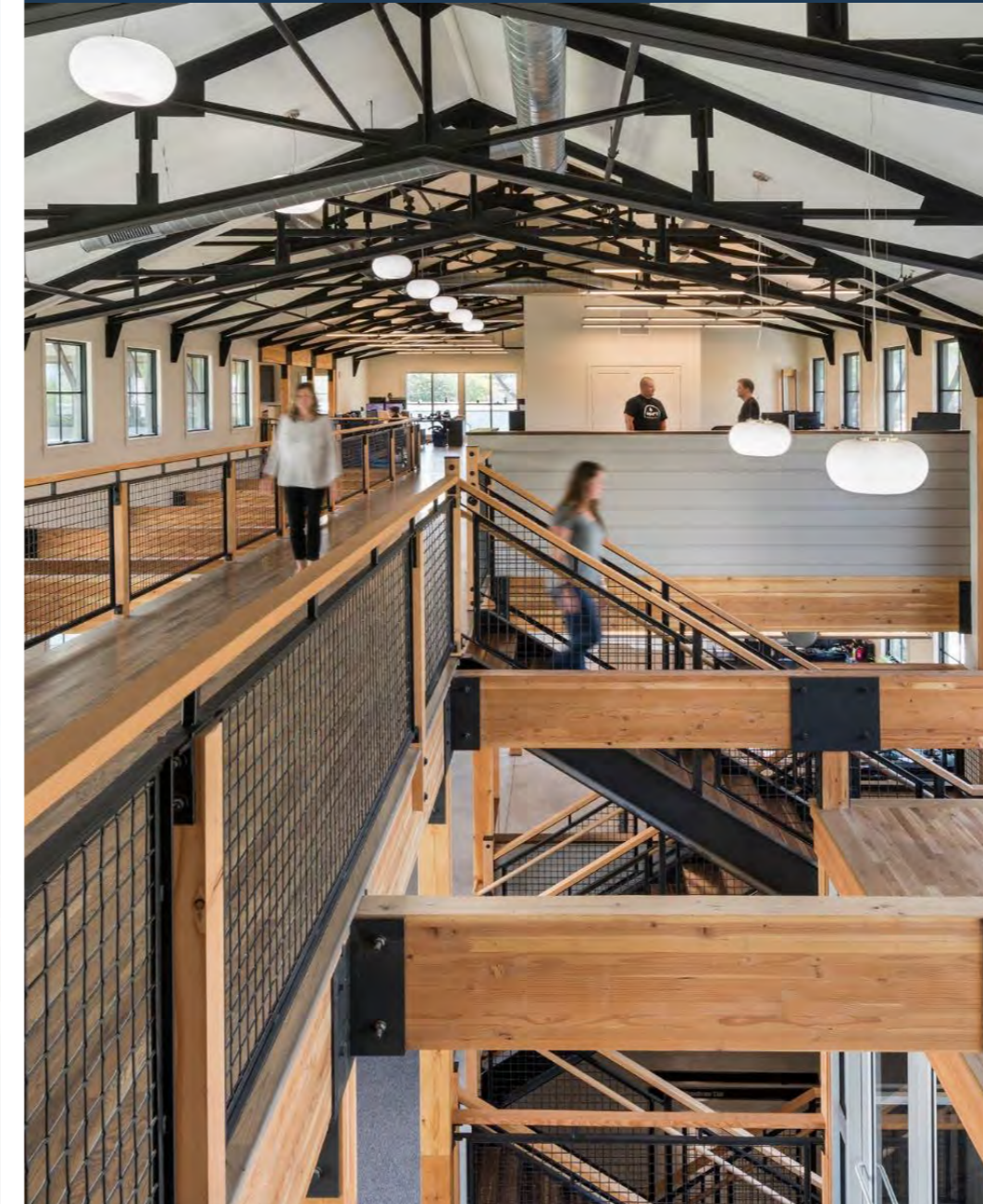
Our passion for building strong communities starts here in our studio, among our friends and colleagues.





OUR MISSION

To use the power of design to  
enrich lives and strengthen  
communities.





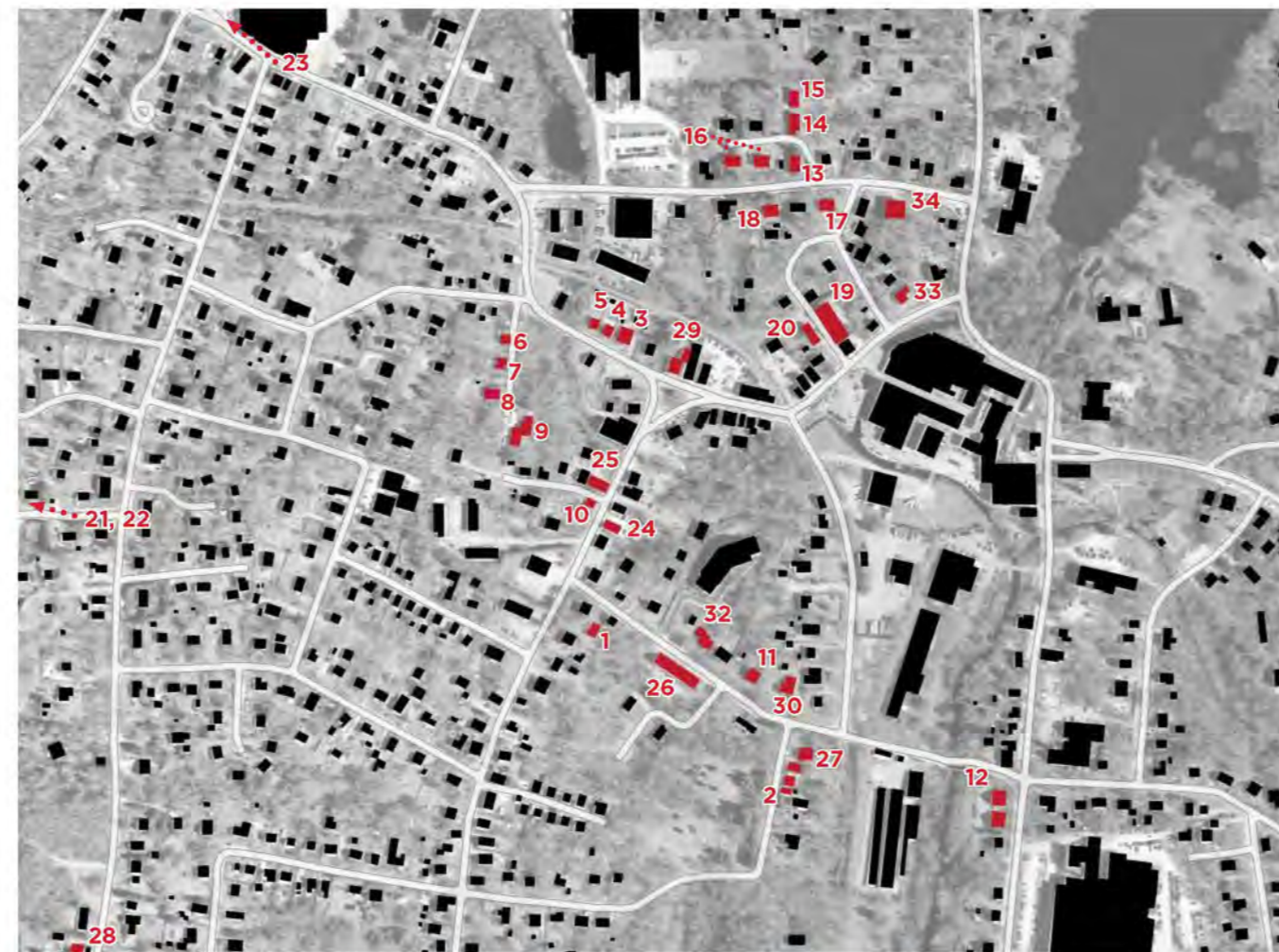
# Town of South Kingstown Missing Middle Housing Inventory

STRATEGIC RECOMMENDATIONS RELATIVE  
TO MULTI-HOUSEHOLD AND INCLUSIONARY HOUSING  
TASK 1: UNDERSTAND

OCTOBER 2019



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## Village of Peace Dale

Peace Dale's development is largely due to the Hazard family who purchased the wool-carding mill in the early 1800s. Over half of the existing buildings in Peace Dale were built by the family, including several public buildings and park that remain as community anchors. Housing for workers was built in what became the commercial center of Peace Dale, known as the *Peace Dale Flats*.

The village's development as a mill town with modest housing is evident in the number of duplex, cottage, and manor house types documented by Union Studio and Horsley Witten Group. Later, as development became more auto-centric, suburban townhouse style housing developed on the periphery of the village (see Numbers 21-23).

Figure 20. Above: Map of housing types documented in the Village of Peace Dale.

TOWN OF SOUTH KINGSTOWN EXISTING HOUSING SURVEY

BUILDING TYPE:  
**Cottage**

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### 11. 1257 - 1267 Kingstown Road

Units: 1 per lot (3 total)

Total Acreage: 0.86 (3 lots)

Density: 3.5 combined units per acre

**Notes:**

An example of small scale single-family housing clustered on smaller lots. Individual lots range from 0.19 (5.3 DU/acre) to 0.45 acres (2.2 DU/acre).



## A VISUAL GUIDE TO THE COTTAGE COMMUNITY DEVELOPMENT ORDINANCE:

### PURPOSE

The purpose of this guide is to visually demonstrate the intent of the Cottage Community Development Ordinance. The following imagery and diagrams are intended to provide insight into the character of a cottage community as well as provide clarity to the zoning documentation.



Right: The cottage community of Riverwalk in Concord, MA. These cottages center on a common green which incorporates social gathering spaces, gardens, and stormwater management.

### COTTAGE COMMUNITY DESIGN STANDARDS:

The following summarizes the standards of Sec. 502.7 Cottage Community of the Town of South Kingstown Zoning Ordinance and to clarify and illustrate its intent.



#### FRONT PORCHES:

Front porches face the common open space to create an active and welcoming environment.

#### DESIGN VARIETY:

Provide variety through color, material, height, roof shape, or entries to create visual interest and blend infill development within their context.

#### COMMON BUILDINGS:

Include amenities to increase opportunity for community gathering such as pavilions, outdoor fireplaces, and seating.

#### COMMON OPEN SPACE:

Include elements such as courtyards or landscaped gardens with buildings oriented toward the common open space to create an 'outdoor room' and increase sense of place.

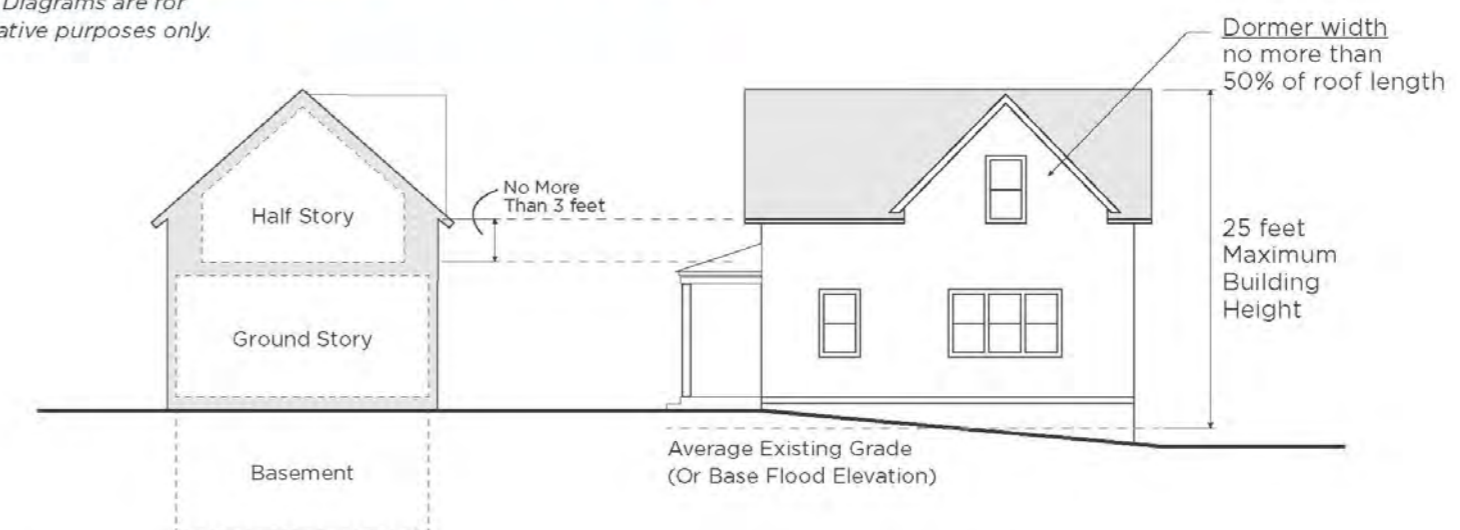
#### TRANSITION ZONES:

Semi-private planting areas between the cottage entry and edge of the common space provide a buffer between public and private zones, enhance privacy, and define outdoor spaces.



### DIMENSIONAL REQUIREMENTS:

Note: Diagrams are for illustrative purposes only.



#### Open Space:

Total Common Space (min)	3000 sf
Common Space per Unit (min)	250 sf
Common Space Width (min)	20 ft
Transition Zone Width (min)	15 ft
Distance Between Units (min)	10 ft

#### Building:

Overall Height (max)	25 ft
Roof Pitch (min)	6:12
First Floor Area* (max)	900 sf
Second Floor Area (max)	50% of First Floor
Dormer Length (max)	50% of Roof Length

#### Covered Front Porch:

Area (min)	60 sf
Width or Length (min)	6 ft
Width or Length** (max)	10 ft

\* Not inclusive of any porch or deck area.  
 \*\* A front porch may extend the full length of the facade or wrap around for a maximum length of 20 ft on either side.



Example of a one and a half story cottage style house with full width front porch on Hathaway Lane in the Village of Peace Dale, RI.



Example of a one-story cottage style house in the Village of Peace Dale, with front porch and landscaping to transition from the street.





20+ Year Real Estate Advisory Firm

Located in Rumford, RI

17+ local professionals; Services include:

- Strategy
- Transactional/Financing
- Project Management; all steps
- Asset Management

Experience w/ housing of all types; as third-party and for portfolio + all aspects of development, financing, leasing, operations.



# Contents

- 1 Existing House
  - 2 Development Considerations
  - 3 Potential Housing Options
  - 4 Discussion & Next Steps
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# Existing House



# Existing House

- Original home built in 1880, roughly 2,800 square feet.
- Site is 2.7 acres and includes two outbuildings that are in disrepair.
- Property was bequeathed to the Town in the will of Mary Watson to serve as a “home for aged people” to be known as "The Oliver Watson Home."
- On July 21, 2000 a judgement was filed that allows the Town to dispose of the property "at the best terms available" with net proceeds from the sale to be placed in a trust fund to help fund the construction of a community senior center.



# Development Considerations



# Development Considerations

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## **Important considerations still yet to be determined:**

(Based in large part on your feedback during this process)

- Number and types of units
- For sale, for rent, or some combination
- Percentage that are affordable versus market rate, and at what AMI's
- Land retained by town or sold to a potential development partner(s)
- Impacts to traffic, schools, town services, etc.
- Restrictions to prevent short-term rentals (including to students)

# Development Considerations – “Affordable” Housing

- Median Single-Family Home = \$579,000\*, Income to afford > \$170,000/year
- SK Teacher / Police / Paramedic (Entry) < \$56,000/year \*\*
- SK Teacher (w/ PhD) \$106,000/year \*\*
- “Affordable” vs. Workforce

AMI	1 person	2 person	3 person	4 person	5 person
<b>INCOMES</b>					
<b>60%</b>	\$43,020	\$49,200	\$55,320	\$61,440	\$66,360
<b>80%</b>	\$57,350	\$65,550	\$73,750	\$81,900	\$88,500
<b>100%</b>	\$74,200	\$84,800	\$95,400	\$106,000	\$114,500
<b>120%</b>	\$86,040	\$98,400	\$110,640	\$122,880	\$132,720
<b>MAX. (APPROX.) FOR SALE PRICES</b>					
<b>60%</b>	\$127,584	\$148,905	\$170,037	\$191,170	\$208,151
<b>80%</b>	\$177,056	\$205,359	\$233,661	\$261,813	\$284,455
<b>100%</b>	\$226,529	\$261,850	\$297,209	\$332,569	\$360,871
<b>120%</b>	\$276,077	\$318,719	\$360,984	\$403,249	\$437,212
<b>MAX. (APPROX.) RENTAL PRICES</b>					
<b>60%</b>	\$1,180	\$1,348	\$1,518	\$1,686	\$1,821
<b>80%</b>	\$1,574	\$1,798	\$2,024	\$2,248	\$2,428
<b>100%</b>	\$1,967	\$2,247	\$2,530	\$2,810	\$3,035
<b>120%</b>	\$2,361	\$2,697	\$3,036	\$3,372	\$3,642

\*2023 Housing Fact Book- HousingWorksRI

\*\* 2022 Town Data

# Development Considerations

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## Balance → Improves Feasibility

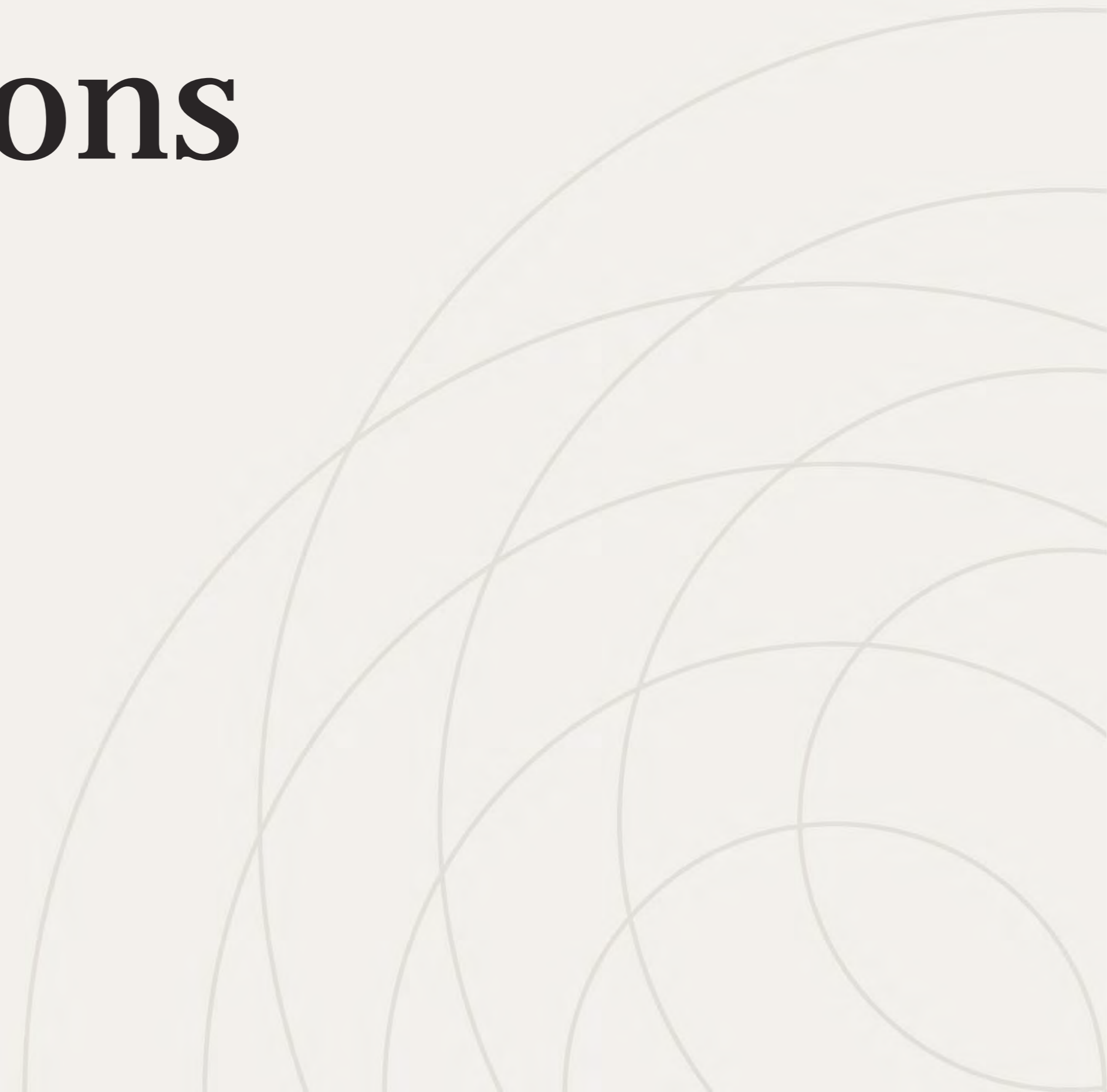
Cost to produce units includes 'semi'-fixed costs;

- Infrastructure (utility, parking lots), architecture/engineering, land cost
- Density helps to offset fixed costs

Market Rate units may off-set affordable

More affordable; gap funding (tax credits, etc.); competitive/limited

# Potential Housing Options





2.7 acre parcel

Waites Corner Rd

Fairgrounds Rd



Option A

Existing House on own 20k Lot

4 New Homes on own 20k Lots



# Option B

Existing House & 14 Cottages  
34 Spaces (2.25/unit)



# Option C

Existing House on own 20k Lot

15 Cottages

34 Spaces (2.25/unit)

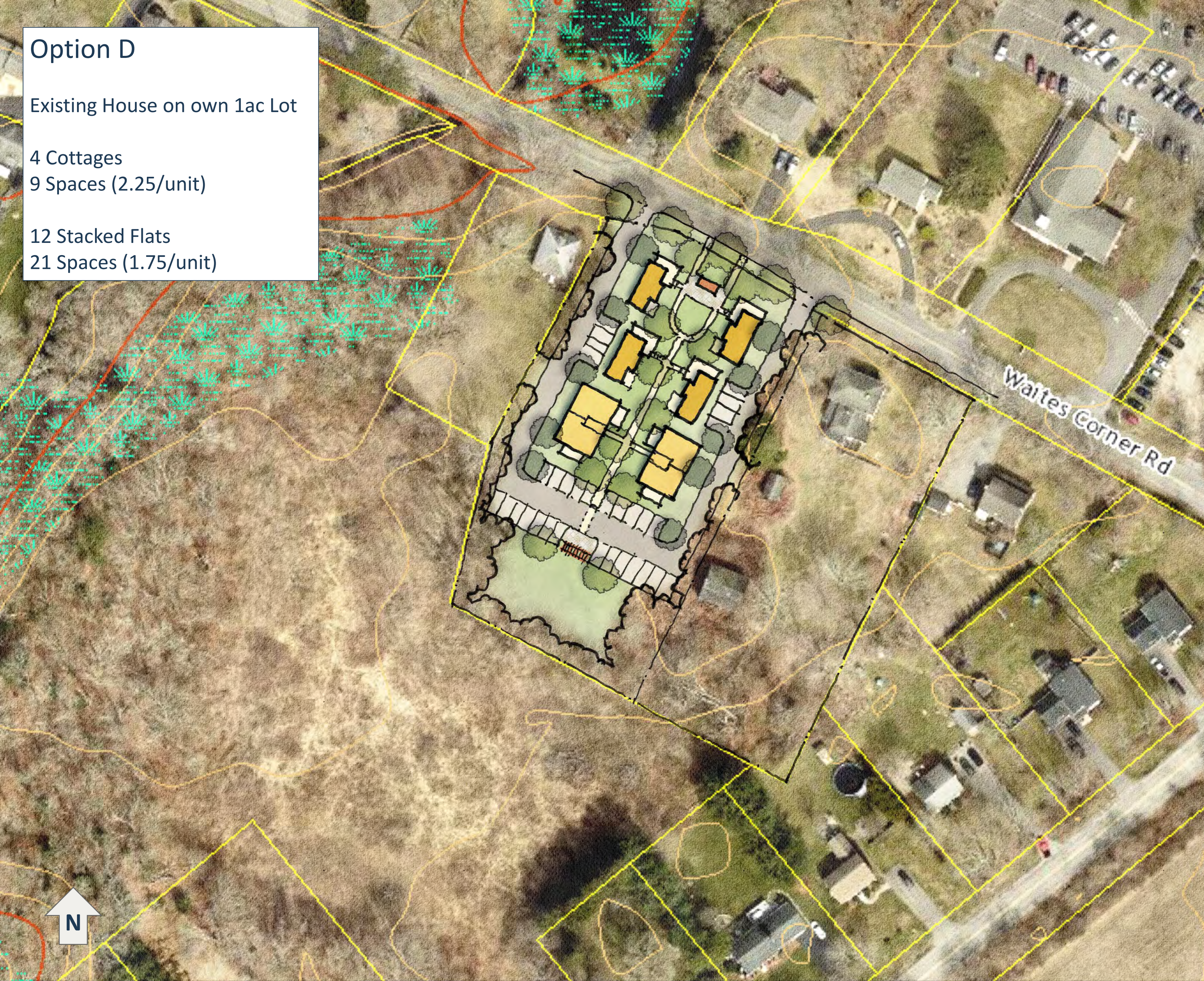


# Option D

Existing House on own 1ac Lot

4 Cottages  
9 Spaces (2.25/unit)

12 Stacked Flats  
21 Spaces (1.75/unit)



# Discussion & Next Steps



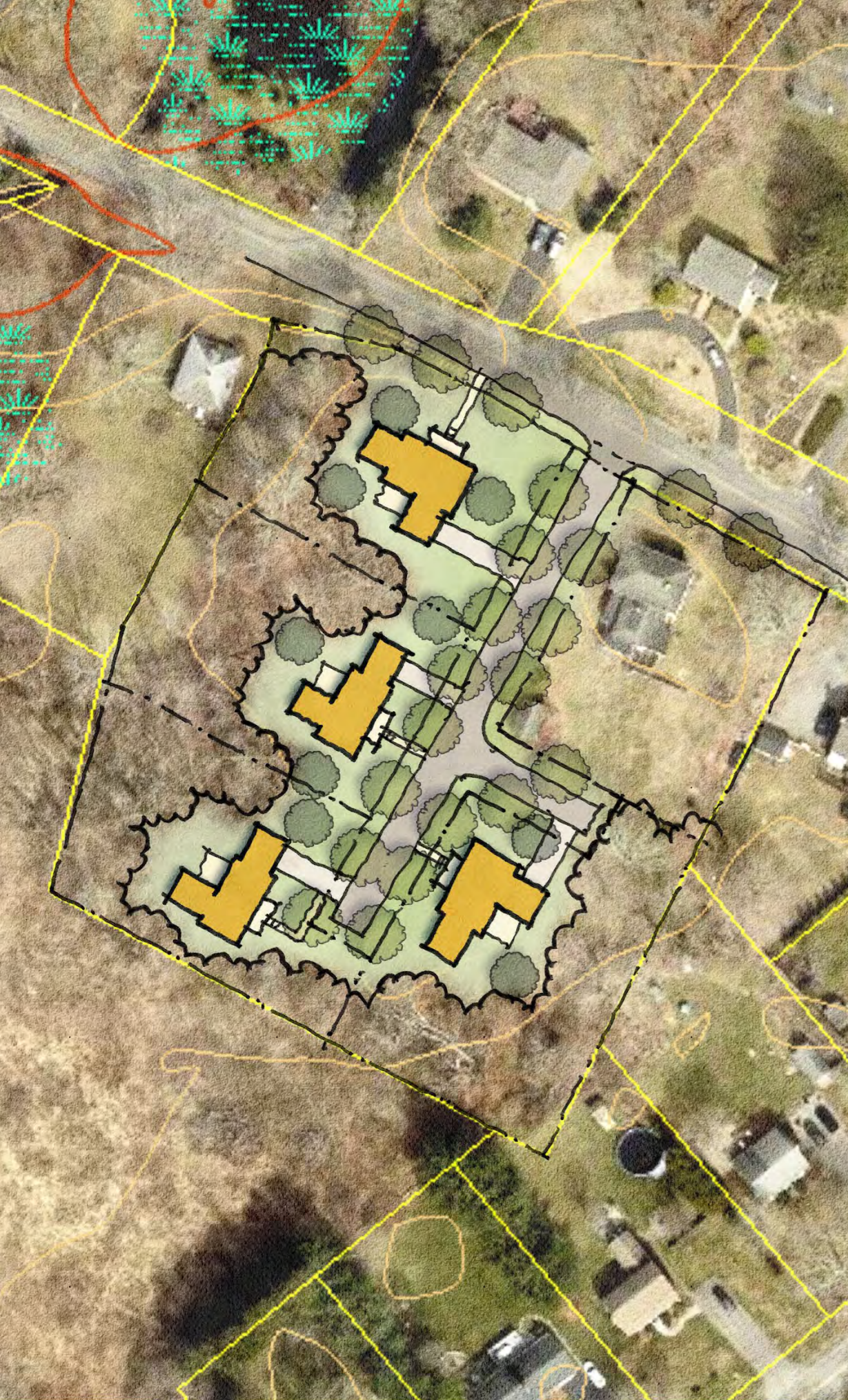
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### Option A

Existing House on own 20k Lot

4 New Homes on own 20k Lots



### Option B

Existing House & 14 Cottages  
34 Spaces (2.25/unit)



### Option C

Existing House on own 20k Lot

15 Cottages  
34 Spaces (2.25/unit)



### Option D

Existing House on own 1 ac Lot

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# Next Steps

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