

JANUARY 29, 2025

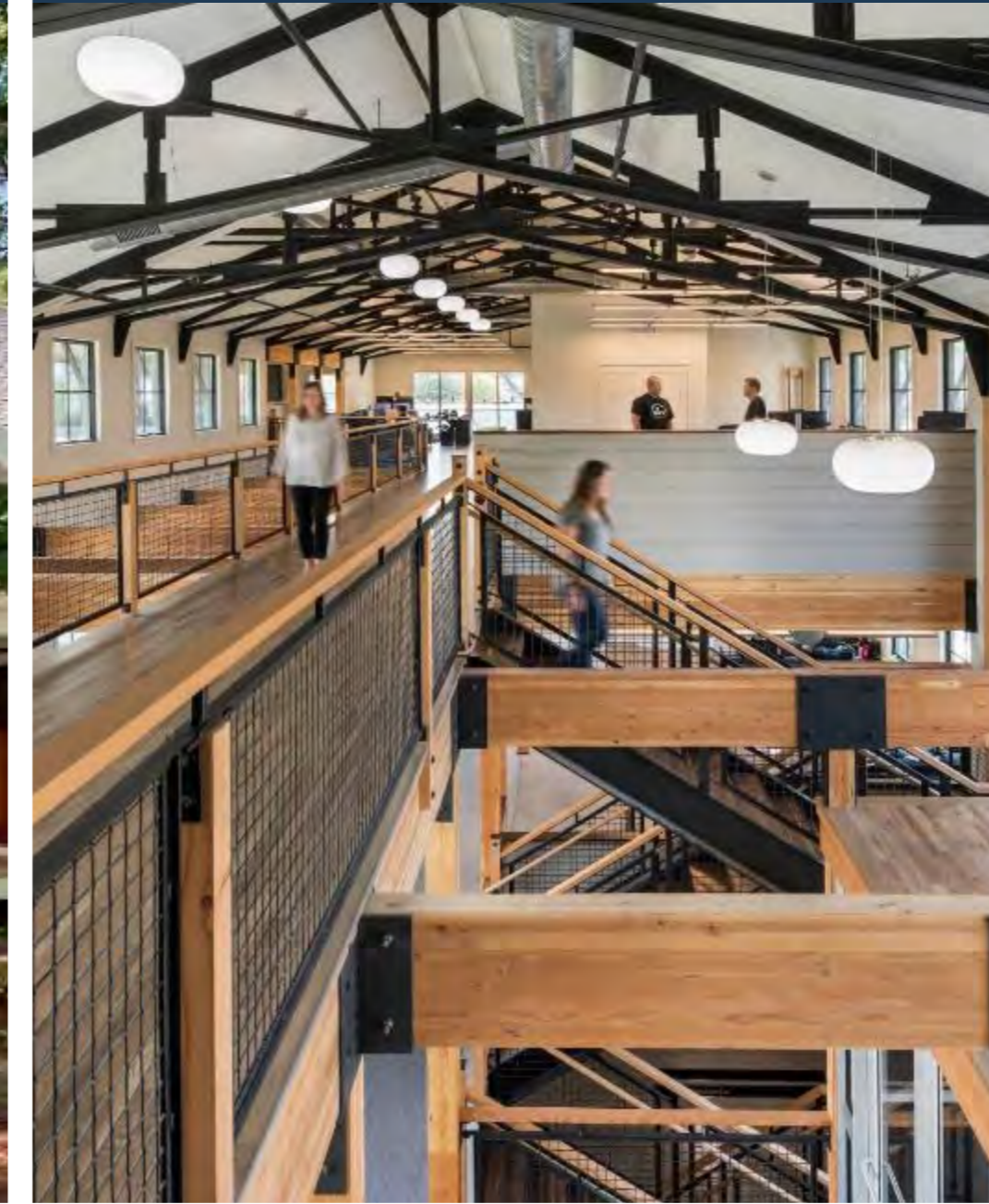
South Kingstown Housing Initiative: Exploration of Workforce Housing Options

Town Council Workshop



UNION





UNION

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 in our studio, among our friends and colleagues.





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.



Introduction

- 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 South Road School, Wakefield Elementary School, and Oliver Watson House sites.
- The administration has been directed to evaluate the feasibility of building workforce housing at these sites and explore options for implementation.
- Early summer of 2024 an RFP was issued to select a consultant to undertake the study. The team of Union Studio and Peregrine Group was selected.

Workshop Outline

Review of Goals and Process

South Road School, Wakefield Elementary, Oliver Watson House Sites:

- Review Preliminary Concepts
- Summary of Community Feedback
- Summary of Boards & Commissions Feedback
- Garner Town Council Feedback

Discussion & Next Steps

Goals

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

Process (Current): Visioning & Community Feedback

Initial Community Feedback Sessions:

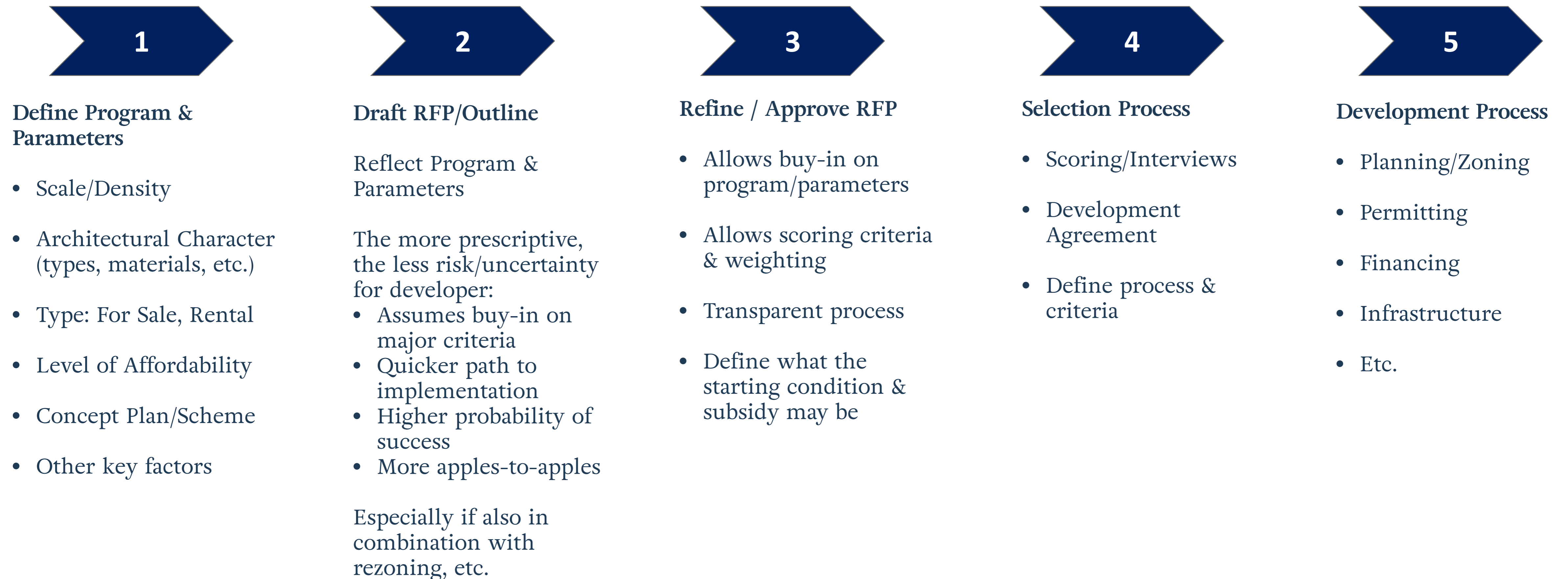
- South Road Elementary School Site August 22, 2024
- Wakefield Elementary School Site August 29, 2024
- Oliver Watson House Site September 5, 2024
- Boards and Commissions September 19, 2024

Town Council Sessions:

- Town Council Update October 28, 2024
- **Town Council Workshop** **January 29, 2025**
- Town Council Follow Up Date TBD

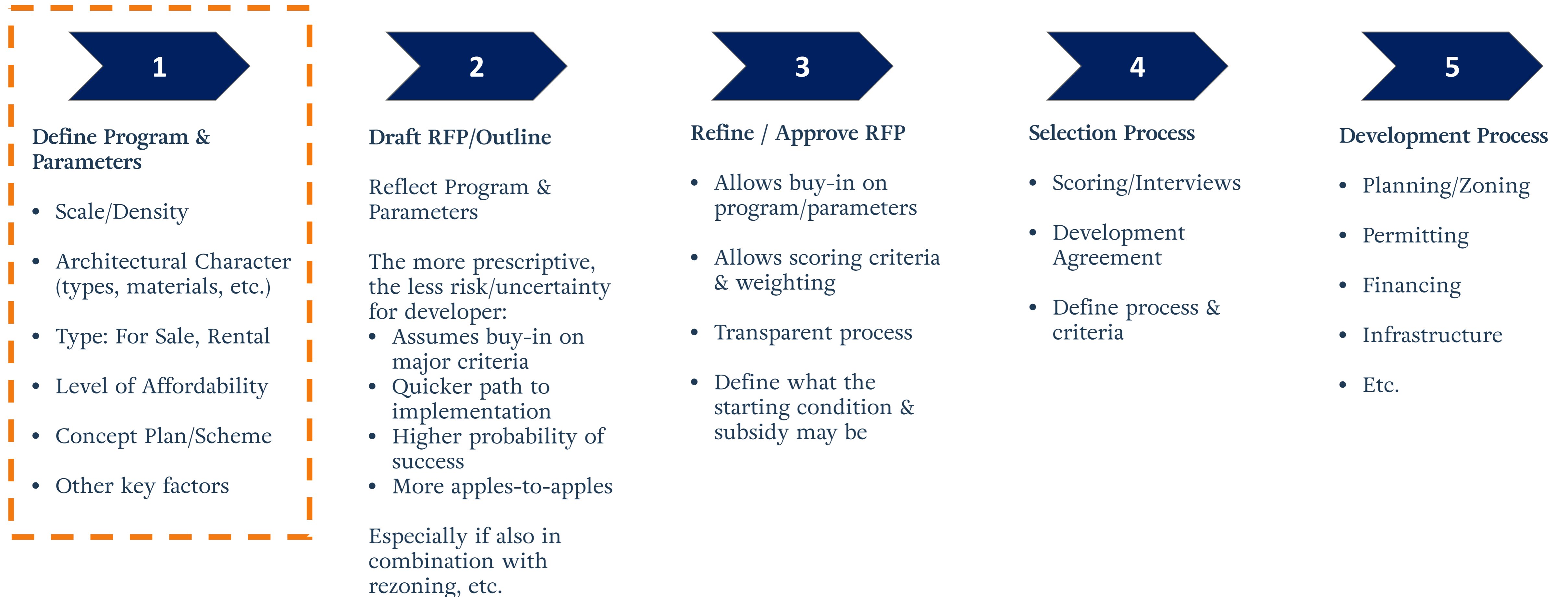
Process (Future): Selecting Development Partners

Typically, these sorts of efforts are followed by an RFP process(es) to select a development partner(s)



Process (Future): Selecting Development Partners

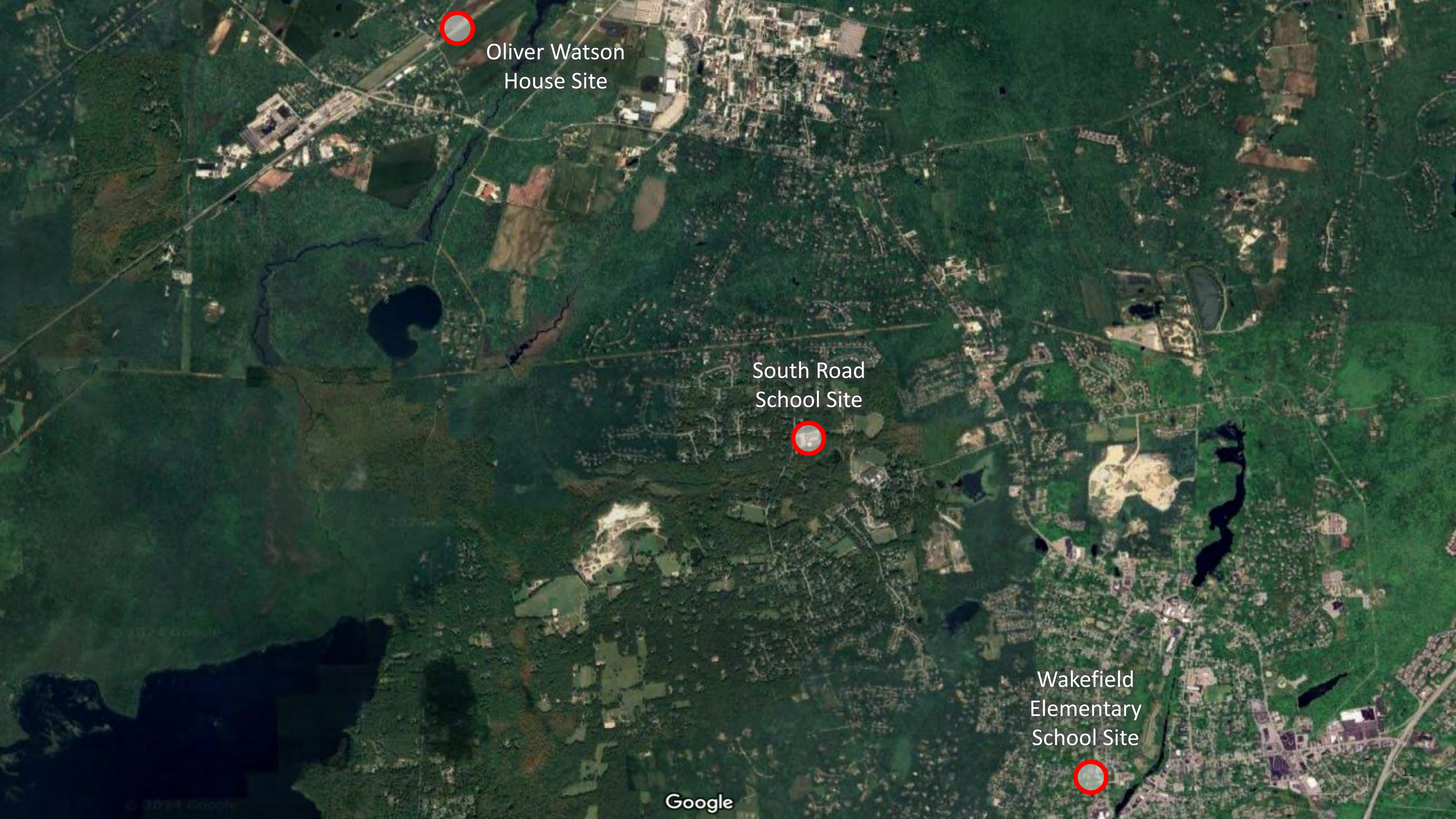
Typically, these sorts of efforts are followed by an RFP process(es) to select a development partner(s)



Key Decision Points

At this stage, our focus should be trying to define the target program and parameters to steer next steps. These can (and probably should be) different for each site. Consideration should also be given to prioritizing/sequencing the three sites.

- Scale/Density
- Preferred Site Approach
- Architectural Character (types, materials, etc.)
- For Sale, Rental, or Mix
- Level/Mix of Affordability
- Public vs. Private Investment:
 - Infrastructure
 - Demolition
 - Entitlements
- Land Price



Oliver Watson
House Site



South Road
School Site



Wakefield
Elementary
School Site

Existing Structures







Key Takeaways From Community Feedback Discussions

Limited Push Back:

- Limits of development for school sites
- Use of sites for “workforce” housing
- Not repurposing existing schools as housing

Design Considerations:

- Large multifamily options less compatible with existing context
- Moderate level of density may be acceptable if well designed, not “cookie cutter”
- Buffers, setbacks, privacy concerns, views are crucial
- For school sites, maintain access, amenities, and current use of adjacent park spaces and honor their history given connection to community

Additional Concerns:

- Limit/restrict short term/student rentals
- Traffic impacts
- Impact to home values
- Tax implications


Session with Boards & Commissions

- Planning Board
- Recreation Commission
- Sustainability Committee
- Conservation Commission
- Historic District Commission
- Economic Development Committee
- Bicycle Pedestrian Advisory Committee
- Affordable Housing Collaborative Committee


Boards & Commissions Feedback Survey

Please discuss this with your respective board/commission at your next regular meeting and provide consolidated feedback using this feedback survey form.


South Road School *Non-Housing Alternative Preferred*
See Open Comments Below



A



B



C

		Score / 1-10	Rank / 1-3
A	Multi-Family Building with 1 & 2BR Apartments / 94 Units		
B	Cottages (3BR) / 46 Units		
C	30 Cottages (3BR) + 10 x 3-Unit TownHouses (2BR) / 57 Units		

- If the Town Council were to identify your #1 ranked concept for further study, what issues/concerns do you have about the design that require further consideration?

- How can the town best exercise its power as the property owner to ensure that any housing project on this property has the desired impact for the town and its residents?

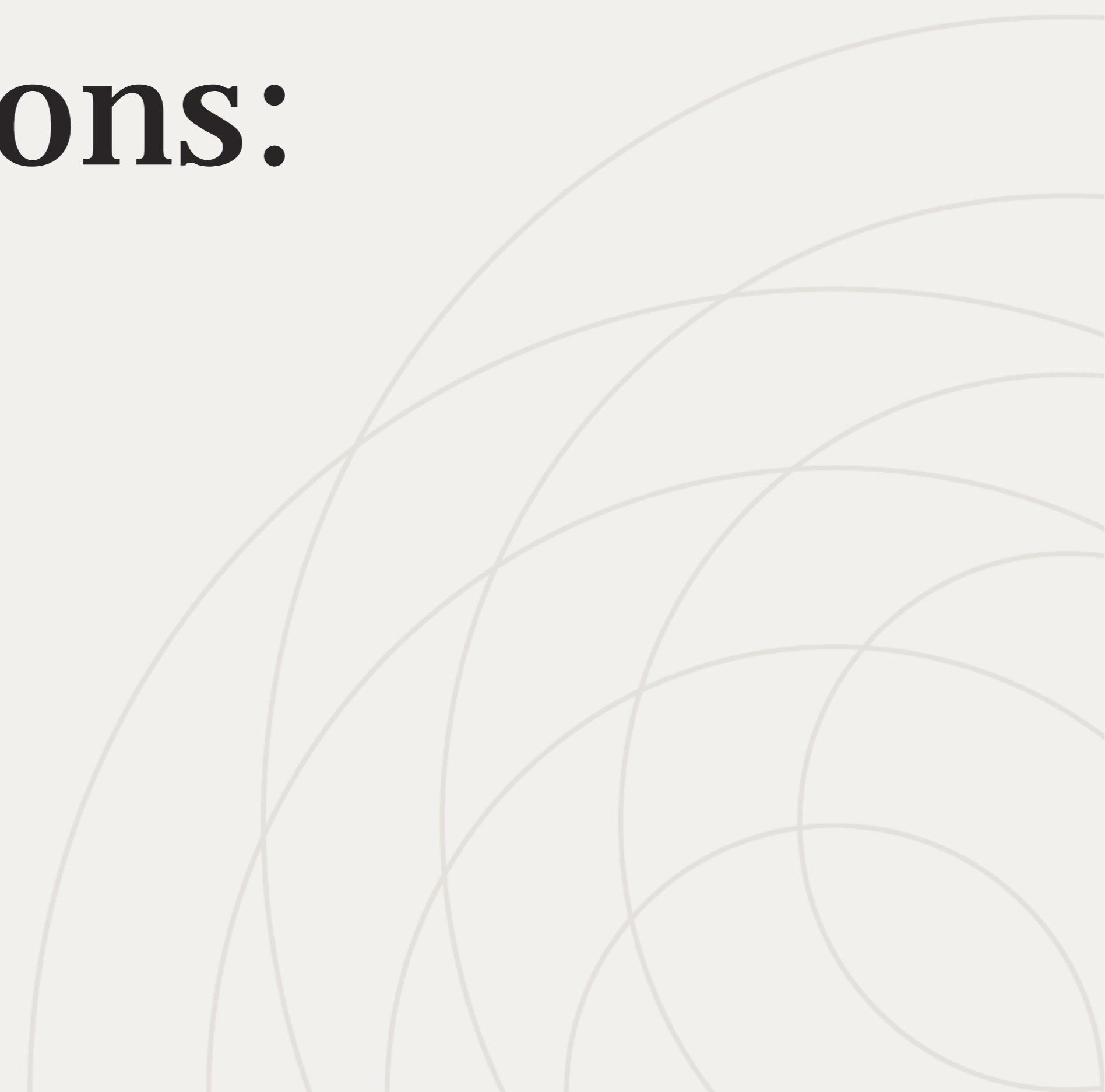
Guided Comments

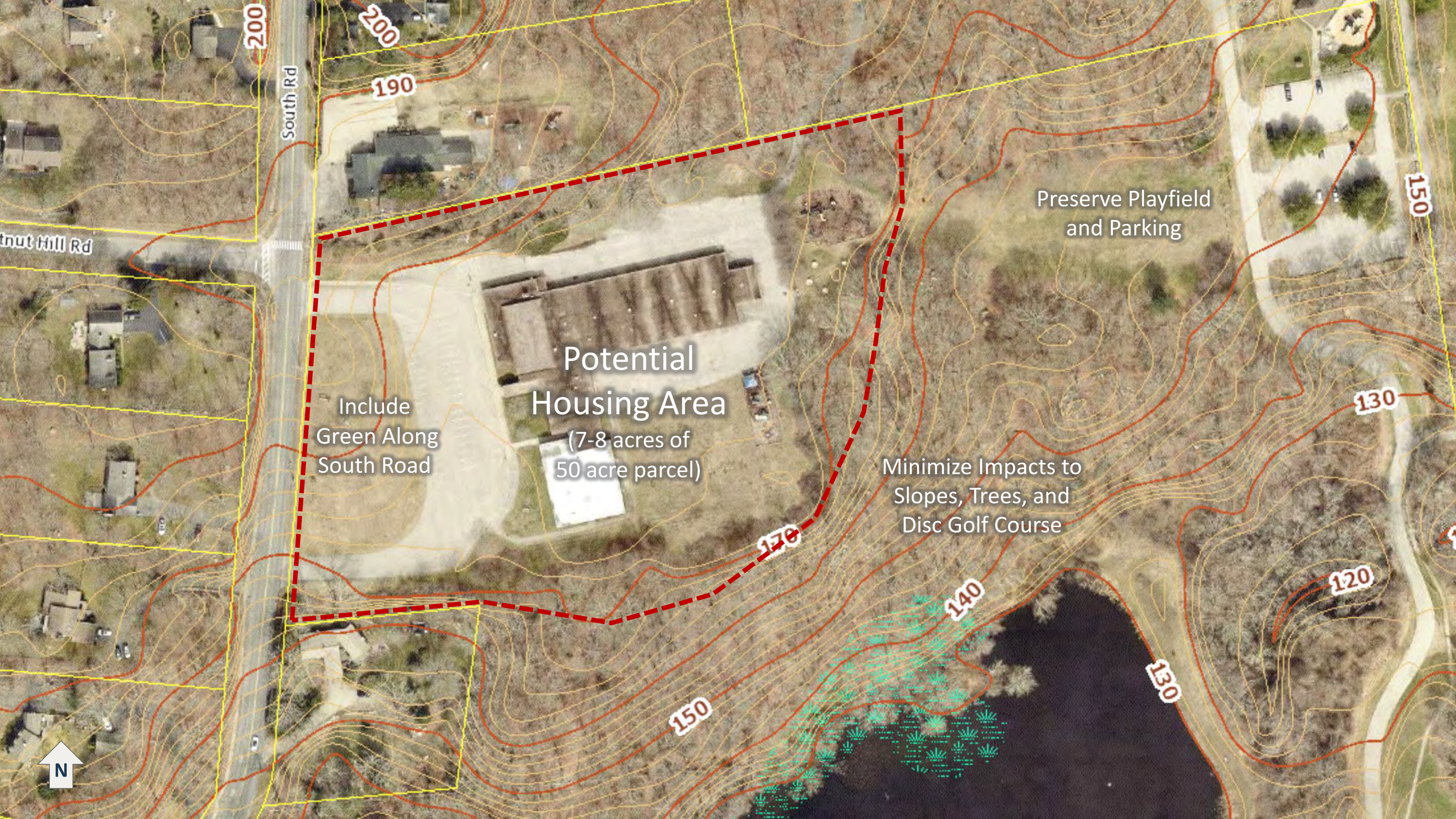
- What do you think about the densities of the proposed concepts?

- Do you have any recommendations to improve any of the concepts to make them more appealing?

Open Comments *Non-Housing Alternative Preferred*

Potential Housing Options: South Road School Site





Potential
Housing Area
(7-8 acres of
50 acre parcel)

Include
Green Along
South Road

Preserve Playfield
and Parking

Minimize Impacts to
Slopes, Trees, and
Disc Golf Course



200

200

190

150

130

170

140

120

150

130

South Rd

Hut Hill Rd

Option A

94 Multifamily Units
[70 1BR & 24 2BR]
118 Total Bedrooms

188 Residential Spaces (2/unit)
18 Visitor Spaces



Option B

46 Cottage Units [All 3BR]
138 Total Bedrooms

92 Residential Spaces (2/unit)
30 Visitor Spaces

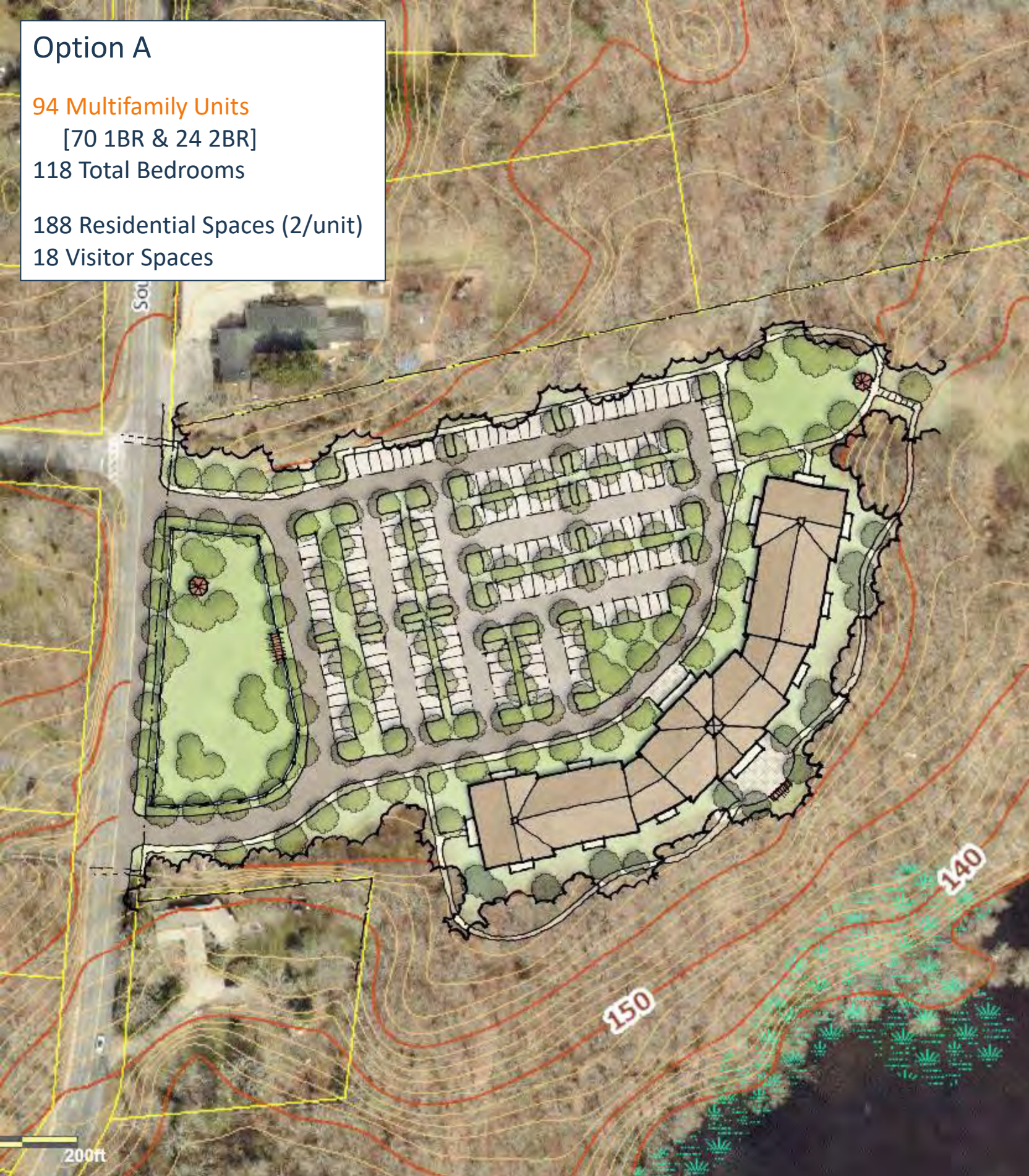


Option C

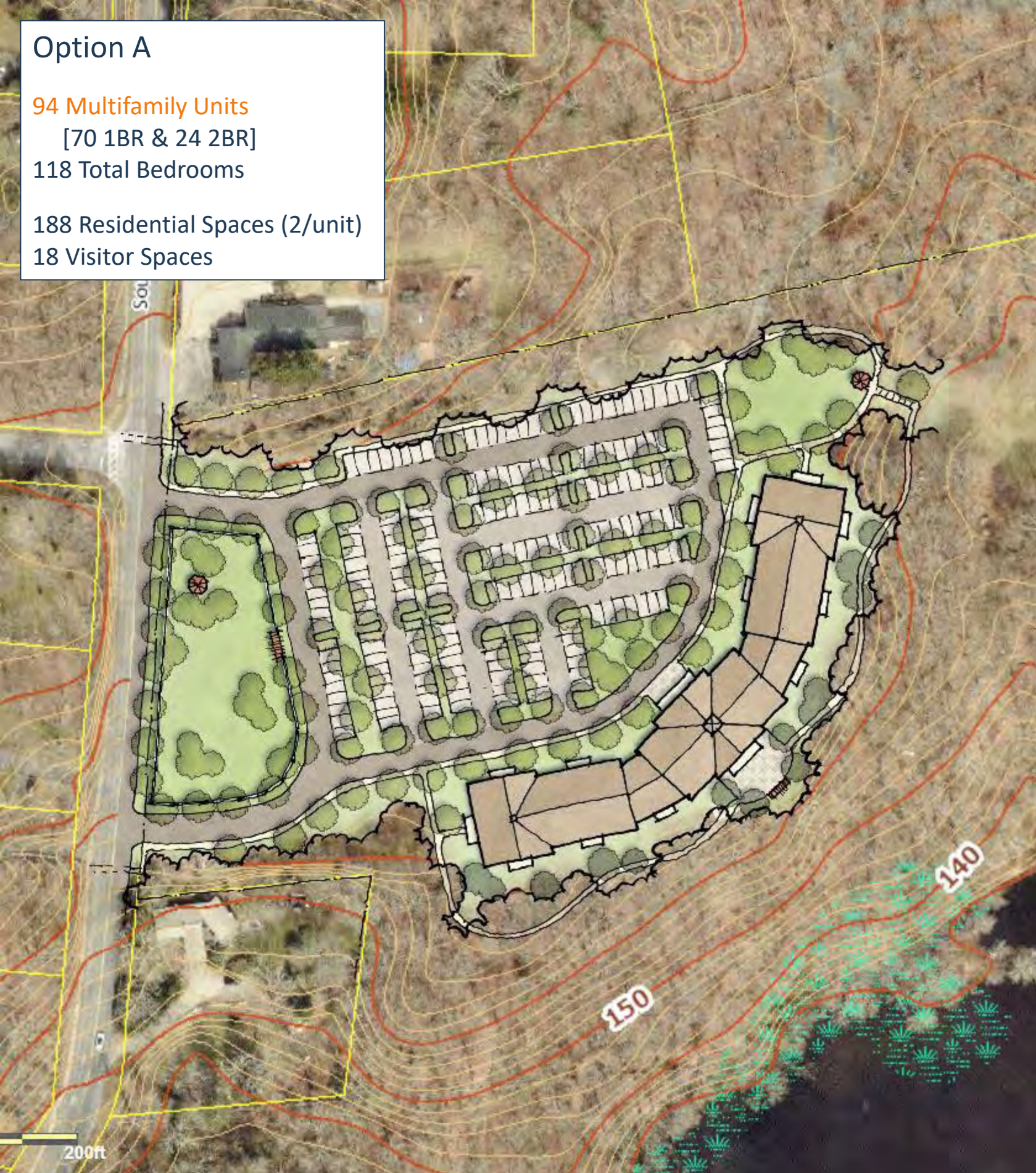
30 Cottage Units [All 3BR]
27 Townhouse Units [All 2BR]
57 Total Units
144 Total Bedrooms

114 Residential Spaces (2/unit)
15 Visitor Spaces





South Road School	A		B		C		Comments Summary
	Rank	Score	Rank	Score	Rank	Score	
ConCom	2	6	3	2	1	8	A & C offer more variety of types, opportunity to reduce impervious of current
Affordable Housing	3	5	2	7	1	9	C more palatable and larger units, this site should be top priority
Historic District	3	2	2	5	1	8	B & C more compatible, focus on assuring variety
Planning Board	3	2	2	6	1	5	B & C add more buffer to road and internal green, A better if broken up into multiple buildings hiding parking
Recreation	3	3	2	6	1	8	B & C diverse and phasable, need variety, ensure access, pull back from sled hill
Economic Development	3	1	1	9	2	1	Plant trees in parking lot as shown
Bike & Pedestrian	1	5	1	5	1	5	General concerns about traffic, existing roads, connections to town
Sustainability	2	2	1	1	1	-	Combination of types in C seems an excellent solution



Thoughts?

- Scale/Density
- Preferred Site Approach
- Architectural Character (types, materials, etc.)
- For Sale, Rental, or Mix
- Level/Mix of Affordability
- Public Investment (Infrastructure, Demo, Etc.)
- Land Price

Potential Housing Options: Wakefield Elementary Site





Potential Housing Area

(3 - 3.5 acres of 7.8 acre parcel)

Secondary Access from School Lane

Primary Access from High Street

Preserve Waterfront, Possible Connection to Bike Path

Preserve Park

High St

School Ln

Northrup St

Winter St

Main St

Robins...

N

30

40

50

30

20

30

40

20

Option A

5,000sf Commercial Space
14 Parking Spaces (1/350sf)

54 Multifamily Units
(27 1BR & 27 2BR)
81 Total Bedrooms
81 Parking Spaces (1.5/unit)

10 Public Parking Spaces



Option A

5,000sf Commercial Space
14 Parking Spaces (1/350sf)

54 Multifamily Units
(27 1BR & 27 2BR)
81 Total Bedrooms
81 Parking Spaces (1.5/unit)

10 Public Parking Spaces



Option B

63 Multifamily Units
(47 1BR & 16 2BR)
79 Total Bedrooms
95 Parking Spaces (1.5/unit)
10 Public Parking Spaces



Option C

- 31 Townhouse Units
(20 2BR & 11 3BR)
- 72 Total Bedrooms
- 65 Residential Spaces (2/unit)
- 20 Public Parking Spaces



Option D

- 20 Townhouse Units
(12 2BR & 8 3BR)
- 30 Stacked Flat Units
(All 1BR)
- 70 Total Bedrooms
- 75 Residential Spaces (1.5/unit)
- 10 Public Parking Spaces





Wakefield Elementary	A		B		C		D		Comments Summary
	Rank	Score	Rank	Score	Rank	Score	Rank	Score	
Historic District	1	5	4	2	2	4	3	3	Mixed use would make the park more lively
Affordable Housing	1	6	2	6	4	4	3	5	A is top choice but should have mix of 1 and 2 BR, more stories/smaller footprint, reduce parking
Economic Development	1	5	3	3	2	2	4	1	Merit to mixed use, access to park and bike path paramount, address blending into park
ConCom	4	1	3	3	2	6	1	8	D has variety, consider buffer
Planning Board	1	1	1	1	1	1	1	1	Not persuaded housing is highest and best use for site, opportunity for community resource
Recreation	1	1	1	1	1	1	1	1	Unique opportunity for public amenities instead of housing
Bike & Pedestrian	1	1	1	1	1	1	1	1	General concerns about traffic, existing roads, connections to town
Sustainability	4	1	1	1	1	1	1	1	Runoff for A & B problematic



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- Level/Mix of Affordability
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- Land Price

Potential Housing Options: Oliver Watson House Site





2.7 acre parcel

Waites Corner Rd

Fairgrounds Rd



Option A

Existing House on own 20k Lot

4 New Homes on own 20k Lots



Waites Corner Rd

Fairgrounds Rd



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)

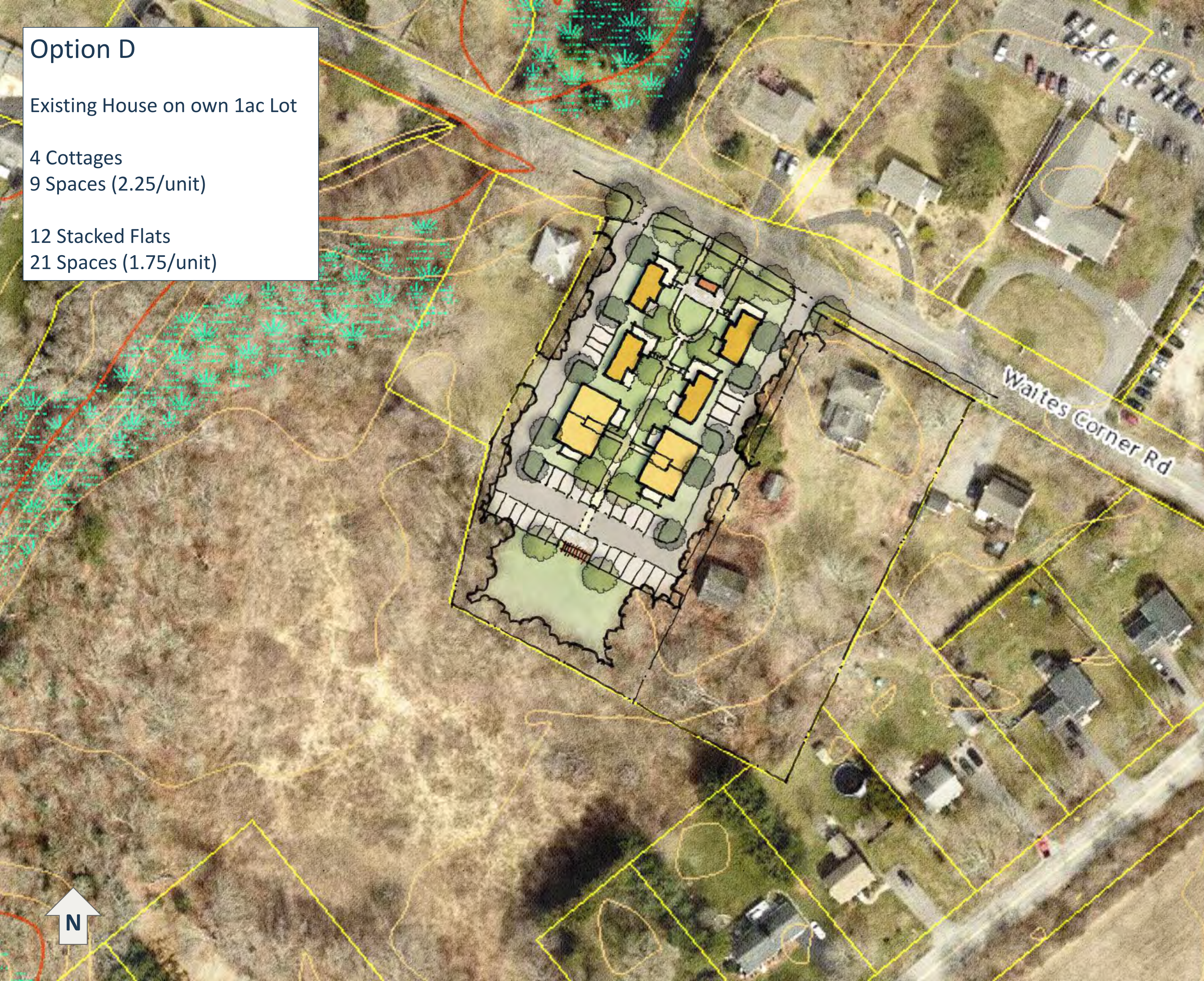


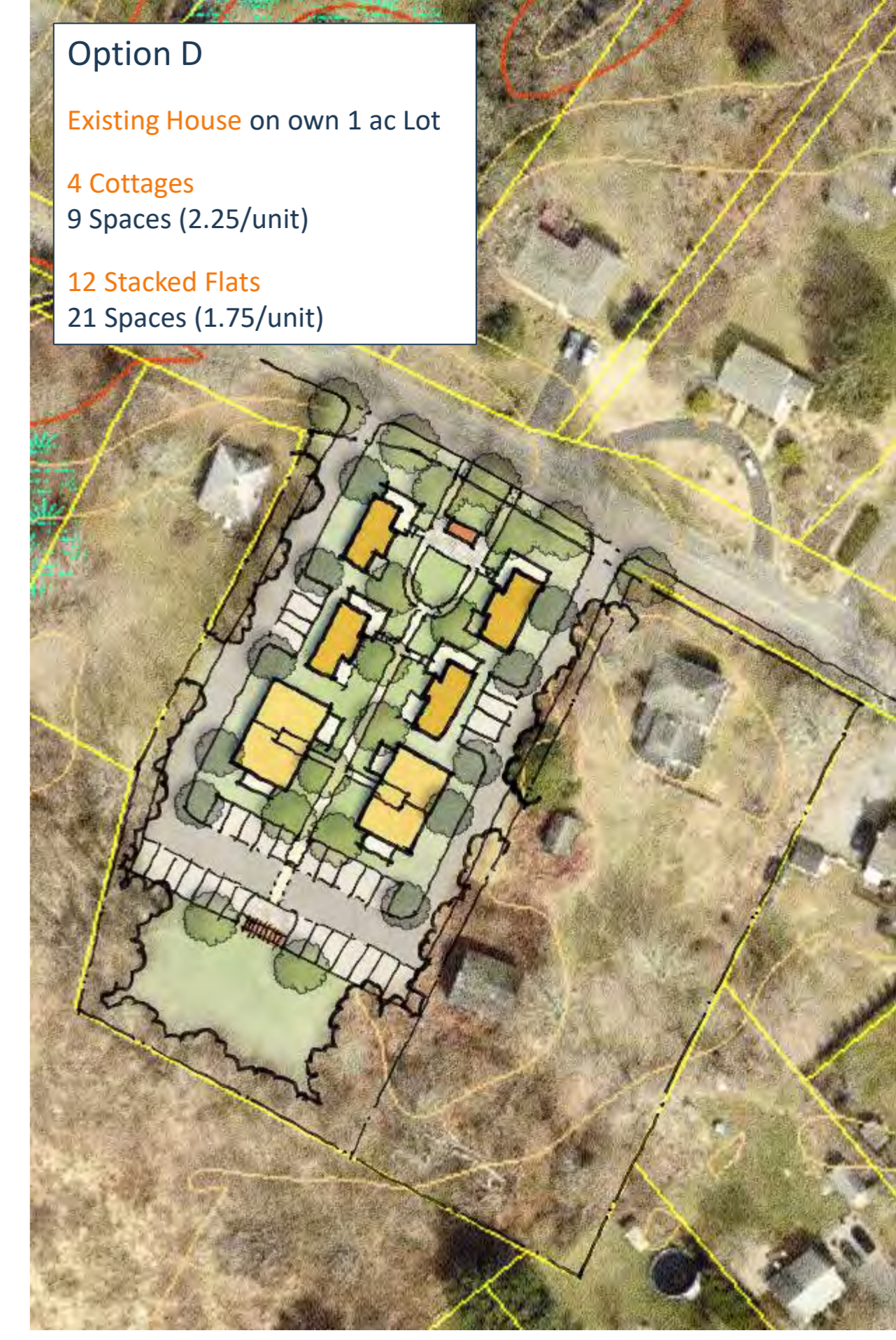
Option D

Existing House on own 1ac Lot

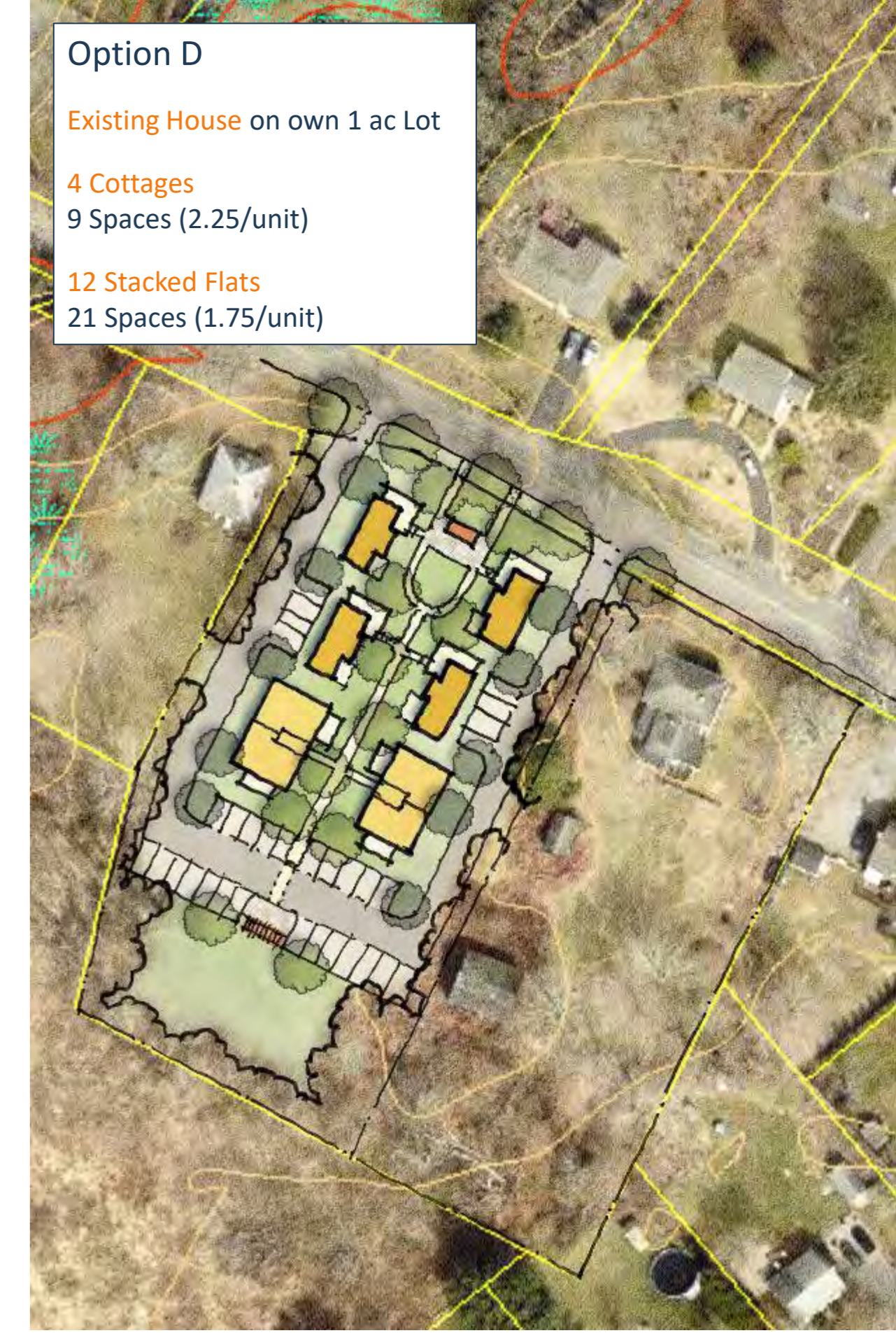
4 Cottages
9 Spaces (2.25/unit)

12 Stacked Flats
21 Spaces (1.75/unit)





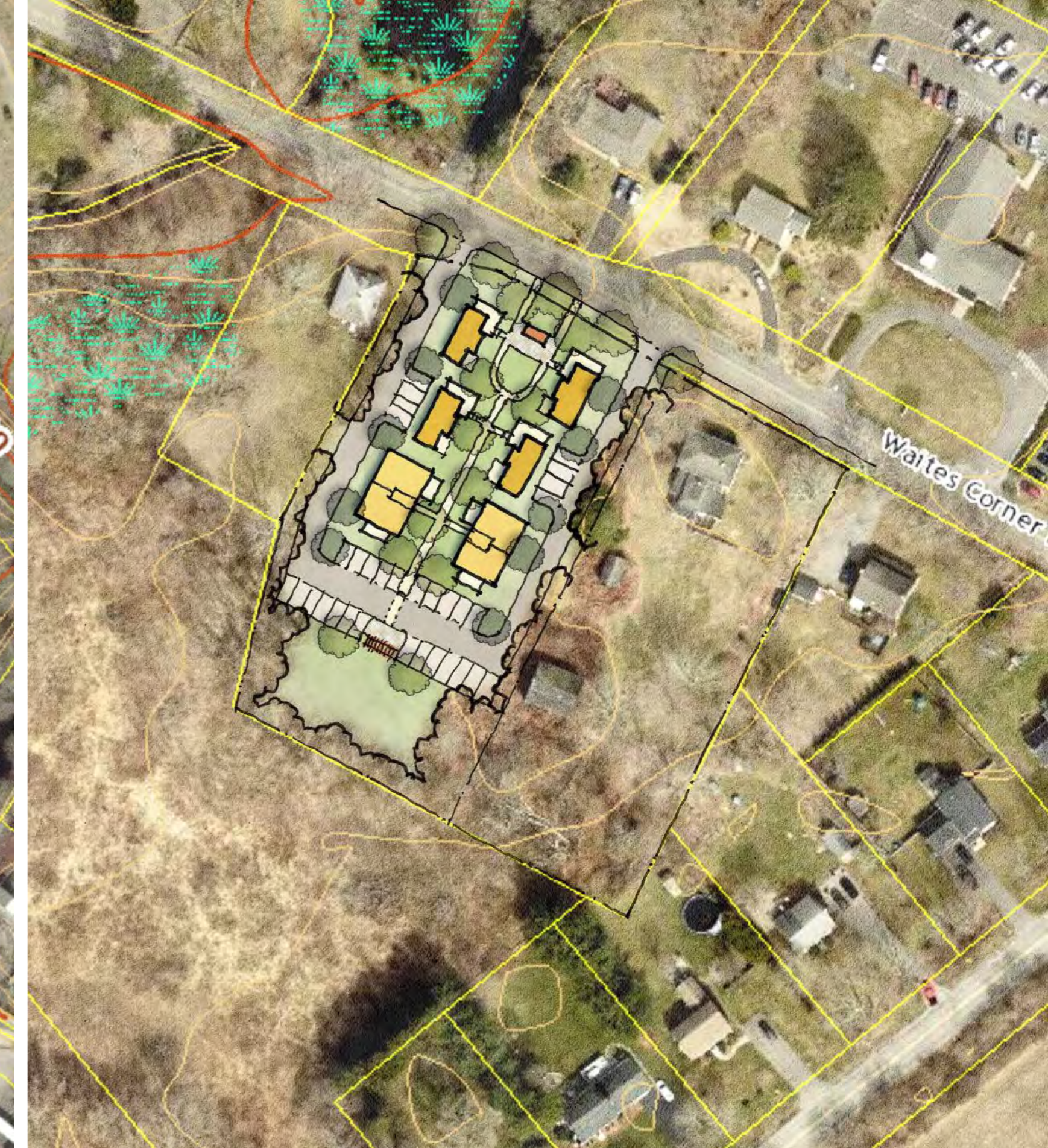
Oliver Watson House	A		B		C		D		Comments Summary
	Rank	Score	Rank	Score	Rank	Score	Rank	Score	
Affordable Housing	4	1	3	6	2	7	1	8	Like variety of D, 1BR flats w/ 2/3BR cottages, sell existing on own lot
Historic District	4	1	3	4	2	6	1	8	No comments provided
Planning Board	4	2	2	5	3	6	1	7	D offers less site coverage, A better if duplexes - more density with same footprint
ConCom	1	8	2	6	3	4	4	2	Not in core so should be lower density
Economic Development	1	7	4	7	3	5	2	2	A not helpful for affordability, but adds housing with minimal impacts
Recreation	2	7	1	8	4	3	3	6	A likely most pleasing to neighbors, curb appeal may help with neighborhood buy-in
Bike & Pedestrian	1	1	1	1	1	1	1	1	General concerns about traffic, existing roads, connections to town
Sustainability	1	4	1	1	1	1	1	1	D preserves more land and good option for mix of types, seems to be best option



Thoughts?

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Now that we've discussed all three sites, thoughts about priorities/sequencing?

Next Step

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- **Town Council Follow Up** **Date TBD**



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