

WELCOME!

**WORK IN PROGRESS
PRESENTATION**

Old Tower Hill Road

Neighborhood Plan



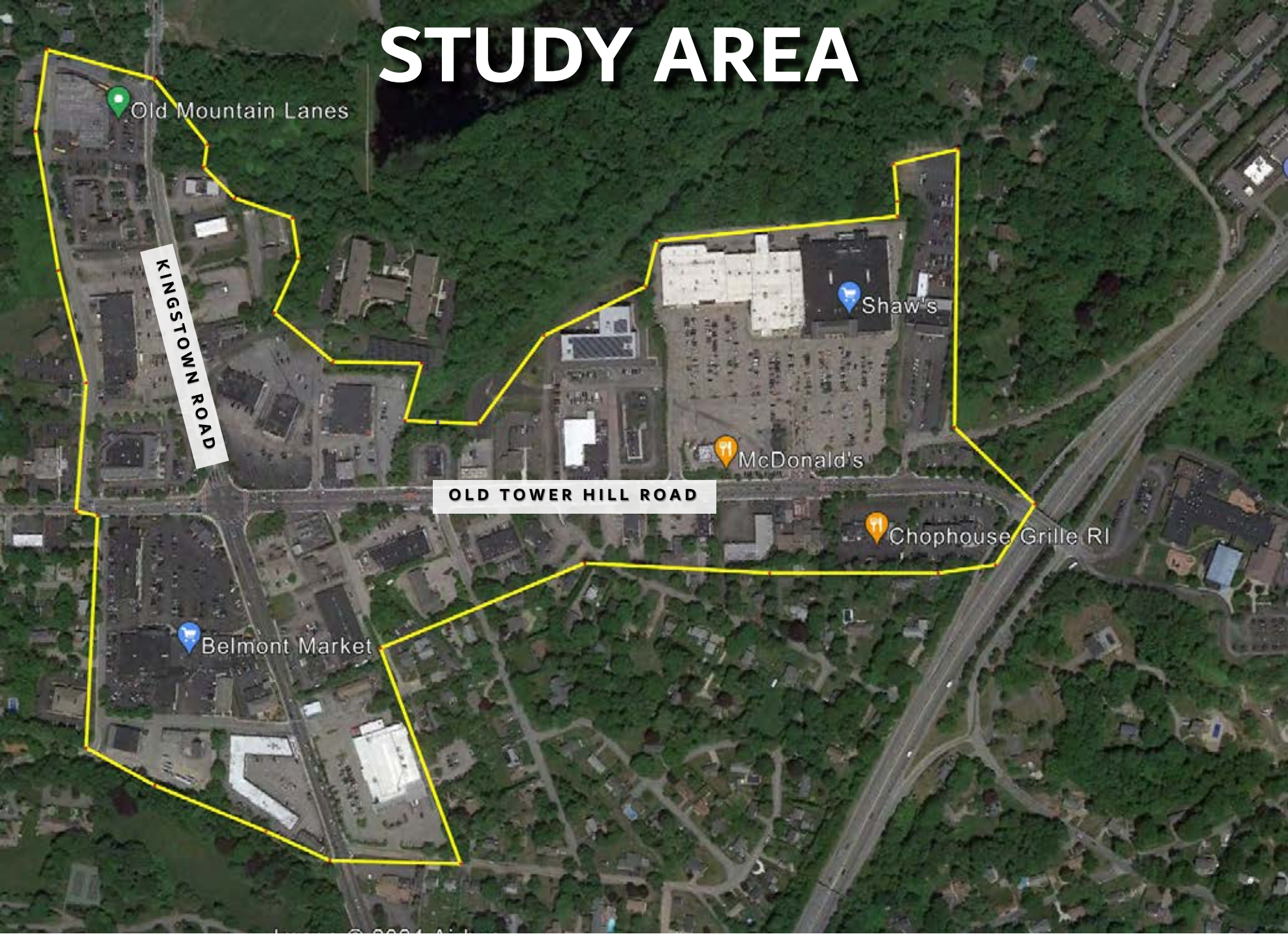
South Kingstown

Rhode Island

DOVER, KOHL & PARTNERS

t o w n p l a n n i n g

STUDY AREA



Old Mountain Lanes

KINGSTOWN ROAD

OLD TOWER HILL ROAD

Shaw's

McDonald's

Chophouse Grille RI

Belmont Market












WHAT IS A **NEIGHBORHOOD PLAN**?

THE GUIDING DOCUMENT TO...




- **EVALUATE DEVELOPMENT PROJECTS,**
- **DIRECT CAPITAL IMPROVEMENTS,**
- **GUIDE PUBLIC POLICY & ...**

ENSURE THAT SOUTH KINGSTOWN CONTINUES TO BE THE PLACE RESIDENTS WANT IT TO BE

COMPLIANCE WITH COMPREHENSIVE PLAN

Goal 5: Commercial development will be held to a high standard of quality design.	
POLICIES	ACTIONS
	<ul style="list-style-type: none"> Minimize the use of impervious surfaces; Require buffering and landscaping of parking areas; and Include provisions for street trees.  <p>Action 5-3 Revise standards for parking, setbacks, use and other essential Zoning Ordinance elements to address the unique purpose of each commercial and industrial district. Specific issues to address may include but not be limited to:</p> <ul style="list-style-type: none"> Standards for shared parking; Reduction of parking standards in village centers; and More flexible standards for renovations of existing and historic buildings.    <p>Action 5-4 Review regulatory standards that apply to transitional areas between commercial, industrial, and mixed-use zoning districts and adjoining residential neighborhoods and identify design and performance standards that will ensure compatibility between these uses across district lines.</p>  <p>Action 5-5 Amend the regulations for the Commercial Highway, Commercial Downtown, and Commercial Neighborhood Districts to address standards for building scale, architectural elements, pedestrian access and connectivity, signage, landscaping, and street trees.</p>    <p>Action 5-6 Amend the zoning ordinance to encourage the clustering/village concept and scale for commercial development to prevent commercial strip design.</p>  <p>Action 5-7 Review the zoning ordinance to better nurture and promote business orientation to and access from the William C. O'Neill Bicycle Path.</p> <p><i>(continued on next page)</i></p>

Action 5-5 Amend the regulations for the Commercial Highway, Commercial Downtown, and Commercial Neighborhood Districts to address standards for building scale, architectural elements, pedestrian access and connectivity, signage, landscaping, and street trees.

Old Tower Hill Road

Neighborhood Plan

Public Design Charrette March 21-28, 2024



Public Kick-Off & Hands-On Design Session
6:00 PM – 8:00 PM
Wakefield Elementary School



Open Design Studio
9:00 AM – 6:00 PM
Wakefield Elementary School



Open Design Studio
9:00 AM – 6:00 PM
Wakefield Elementary School



Open Design Studio
9:00 AM – 6:00 PM
Wakefield Elementary School

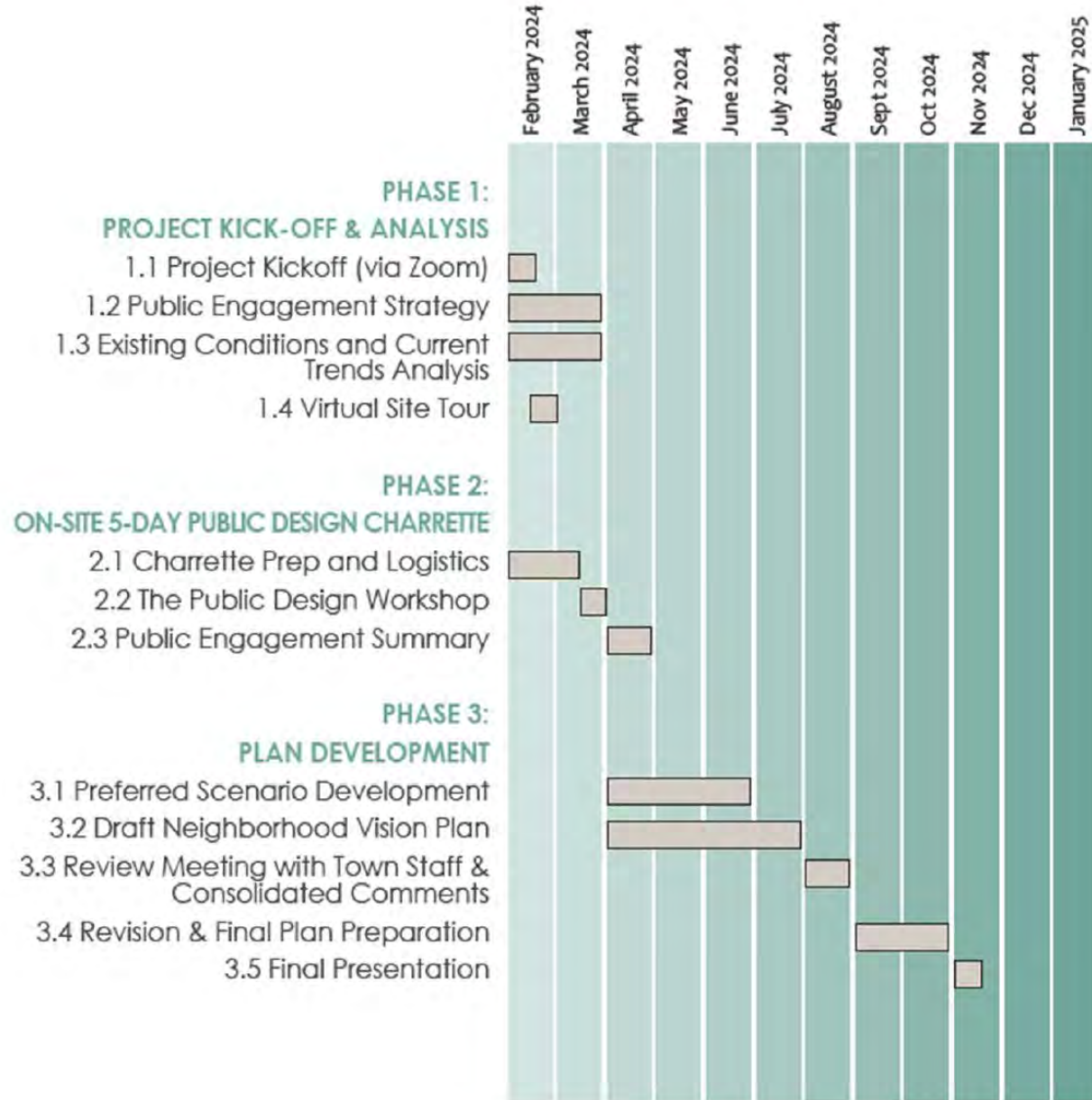
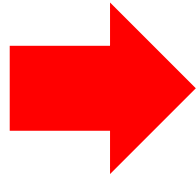


Open Design Studio
9:00 AM – 6:00 PM
Wakefield Elementary School



Work-in-Progress Presentation
6:00 PM
Wakefield Elementary School

SOUTH KINGSTON PROJECT SCHEDULE



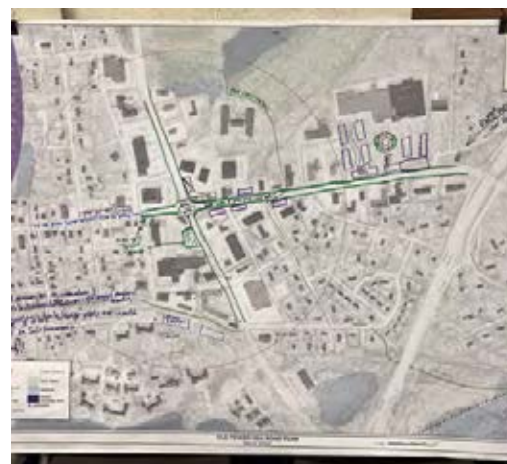
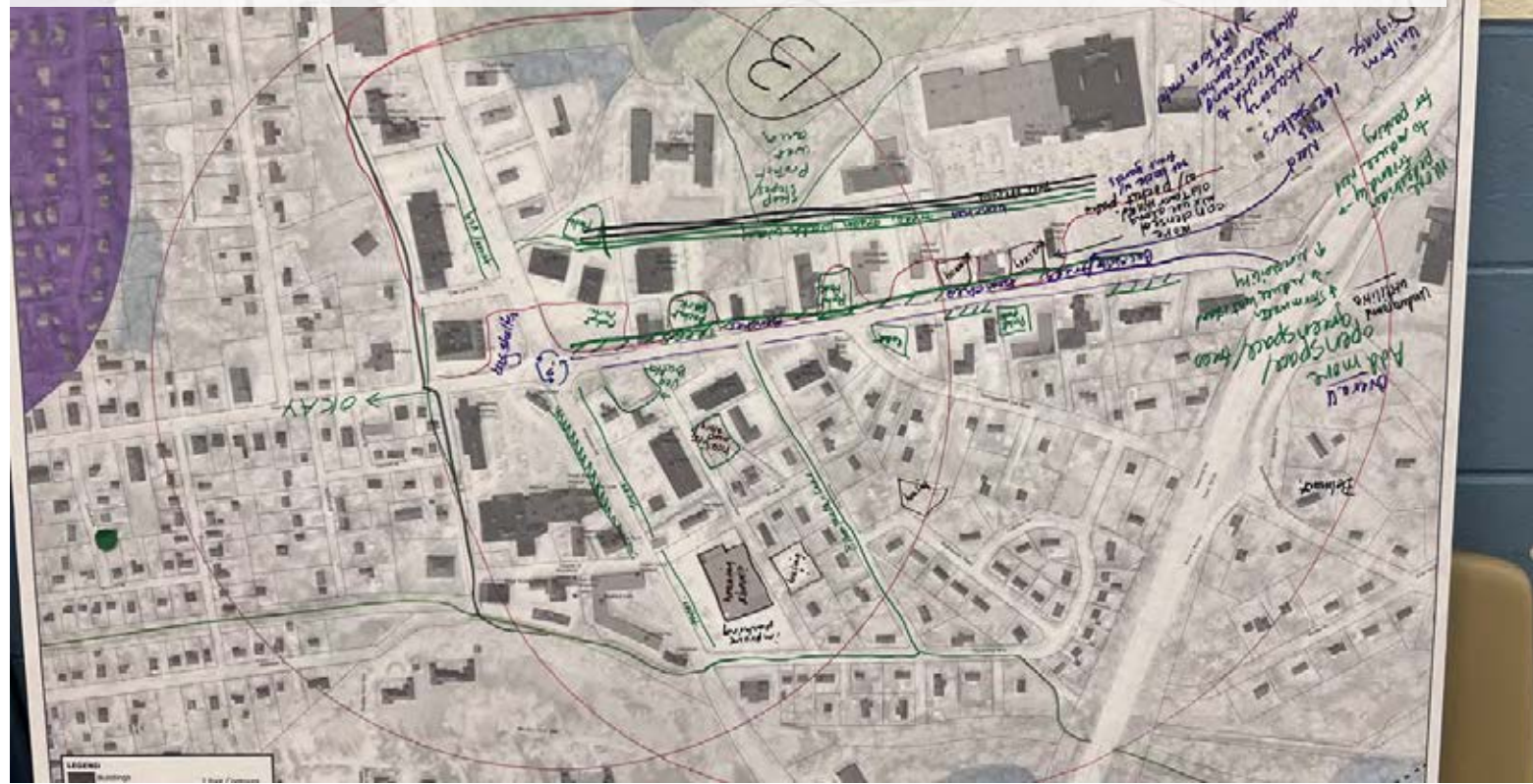
3.21.24: 60+



3.21.24: 60+



HANDS ON MAP EXERCISE - 11 TABLES



3.21.24: 60+



**OPEN STUDIO:
75+ ATTENDEES**



MEETINGS: 40+ ATTENDEES



WHAT WE HEARD



30+ ONE-WORD CARDS

ONE WORD that comes to mind
about **Old Tower Hill ROAD:**

NOW: YUCK

IN THE FUTURE:
NOT YUCK (I.E. NICE)

(in my vision)

One word that comes to mind about OLD TOWER HILL ROAD AREA NOW



One word that comes to mind about **OLD TOWER HILL ROAD AREA IN THE FUTURE**





INTERACTIVE DOT EXERCISES

COMMUNITY IMAGE SURVEY

Predominantly Green Dots



Predominantly Red Dots



120+ SURVEYS

OLD TOWER HILL ROAD PLAN HANDS-ON DESIGN SESSION

Of the many ideas you heard tonight, which ones seem most exciting to you?

Much more housing; mixed use especially. #1 most important for me. High-density dedicated housing as well.

Love the idea of better bike path connectivity

Loved the point about dropping parking minimums - parking maximums would be better.

Love the idea of trying to integrate w/ URI; ~~RIATA~~ RIATA already connects them; give students a reason to go.

getting starters/younger folks/older folks anyone who is well suited by smaller, cheaper spaces. FAR too many large, single family homes in town. Horrible for the planet, very expensive, bad for tax efficiency/ town finances

Which of the "Big Ideas" that your table listed do you feel is most crucial to success?

Mixed-use w/ heavy emphasis on residential. Positive feedback loops of more efficient transit, better tax efficiency, more housing / lower prices for it, more walkable/spaces = more healthy, happy populace, more beautiful to look at to get more folks to stop by the area, etc. Better for the environment as well. bikeable

Did tonight's exercise raise any questions that you would like the design team to examine?

Please write any additional comments (continue on back if needed).

Your presentation had multiple images that made me want to cry in a good way. America is so far gone but you guys are helping to make it better.

Thanks for your help and your ideas!

Please leave this on the table by the door.

BIG 5 IDEAS

- ## New development should create great places

Make Tower Hill Road more attractive with compact, walkable, mixed-use use centers of activity. Infill development in New England style. Maintain small town feel. Extend “historic feel” from Main Street. Less parking more places. More green, mature vegetation. Keep the Mill feel. Farmers Markets. Daycares. Art Gallery. Gym/spa/health/yoga. Walk-in emergency medical. Tapas bars. Crepe restaurants. Outdoor cafes. Two to 4 story mixed-use. Encourage the Matunick Market, Bring the “Main Street” approach – intentional, professional district management, **New farmer’s markets closer to town.**

- ## Plan a unique gateway experience into Wakefield and South Kingstown

More attractive entrance experience. The new district should have its own identity. The new district will need a new name. **Uptown Wakefield.** Add welcome signs to the new district. Add a landmark buildings. Add art. Research potential of a trolley. Reduce/ consolidate parking areas. Existing parking lots need to be cleaned. **Integrate this area with MainStreet.** Three stories maximum.

- ## Safe, comfortable, and interesting streets

Streets should be safe, comfortable and interesting for the pedestrian with shopfronts and awnings. **Utilize the Green and Complete Streets Policy. Make Old Tower Hill Road a center median boulevard.** Four-way zebra crosswalk stops. Bike infrastructure (especially for those who cannot afford to drive), bike routes for recreation. Better connectivity between residential areas and commercial areas. Make Dale Carlia corner less intimidating. Include the Bike/Pedestrian Master Plan. Make Kelley Way a public road. Walkable-bikable commercial area. Change from car-oriented to pedestrian-oriented.

- ## Help solve housing and rental space affordability issues

Much more housing. More housing for young people and seniors. Develop housing that includes market-rate and affordable townhomes and apartments. Connect to the University. Satellite campus? Change the zoning. Incubators/start-ups with cheap rent. Change parking requirements. There is a tax base benefit to growing smart. Improve the climate for businesses in town. URI students should have inexpensive places to begin their businesses in the town.

- ## Increase access to nature and build sustainably

More walking and biking paths around the Indian Run Reservoir. Protect the environment and water quality. More green spaces in the commercial area. New development should add to the tax base. How can we connect to South County Commons through private development? Work closely with BPAC members. **Water run-off must be treated naturally.** Get a commitment from RIPTA for more reliable/frequent bus times. Alternative energy sources (green and renewable). More vegetation and trees. Diverse green spaces. Connect to Old Mountain Field. Stay consistent with the Comprehensive Plan.

**NEW
DEVELOPMENT
SHOULD
CREATE GREAT
PLACES**



SAFE, COMFORTABLE, AND INTERESTING STREETS





D'ANGELO
GRILLED SANDWICHES







DAKOTA SPORT



**HOW TALL SHOULD BUILDINGS BE?
HOW INTENSE?**

TODAY: TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

COMMERCIAL HIGHWAY ZONING
RESIDENTIAL NOT ALLOWED
35' HEIGHT LIMIT (3 STORIES)
30% MAX LOT COVERAGE
40' MIN FRONT SETBACK
40' MIN REAR SETBACK
15' MIN SIDE SETBACK



OPTION 1: 3 STORIES - TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

OPTIONAL FBC DISTRICT ZONING
RESIDENTIAL ALLOWED
35' HEIGHT LIMIT (3 STORIES)
60% MIN LOT COVERAGE
15' MIN FRONT SETBACK
20' MIN REAR SETBACK
5' MIN SIDE SETBACK
5% OPEN SPACE
90% MAXIMUM IMPERVIOUS



OPTION 2: 4 STORIES - TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

OPTIONAL FBC DISTRICT ZONING
RESIDENTIAL ALLOWED
45' HEIGHT LIMIT (4 STORIES)
55' HEIGHT ARCHITECTURAL FEATURES
60% MIN LOT COVERAGE
15' MIN FRONT SETBACK
20' MIN REAR SETBACK
5' MIN SIDE SETBACK
5% OPEN SPACE
90% MAXIMUM IMPERVIOUS



OPTION 3: 5 STORIES - TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

OPTIONAL FBC DISTRICT ZONING
RESIDENTIAL ALLOWED
55' HEIGHT LIMIT (5 STORIES)
65' HEIGHT ARCHITECTURAL FEATURES
60% MIN LOT COVERAGE
15' MIN FRONT SETBACK
20' MIN REAR SETBACK
5' MIN SIDE SETBACK
5% OPEN SPACE
90% MAXIMUM IMPERVIOUS



SCENARIOS

CHARACTER

TOWN INCOME

TRAFFIC

OPEN SPACE

OPTION 1: 3 STORIES



MEDIUM

7% OF TOTAL
MUNICIPAL TAX
ROLL (\$5M)

HIGHWAY 1:
LIGHT CONGESTION

OLD TOWER ROAD:
LIGHT CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

GOOD
CHANCE OF
REDEVELOPMENT

OPTION 2: 4 STORIES



MEDIUM

17% OF TOTAL
MUNICIPAL TAX
ROLL (\$13M)

HIGHWAY 1:
LIGHT CONGESTION

OLD TOWER ROAD:
MEDIUM CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

HIGH
CHANCE OF
REDEVELOPMENT

OPTION 3: 5 STORIES



HIGH

43% OF TOTAL
MUNICIPAL TAX
ROLL (\$33M)

HIGHWAY 1:
MEDIUM CONGESTION

OLD TOWER ROAD:
HIGH CONGESTION

MEDIUM

TRIPLES OPEN
SPACE ON
CORRIDOR

LIKELY
CHANCE OF
REDEVELOPMENT

SHELDON BUILDING: 4 STORIES



**SHELDON BUILDING & BELL BLOCK:
60% LOT COVERAGE**



OPTION 2: 4 STORIES - TYPICAL CONDITION OLD TOWER HILL RD & KINGSTOWN RD

OPTIONAL FBC DISTRICT ZONING
RESIDENTIAL ALLOWED
45' HEIGHT LIMIT (4 STORIES)
55' HEIGHT ARCHITECTURAL FEATURES
60% MIN LOT COVERAGE
15' MIN FRONT SETBACK
20' MIN REAR SETBACK
5' MIN SIDE SETBACK
5% OPEN SPACE
90% MAXIMUM IMPERVIOUS



BEFORE



Kingstown Road

Old Tower Hill Road

AFTER



Kingstown Road

Old Tower Hill Road

AFTER



Kingstown Road

Old Tower Hill Road

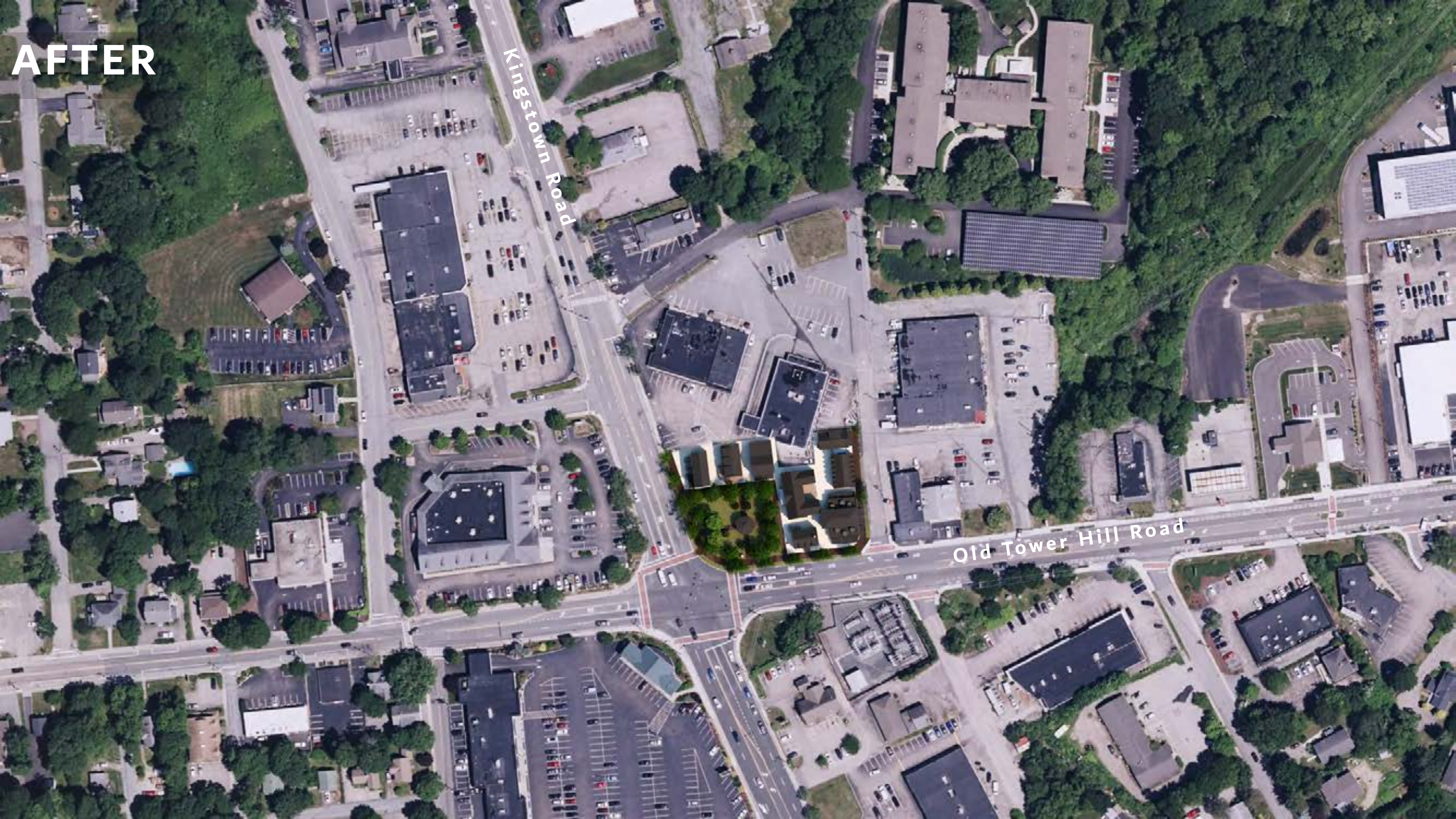
BEFORE



Kingstown Road

Old Tower Hill Road

AFTER



Kingstown Road

Old Tower Hill Road

AFTER



Kingstown Road

Old Tower Hill Road

**A QUESTION OF
ARCHITECTURAL STYLE**

SOUTH KINGSTOWN IS A MIX OF STYLES



COLONIAL



GOTHIC REVIVAL



RICHARDSONIAN / QUEEN ANNE



GREEK REVIVAL



ARTS & CRAFTS



VICTORIAN / SECOND EMPIRE

“COASTAL” ARCHITECTURE



“MILL BUILDING” ARCHITECTURE



BEFORE



Kingstown Road

Old Tower Hill Road

AFTER



Kingstown Road

Old Tower Hill Road

AFTER



Kingstown Road

Old Tower Hill Road

STYLE



“COASTAL”



“MILL BUILDING”

BEFORE



Kingstown Road



BEFORE

**Citizens
Bank**

**Matoney
Financial**

**Wakefield
Pediatrics**

Main Street

Holley Street

CVS

Job Lot

**Washington
Trust**

Kingstown Road



AFTER

**Citizens
Bank**

**Matoney
Financial**

Main Street

Holley Street

CVS

Kingstown Road

**Washington
Trust**



BEFORE

**Citizens
Bank**

**Matoney
Financial**

**Wakefield
Pediatrics**

Main Street

Holley Street

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Job Lot

**Washington
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Kingstown Road



BEFORE



Holley Street

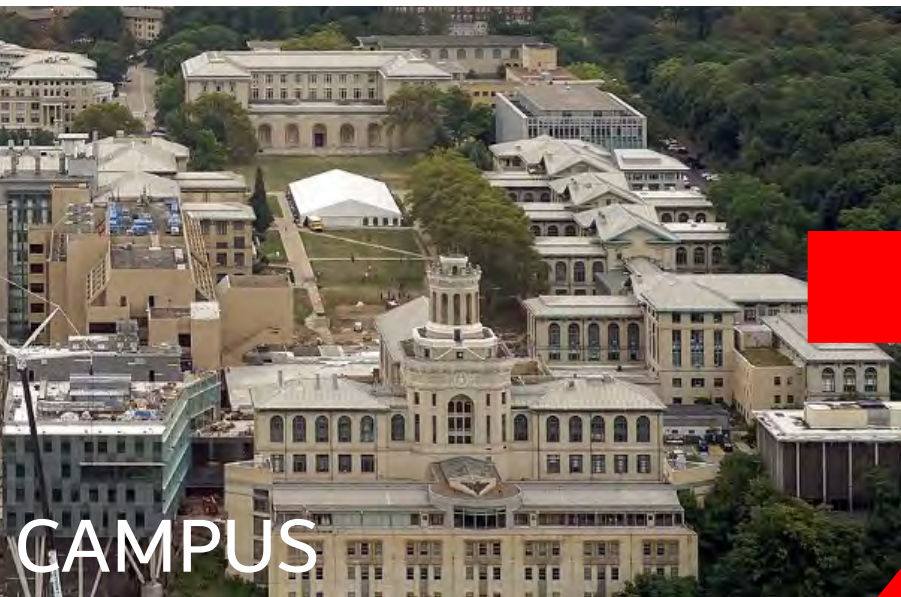
AFTER



Holley Street

CARNEGIE MELLON UNIVERSITY, PITTSBURGH

THE COLLABORATIVE INNOVATION CENTER



INNOVATION CORRIDORS:
LABS, OFFICES,
LODGING, RETAIL,
AND DINING THE
CAMPUS TO
ATTRACT
CORPORATE
PARTNERSHIPS FOR
RESEARCH,
TEACHING, AND
EMPLOYMENT
WITH STUDENTS
AND FACULTY.

BEFORE



CVS

Main Street

Citizens Bank

Matoney Financial

Wakefield Pediatrics

Holley Street

Kingstown Road

AFTER

Main Street

CVS

Holley Street

Kingstown Road



**A QUESTION OF
ARCHITECTURAL STYLE**

AFTER

Main Street

CVS

Holley Street

Kingstown Road



AFTER

Main Street

CVS

Holley Street

Kingstown Road



STYLE

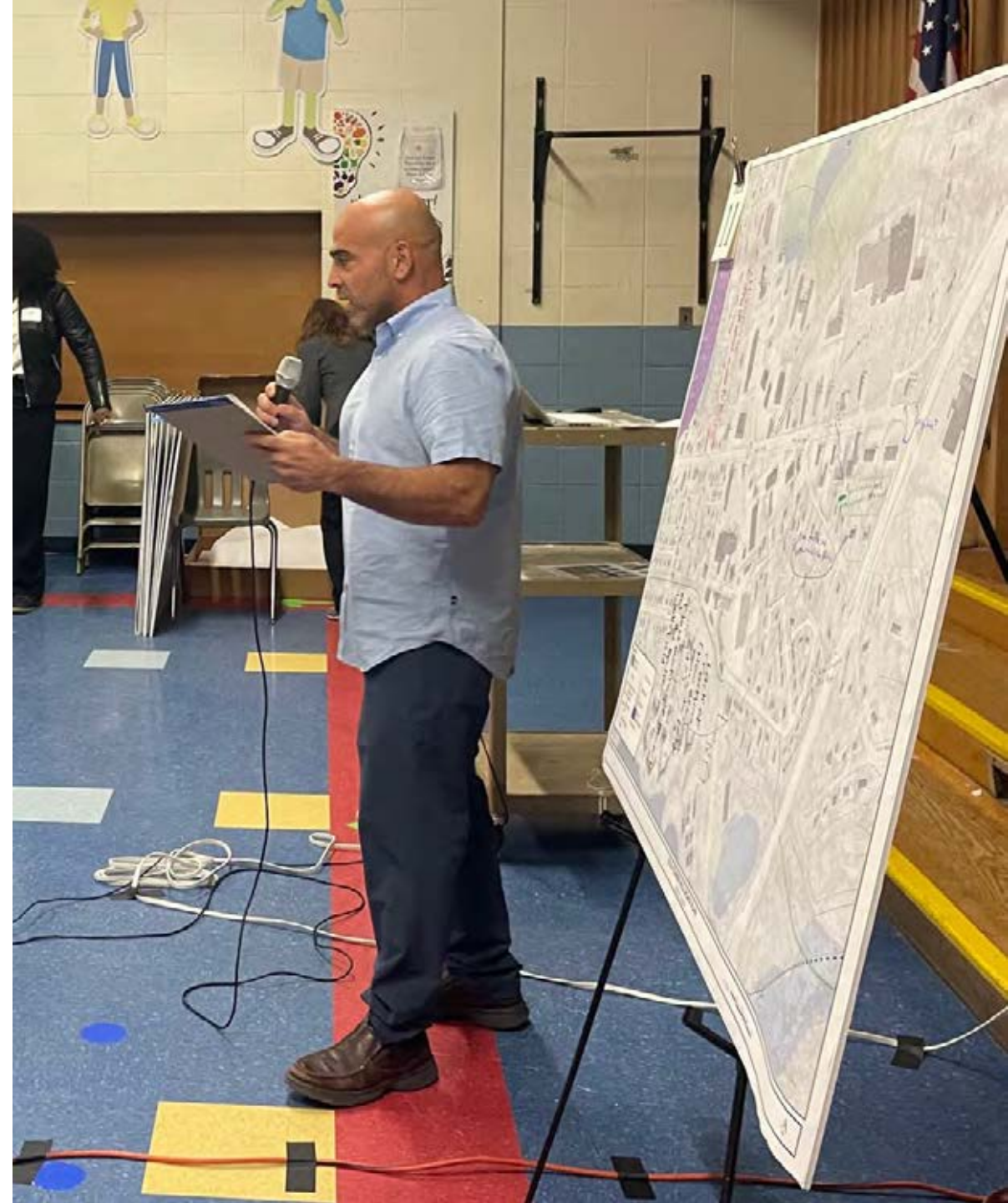


“COASTAL”



“MILL BUILDING”

**INCREASE
ACCESS TO
NATURE AND
BUILD
SUSTAINABLY**



A TOWN COMMITTED TO TRAILS



BEFORE

**SOUTH
COUNTY
COMMONS**

**OLD
MOUNTAIN
FIELD**

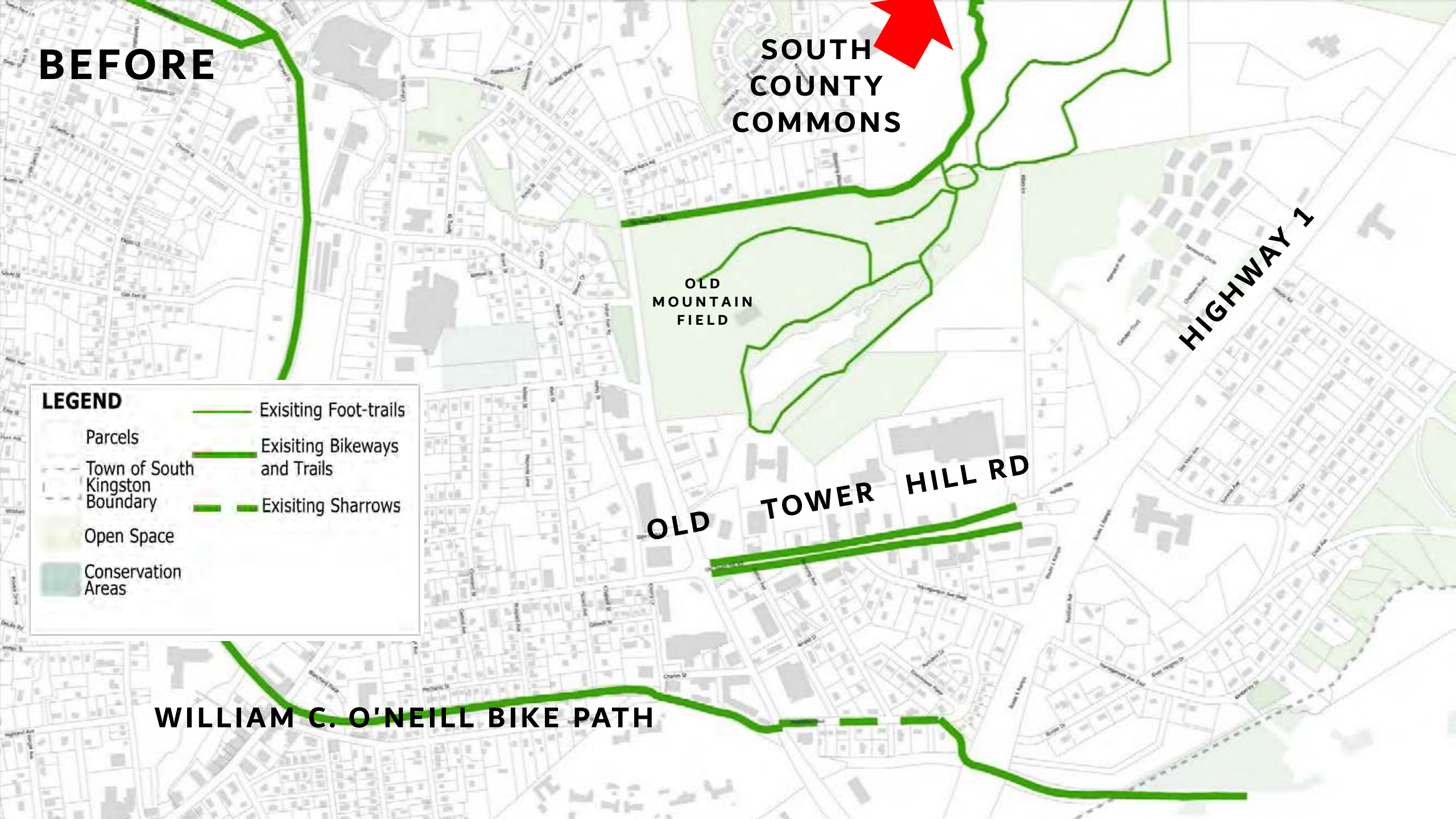
HIGHWAY 1

OLD TOWER HILL RD

WILLIAM C. O'NEILL BIKE PATH

LEGEND

- Existing Foot-trails
- Existing Bikeways and Trails
- Existing Sharrows
- Parcels
- Town of South Kingston Boundary
- Open Space
- Conservation Areas



AFTER

SOUTH COUNTY COMMONS



ON-STREET BIKE PATH LOOP

RESERVOIR PATH

OLD MOUNTAIN FIELD

TOWER HILL ROAD LOOP

HIGHWAY 1

OLD TOWER HILL RD

WILLIAM C. O'NEILL BIKE PATH

BIKE PATH CONTINUES

LEGEND

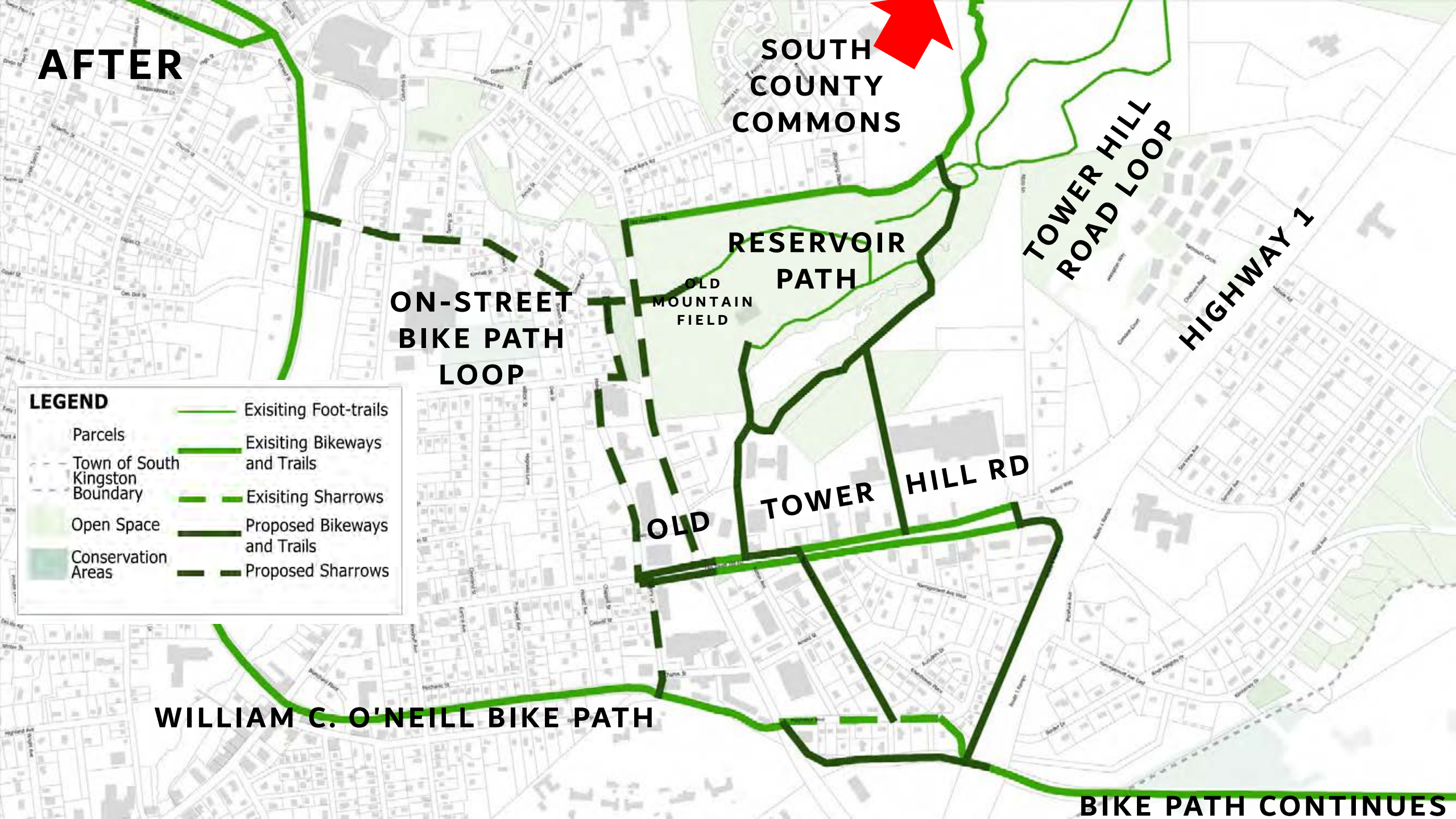
- Existing Foot-trails
- Existing Bikeways and Trails
- Existing Sharrows
- Proposed Bikeways and Trails
- Proposed Sharrows

Parcels

Town of South Kingston Boundary

Open Space

Conservation Areas



QUO VADIS
SITE REDESIGN

BEFORE

Cherry lane

Charles Street

Kingstown Road



AFTER



Cherry Lane

Charles Street

Kingstown Road

BEFORE



Kingstown Road

AFTER



Kingstown Road

BEFORE



Bike Path

AFTER



Bike Path

AFTER



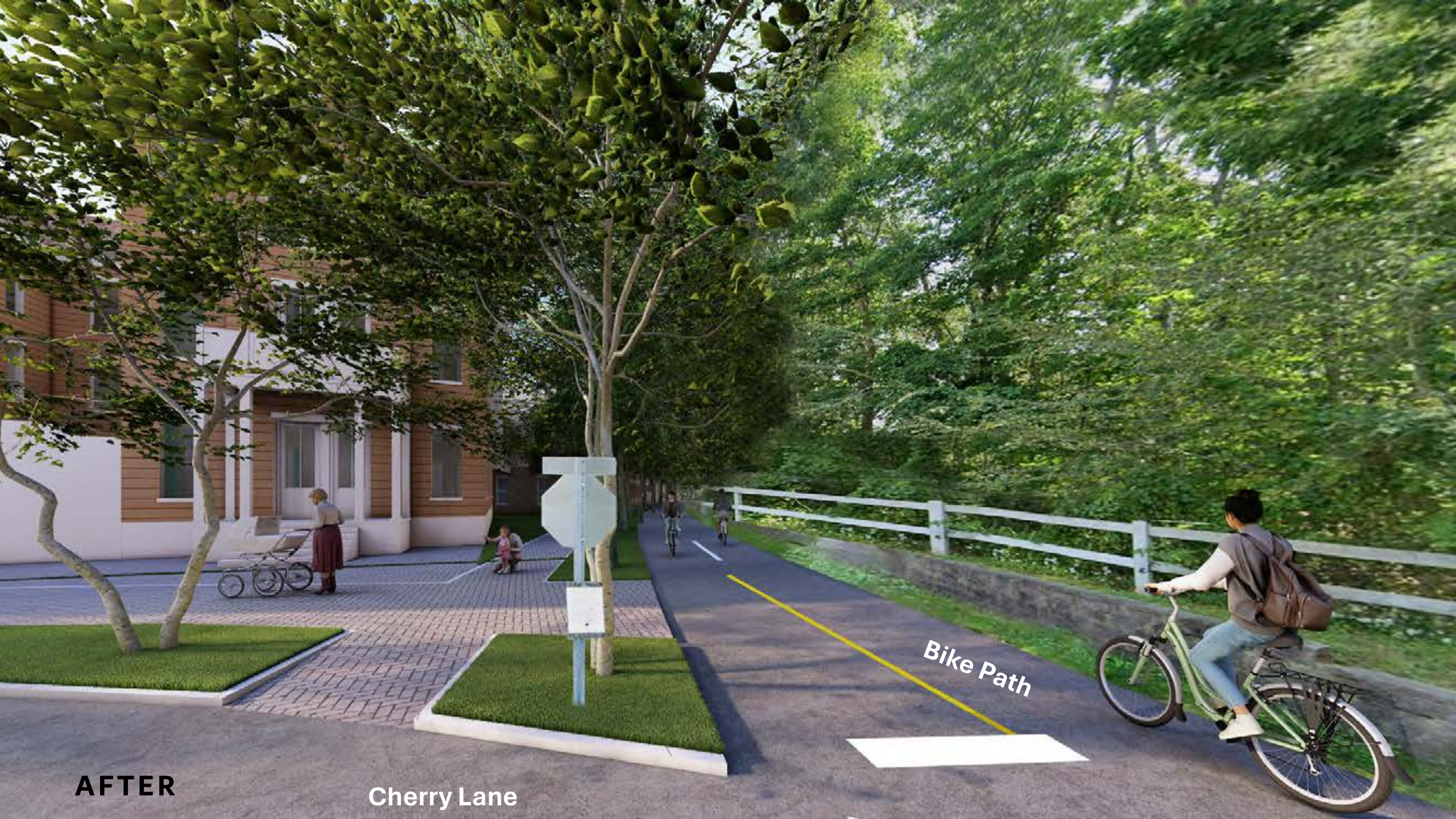
Bike Path

BEFORE



Cherry Lane

Bike Path



AFTER

Cherry Lane

MIDAS
SITE REDESIGN

BEFORE



Kingstown Road

AFTER



Kingstown Road

AFTER



Kingstown Road

STYLE



“VERNACULAR”



“CLASSICAL”

BEFORE



Kingstown Road

AFTER



Kingstown Road

BEFORE

**Washington
Trust**

**Dragon
Palace of
Wakefield**

Midas

ATM

**RS Gilardetti
MD**

**Indian Run Village
Apartments**

Holley Street

Kingstown Road

Job Lot



AFTER

**Washington
Trust**

Holley Street

Kingstown Road

Job Lot

**Indian Run Village
Apartments**



**WAKEFIELD MALL
SITE REDESIGN**

BEFORE



WAKEFIELD MALL

Old Tower Hill Road

AFTER

WAKEFIELD MALL

Old Tower Hill Road



AFTER

WAKEFIELD MALL

Old Tower Hill Road



BEFORE



Old Tower Hill Road

AFTER



Old Tower Hill Road

AFTER



Old Tower Hill Road

AFTER



Old Tower Hill Road

AFTER



Old Tower Hill Road

AFTER



Old Tower Hill Road

BEFORE

WAKEFIELD MALL

PEOPLES

MC DONALDS

Old Tower Hill Road



AFTER

WAKEFIELD MALL

MC DONALDS

PEOPLES

Old Tower Hill Road



AFTER

WAKEFIELD MALL

Old Tower Hill Road



ENVIRONMENT

DRINKING WATER ASSESSMENT



PROTECT YOUR DRINKING WATER

Safe and healthy lives in safe and healthy communities

South Kingstown Drinking Water Assessment Results

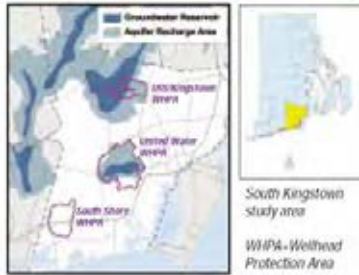
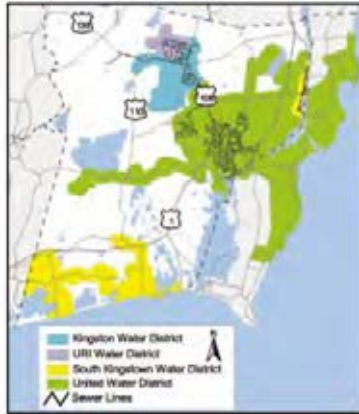
All South Kingstown residents and businesses rely on groundwater as the only source of drinking water. Fifty percent of residents use private wells. The remaining 50 percent buy their water from one of four public water suppliers drawing groundwater from wells locating in the town's deep sand and gravel aquifers.

- The South Kingstown Water Division wells are located in the South Shore wellhead protection area, adjacent to Factory Pond. This system serves coastal areas from Green Hill to East Matunuck. The town also purchases water from United Water to supply Middlebridge residents.
- The University of Rhode Island has its own water system, relying on wells sited in the Chipuxet groundwater aquifer to serve approximately 14,000 students and staff during the school year.
- The Kingston Water District supplies the Kingston and West Kingston areas, pumping from two wells sharing the Chipuxet aquifer. Because Kingston and URI wells are relatively close by, their wellhead areas overlap, forming one combined wellhead protection area.
- United Water Rhode Island maintains six wells located in the Mink Brook aquifer. This private water company supplies about 19,000 persons – half the combined population of Wakefield and Narragansett.

Key Findings

South Kingstown's groundwater supplies are finite, irreplaceable and highly vulnerable to contamination. The Town has a long record of action to protect this critical resource, including adoption of groundwater plans and overlay zoning.

- Low density zoning limits development potential and minimizes future pollution risks. However, actual impacts are difficult to predict and depend on how landowners manage their property, as well as continued implementation of local protection measures.
- The URI and Kingston wellhead protection areas are at greater risk of contamination due to intense campus and village development. In recent years URI has taken aggressive action to enhance groundwater protection through new safety procedures and training, planning for sustainable development, and use of permeable parking to maintain groundwater recharge.
- South Kingstown's groundwater aquifers yield a high quality and reliable supply. Continued adoption of protection measures will help ensure future drinking water quality. Because groundwater recharge areas are associated with unique aquatic habitat and recreational waters, steps taken to protect water supplies will also protect these sensitive resources.



Source Water

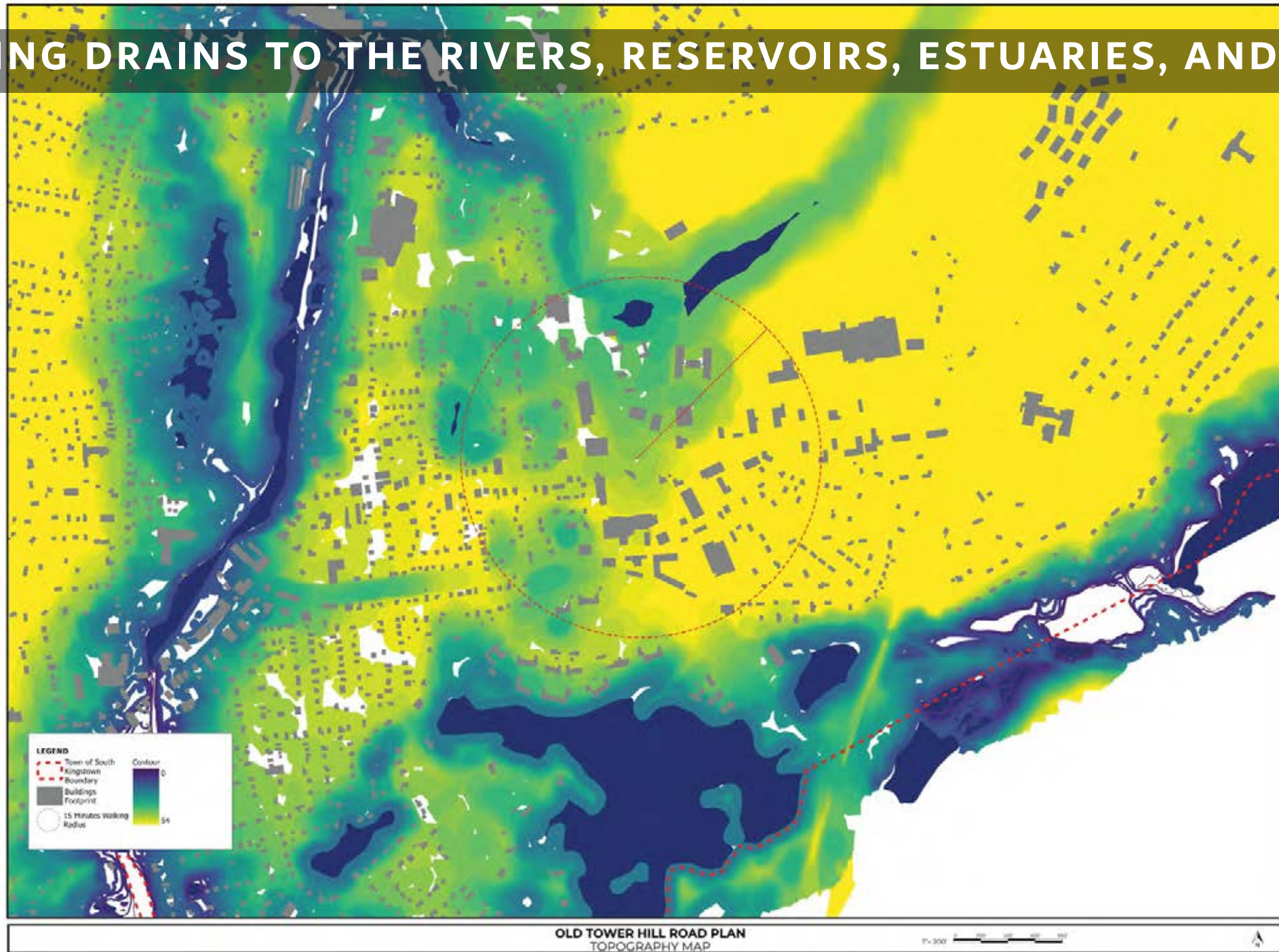
The focus of this assessment is on public drinking water supply "source" areas – the wellhead protection area that recharges a well or the watershed that drains to a surface water reservoir. Source water is untreated water from streams, lakes, reservoirs, or underground aquifers that is used to supply drinking water.

This fact sheet summarizes results of a source water assessment conducted for the major water suppliers in South Kingstown. It identifies known and potential sources of pollution in drinking water supplies and ranks their susceptibility to future contamination. To support town planning, the Chipuxet groundwater protection overlay district in the northeast corner of town was also evaluated. The goal of this study is to help water suppliers, local officials and residents living in drinking water supply areas to take steps to keep water supplies safe.

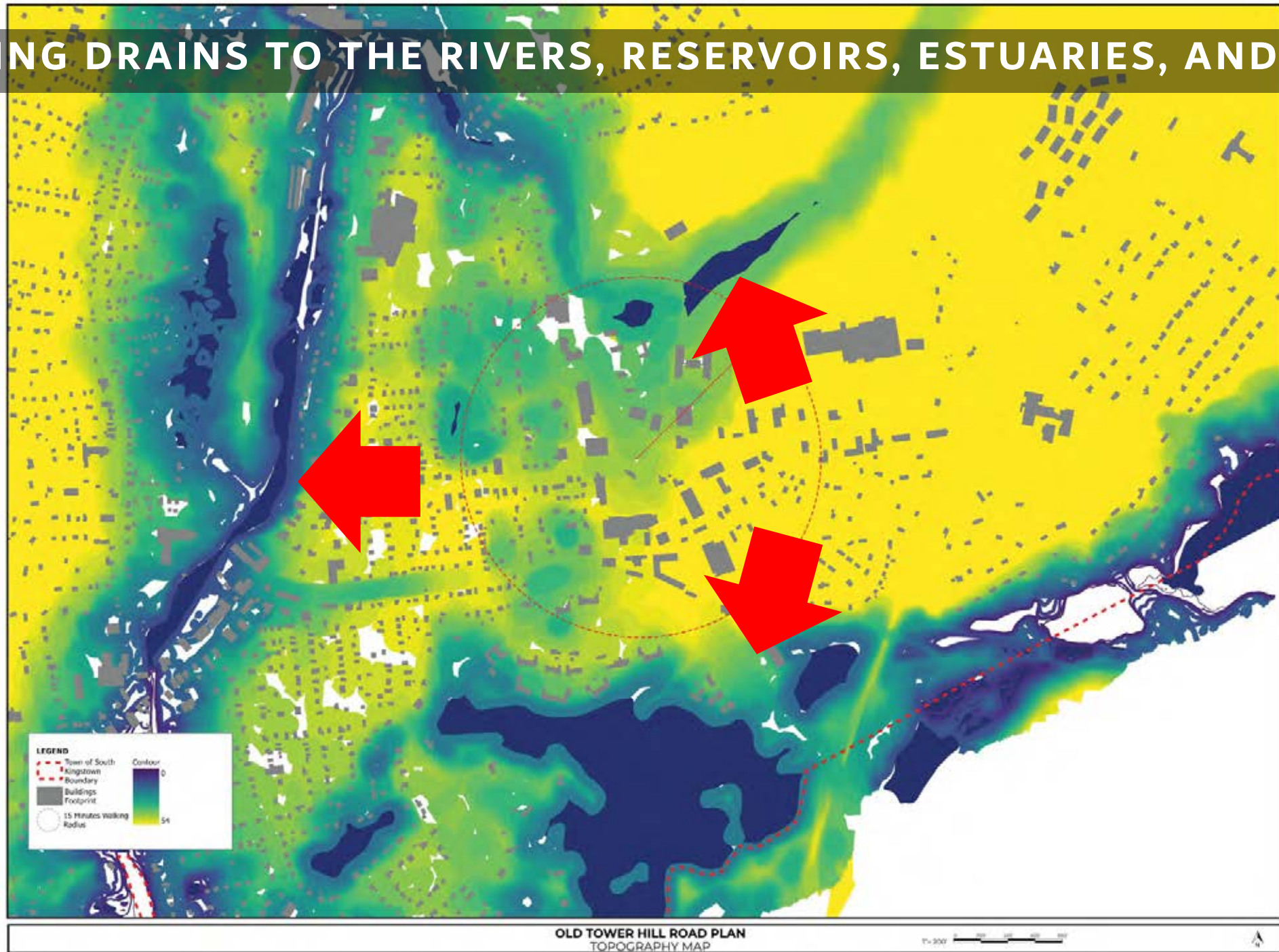
Municipal Boards and Government

Because South Kingstown depends on groundwater as the only source of water supply, the town applied for and received U.S. Environmental Protection Agency designation as a "Sole Source Aquifer". This recognizes groundwater as the "sole or principal source", justifying the highest level of protection. The town's complete dependence on sole source aquifers and existing high risk development point to the need for continued implementation of protection measures.

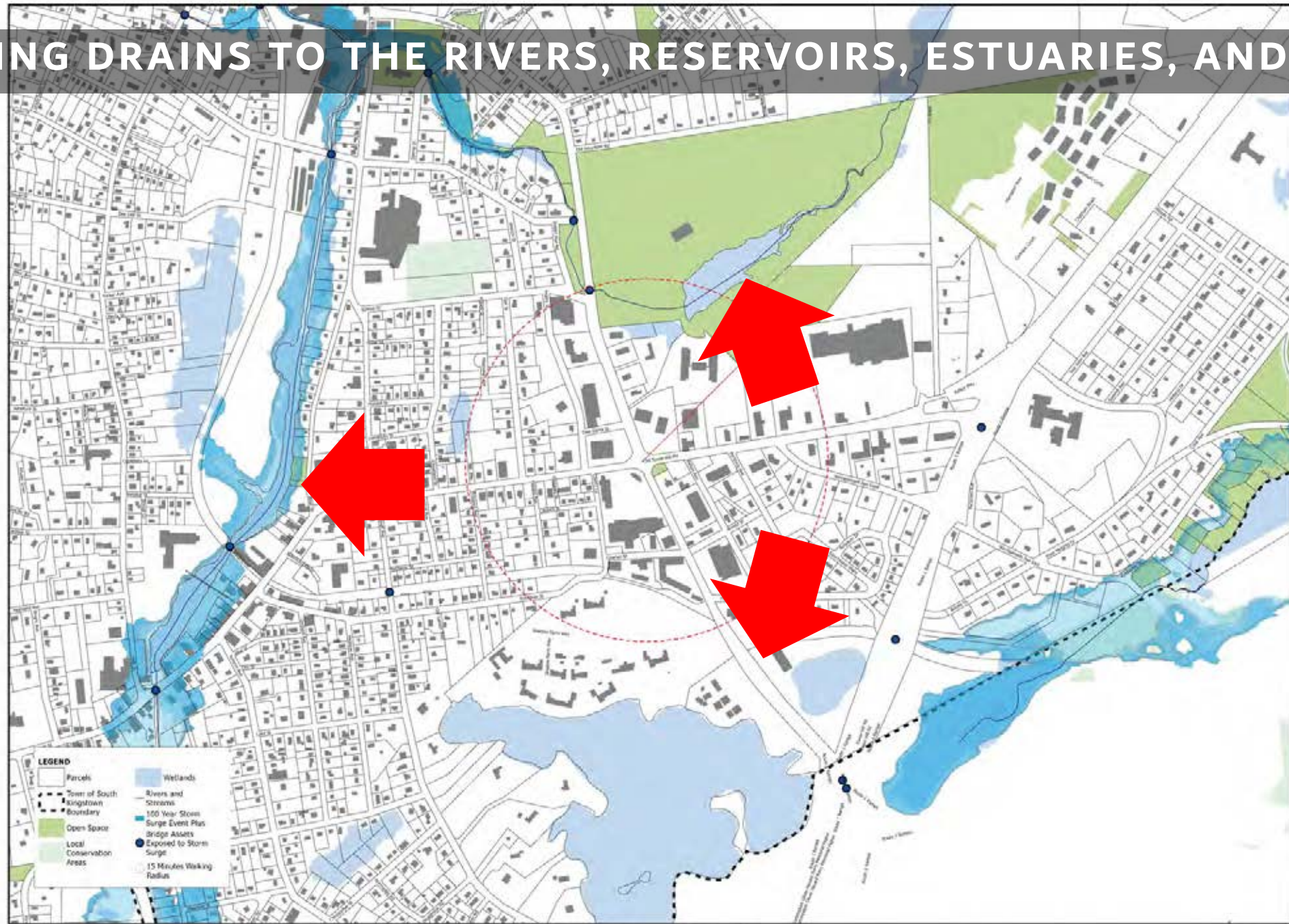
EVERYTHING DRAINS TO THE RIVERS, RESERVOIRS, ESTUARIES, AND PONDS



EVERYTHING DRAINS TO THE RIVERS, RESERVOIRS, ESTUARIES, AND PONDS



EVERYTHING DRAINS TO THE RIVERS, RESERVOIRS, ESTUARIES, AND PONDS



OLD TOWER HILL ROAD PLAN
GREENS AND FLOODWAYS MAP

1" = 200'



GREEN INFRASTRUCTURE: BIOSWALE





**GREEN INFRASTRUCTURE:
PERVIOUS PAVEMENT**

STORMWATER/LANDSCAPE TRANSECT

More Urban



Less Urban



Concrete



Concrete Paver Block



Crushed Stone/Shell



Planting Strip Trench



French Drain



Vegetative/Stone Swale



Pool & Fountain



Landscape Tree Well



Retention Basin



Green Roof



Bioretention Swale



Filtration Pond

**PLAN A UNIQUE
GATEWAY
EXPERIENCE
INTO WAKEFIELD
AND SOUTH
KINGSTOWN**



BEFORE



SCHOOL ST

KINGTOWN RD

AFTER



LAMP
CAMPERS
TRUCKS

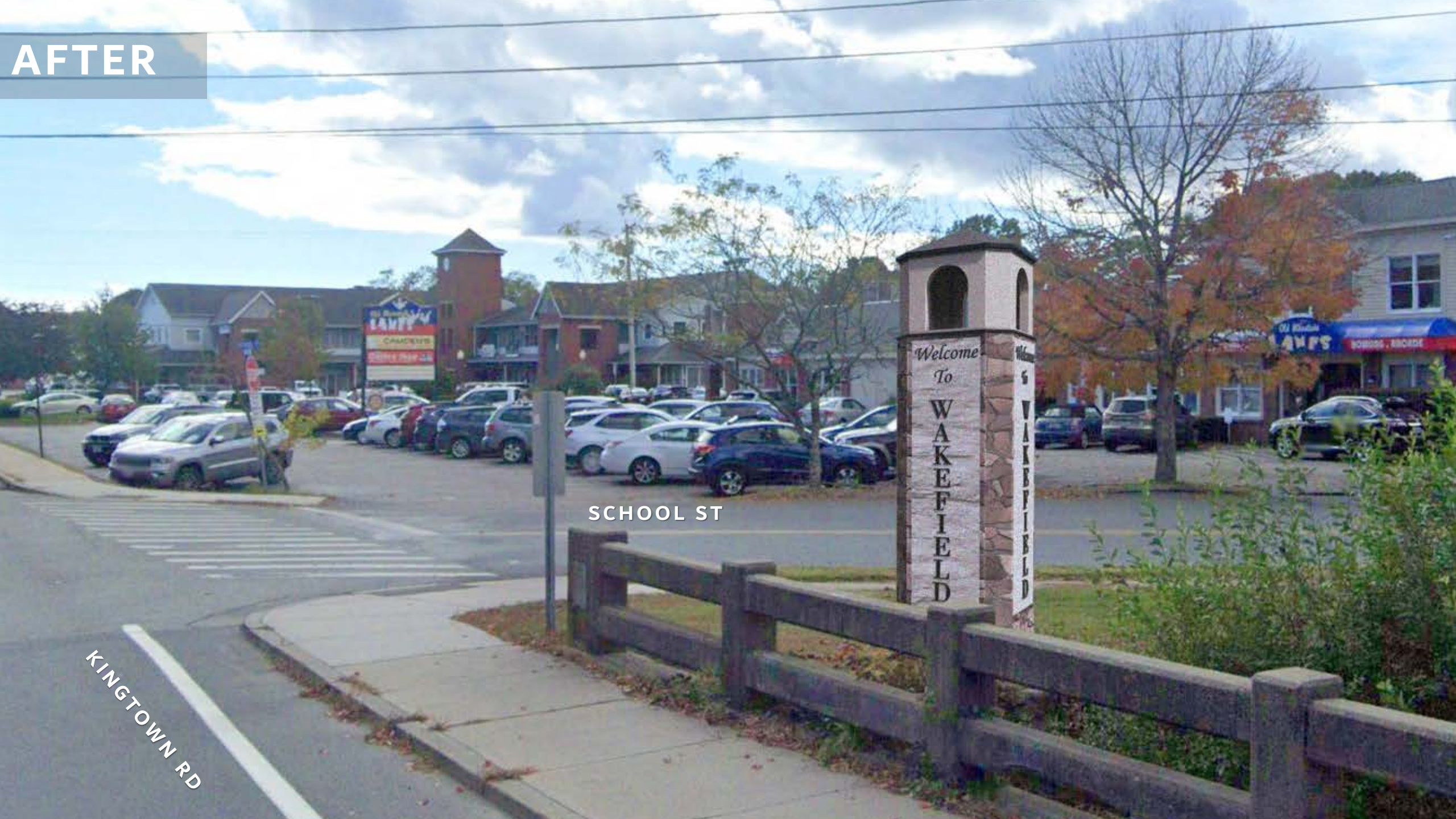
Welcome To
UPTOWN
WAKEFIELD

LAFFS
BOWLING, BOCCE

SCHOOL ST

KINGTOWN RD

AFTER



SCHOOL ST

KINGTOWN RD

ENTRY



TRADITIONAL



SCULPTURAL / ARTISTIC

BUSINESS IMPROVEMENT DISTRICTS (BID)



1

WAKEFIELD UPTOWN



AN EMERGING
MAIN STREET

READY TO
"WAKE-UP"?

2

WAKEFIELD HEIGHTS



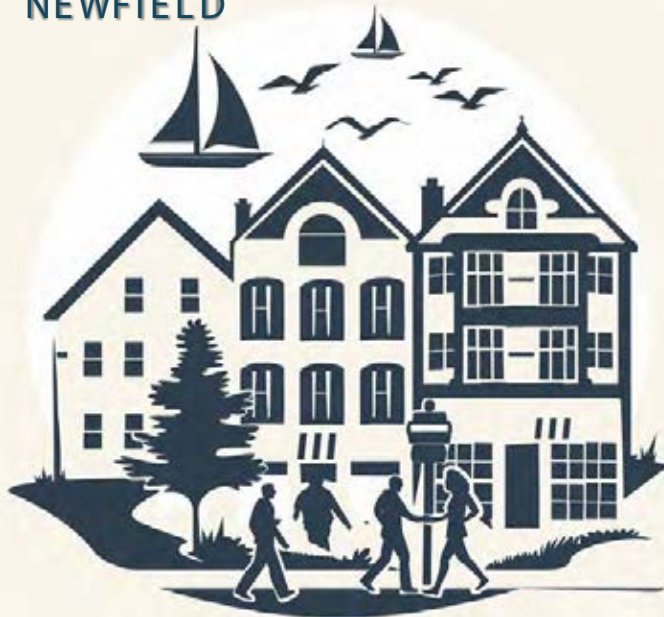
3

UPTOWN WAKEFIELD



4

NEWFIELD



THE WAKEFIELD BUSINESS DISTRICT

5

WAKEFIELD BUSINESS DISTRICT



EST. 1745

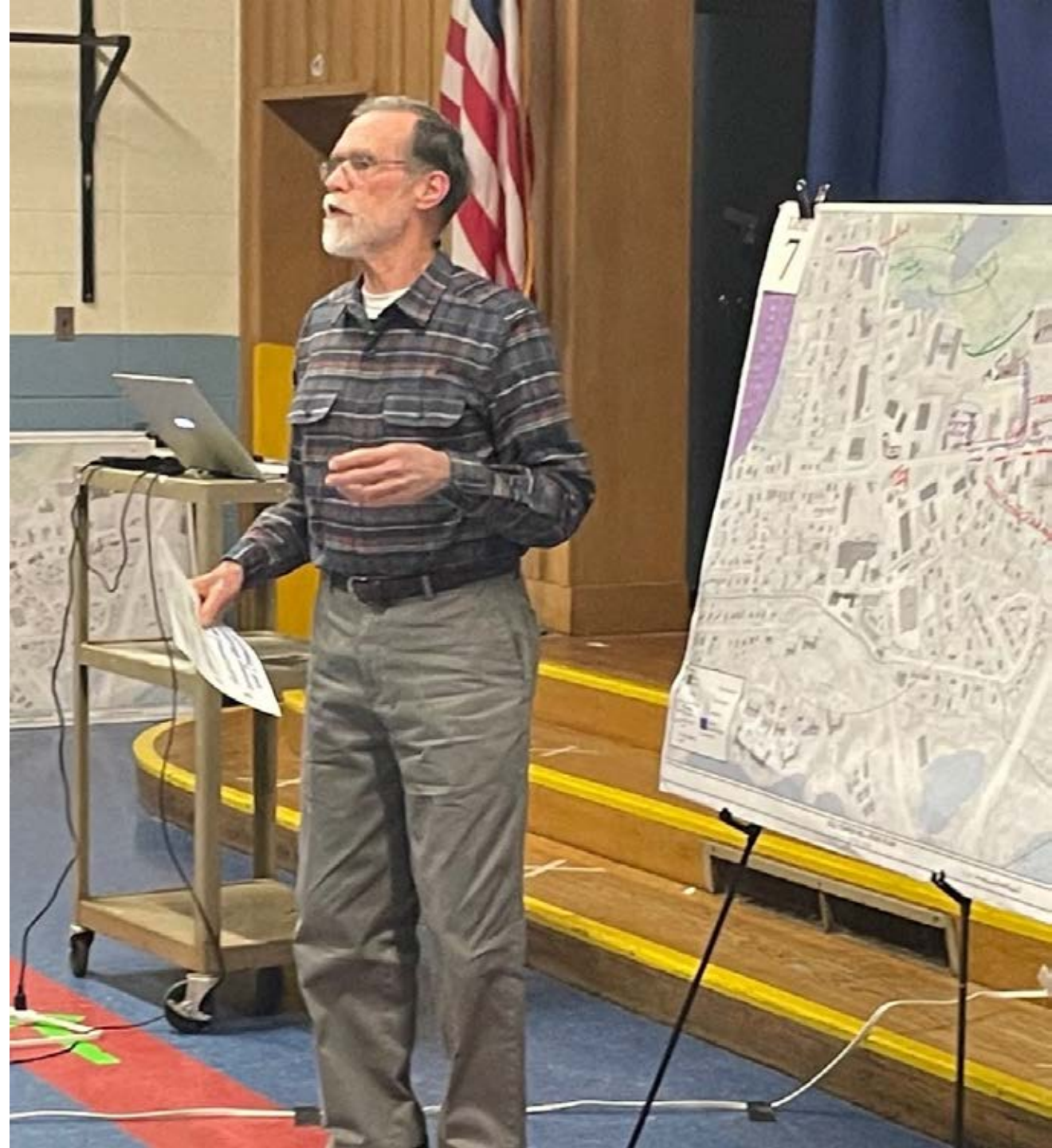
ON THE
BEAUTIFUL
SAUGATUCKET

6

MIDTOWN WAKEFIELD



HELP SOLVE HOUSING AND RENTAL SPACE AFFORDABILITY ISSUES



AFFORDABLE CITY TOOLKIT

ZONING & PLANNING FOR AFFORDABLE HOUSING

Allow Accessory Dwelling Units

Parking/ Setback Reductions

Demolition Delay on NOAH units

Density Bonuses for Affordable Housing
(units/height/ lot size/ FAR)

Conservation Districts to Preserve NOAHs

Historic Districts to Preserve NOAHs

“Missing Middle” Exemption Standards

TOD Zoning with Density Minimums

Rezone R-1 to R-2 or R-3

Micro Units & Design Incentives

State Override for Affordable Housing

Mandatory Inclusionary Zoning

FINANCING & FUNDING FOR AFFORDABLE HOUSING

Low Income Housing Tax Credit (LIHTC)

Homeowner Rehab Grants

Assessment Districts (BID or TIF)

Representation in Eviction Cases & Rental Assistance

Job/Housing Linkage Fees

GO Bonds / One Cent Sales Taxes for Housing

Section 8 Housing Voucher

Waive Review + Permit Fees

Tax Relief for Residents or Affordable Housing

General Operating Funds to Build Housing

Land Banks & Public Lands for Housing

Millage Increase on Property Taxes for Housing

SMALL BUSINESS SUPPORT

Rezone Main Streets Back to Commercial

Shared Workspaces Built by an EDC

Community Benefit Agreements (CBA)s

Economic Development Incentives

Main Street Program or Small Business Office

One-stop Permitting

OPEN SPACES

Rescue Existing Parks with Non-Profit Help

Open Space Requirements

Community Land Trust

Make On-street Dining Easier to Permit

Funding for Infrastructure & Open Space

Public-Private Partnerships

MOBILITY

Add Bus Shelters
Design a Dignified Wait

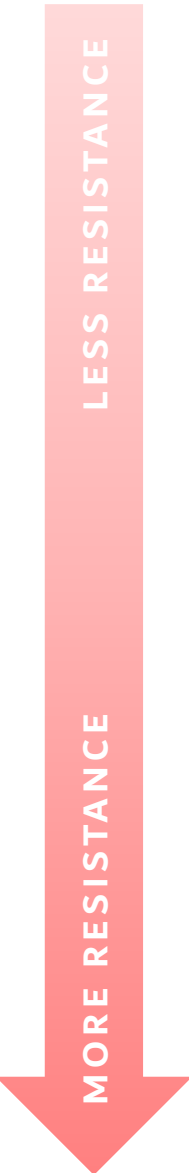
Add Sidewalks & Bike Lanes

Extend Paratransit & Local Busses

Extend Street Cars & Bus Rapid Transit

Zero Fair Transit

Parking Garages & Public Parking



AFFORDABLE CITY TOOLKIT

ZONING & PLANNING FOR AFFORDABLE HOUSING

Allow Accessory Dwelling Units

Parking/ Setback Reductions

Demolition Delay on NOAH units

Density Bonuses for Affordable Housing
(units/height/ lot size/ FAR)

Conservation Districts to Preserve NOAHs

Historic Districts to Preserve NOAHs

“Missing Middle” Exemption Standards

TOD Zoning with Density Minimums

Rezone R-1 to R-2 or R-3

Micro Units & Design Incentives

State Override for Affordable Housing

Mandatory Inclusionary Zoning

FINANCING & FUNDING FOR AFFORDABLE HOUSING

Low Income Housing Tax Credit (LIHTC)

Homeowner Rehab Grants

Assessment Districts (BID or TIF)

Representation in Eviction Cases & Rental Assistance

Job/Housing Linkage Fees

GO Bonds / One Cent Sales Taxes for Housing

Section 8 Housing Voucher

Waive Review + Permit Fees

Tax Relief for Residents or Affordable Housing

General Operating Funds to Build Housing

Land Banks & Public Lands for Housing

Millage Increase on Property Taxes for Housing

SMALL BUSINESS SUPPORT

Rezone Main Streets Back to Commercial

Shared Workspaces Built by an EDC

Community Benefit Agreements (CBA)s

Economic Development Incentives

Main Street Program or Small Business Office

One-stop Permitting

OPEN SPACES

Rescue Existing Parks with Non-Profit Help

Open Space Requirements

Community Land Trust

Make On-street Dining Easier to Permit

Funding for Infrastructure & Open Space

Public-Private Partnerships

MOBILITY

Add Bus Shelters
Design a Dignified Wait

Add Sidewalks & Bike Lanes

Extend Paratransit & Local Busses

Extend Street Cars & Bus Rapid Transit

Zero Fair Transit

Parking Garages & Public Parking



WOULD A TROLLEY BE POSSIBLE?

TROLLEY (AKA RUBBER-TIRE CIRCULATOR)

- **WOULD PEOPLE RIDE IT? YES. 15% TO 50% MORE RIDERS THAN BUS ROUTES IN SAME AREAS**
- **WHO WOULD RIDE IT?**
 - STUDENTS
 - LOCALS
 - VISITORS
- **CAN SOUTH KINGSTOWN PAY FOR IT? YES. BUT IT WILL TAKE A MIX OF APPROACHES.**



FUNDING

- **FEDERAL & STATE TRANSPORT FUNDING**
FAST ACT/ SMALL STARTS / GRANTS
RIDOT / STATE LRTP
- **A MIX OF APPROACHES**
RIDER FEES
GO BOND
ADVERTISING
UNIVERSITY CONTRIBUTION
BUSINESS DISTRICT PARTNERSHIP
TAX INCREMENT FINANCING



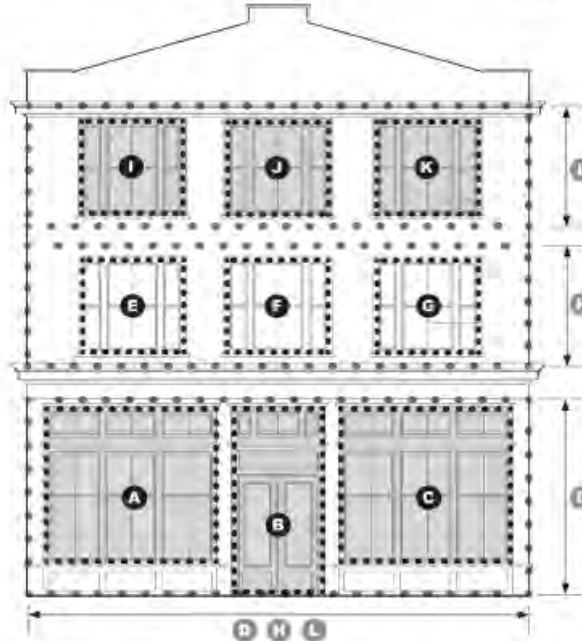
FORM-BASED CODES
CREATE A WALKABLE
PUBLIC REALM BY
REGULATING THE FORM
OF BUILDINGS, STREETS
AND PUBLIC SPACES.

FAÇADES & STREETS

Table 10
Façade Transparency Percentages

<u>Building Frontage</u>	<u>Ground Story</u>	<u>Each Upper Story</u>
Gallery	30% min.	20% min.
Storefront	70% min.	40% min.
Forecourt	30% min.	20% min.
Stoop	20% min.	20% min.
Canopy	30% min.	20% min.
Lobby	30% min.	20% min.

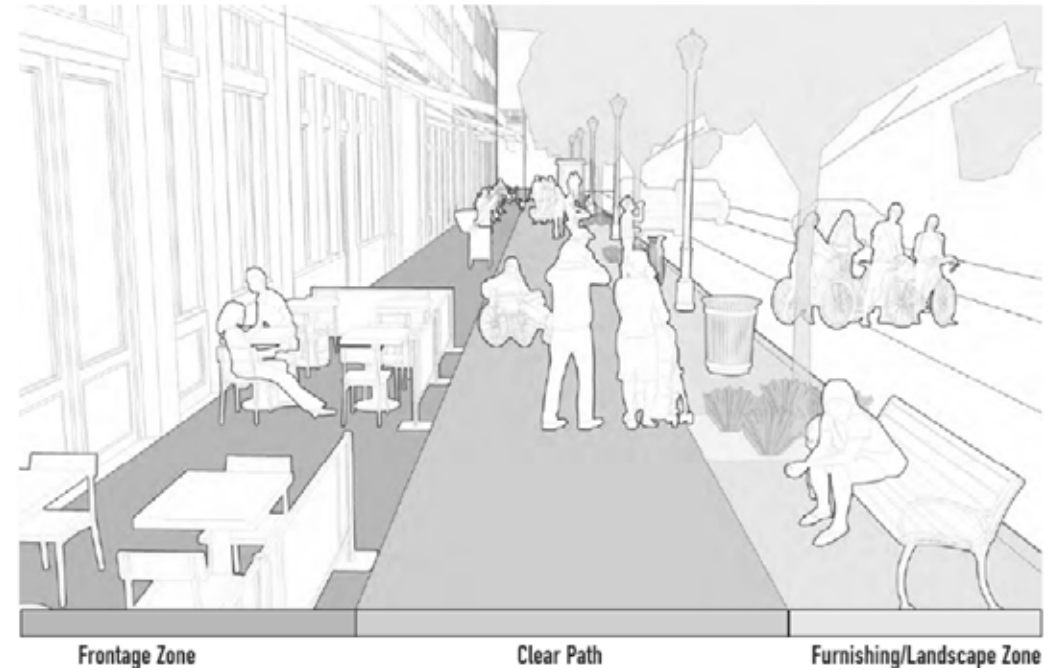
Figure 8
Calculating Façade Transparency



Ground Story
Façade
Transparency = $\frac{A+B+C}{D}$

Second Story
Façade
Transparency = $\frac{E+F+G}{H}$

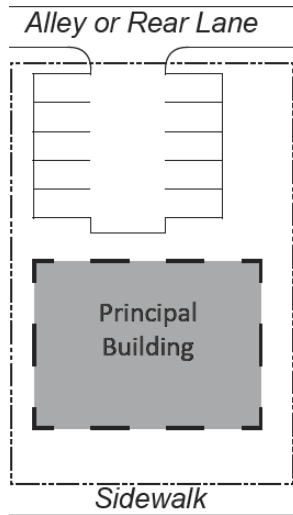
Third Story
Façade
Transparency = $\frac{I+J+K}{L}$



PARKING

1

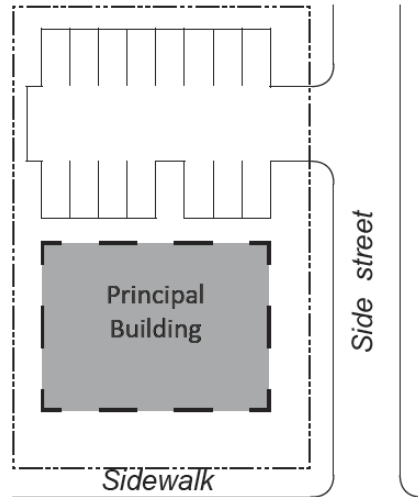
Parking Access by Alley / Rear Lane



Primary Frontage

2

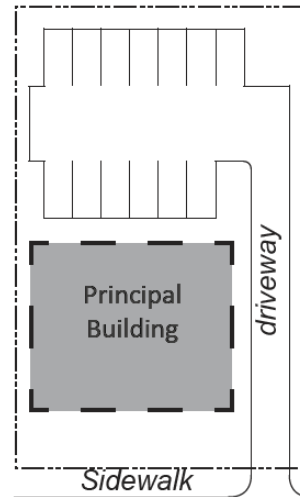
Parking Access by Side Street



Primary Frontage

3

Parking Access by Frontage Street



Primary Frontage

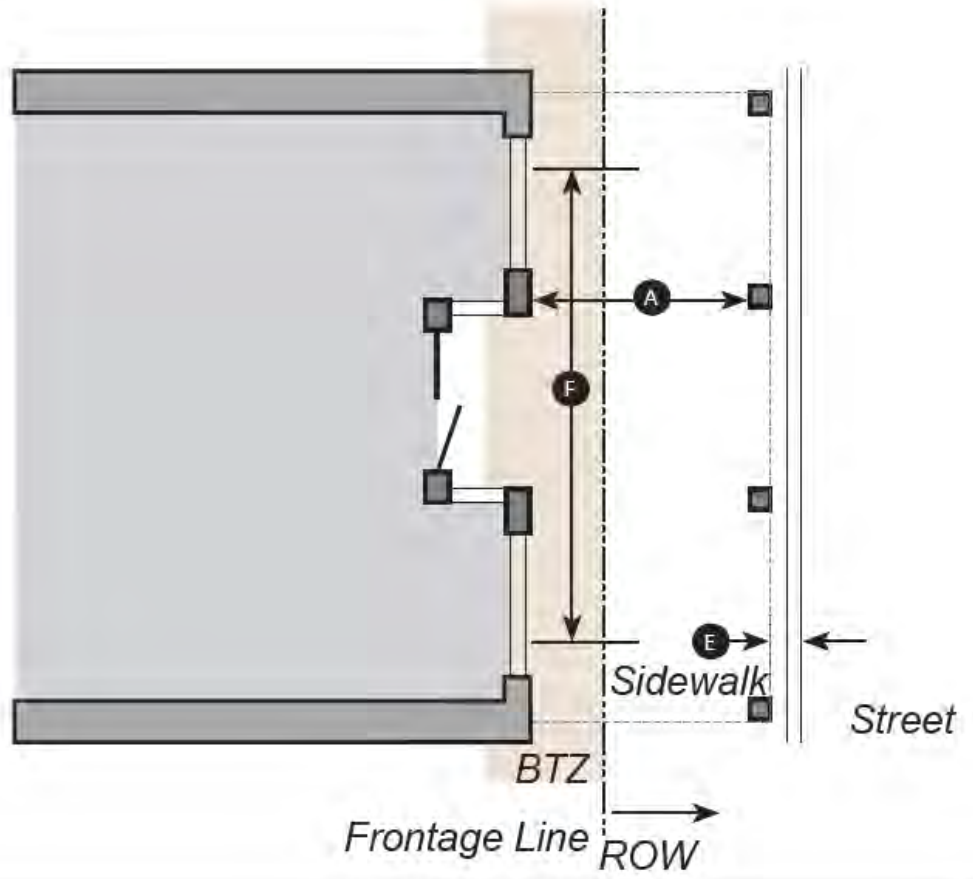
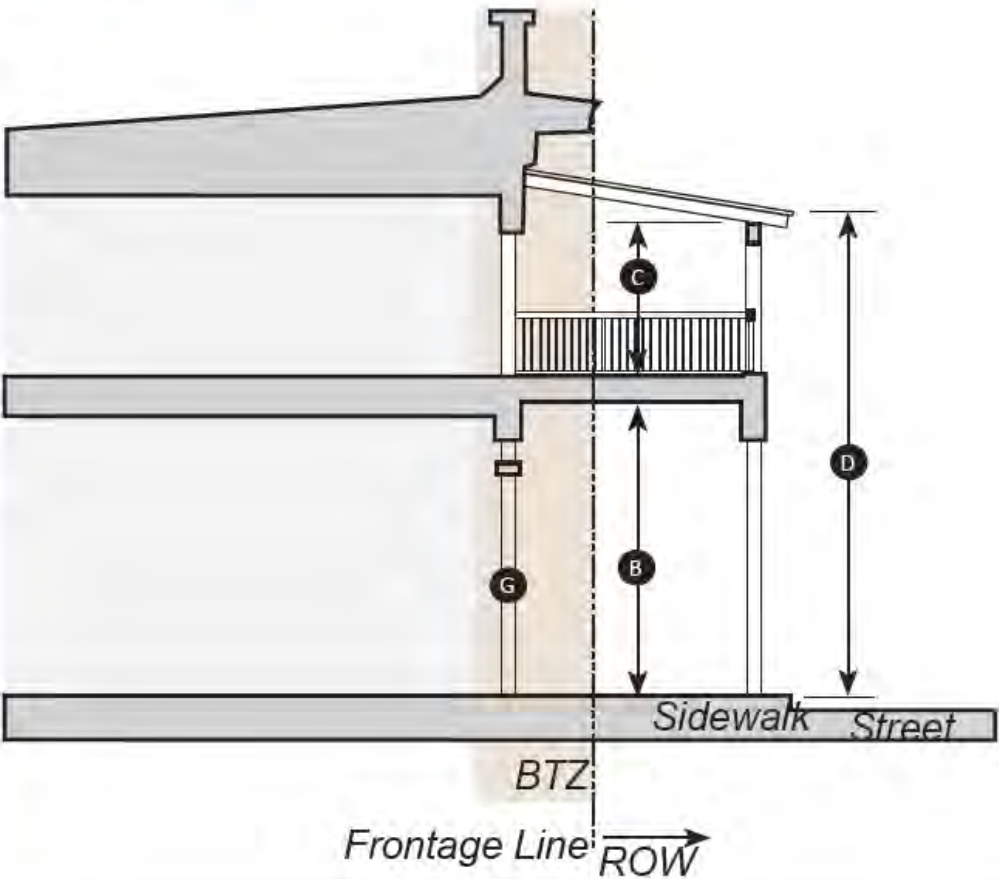
Parking Access Diagrams

TABLE 2-4: BICYCLE PARKING REQUIREMENT CHART

Use	Number of Parking Spaces	
	Downtown	Neighborhood Commercial Zones
Multi-Dwelling Residential (more than 4 units)	1 space per 5 dwelling units; 2 spaces min.	
Lodging	1 per 20 keys plus 1 per 4,000 SF of conference and meeting space	
Office	1 per 10,000 SF; 2 spaces min.	
Retail Sales and Services	1 per 2,000 SF; 2 spaces min.	
Civic	1 per 1,500 SF; 2 spaces min.	
Education	10% of required vehicle spaces	
Other: Automotive	not required	
Other: Agricultural /Industrial	1 per 4,000 SF; 2 spaces min.	

PEDESTRIAN ACCOMODATIONS

GALLERY/ ARCADE



Key

STREET DESIGN



Building or Setback

Opportunity Zone

Pedestrian Zone

Amenity Zone

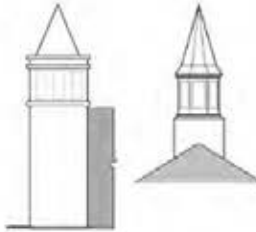
Transition Zone

Travelway

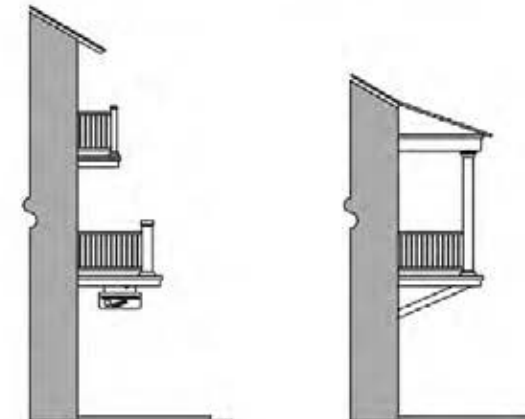
All encroachments that have an element that meets the ground must enter into a Right-of-way Agreement with the Town.

1. Balconies

- a. The minimum balcony depth is 6 feet measured perpendicular to the wall face. Balconies may be inset either partially or wholly within the main body of the building.
- b. The minimum underside clearance of a first floor balcony is 10 feet.
- c. Balconies may occur forward of the build-to line or zone, and may encroach within the right-of-way with special easement permission, but shall not extend closer than two feet from the curb line.
- d. Balconies shall be permitted to have roofs, but are required to be open, unconditioned parts of buildings.
- e. Balconies must be visually supported from below by brackets or another structurally implicit mechanism, from above by suspension cables or chains, or adjacent side walls (if the Balcony is set completely within the main body of the building).
- f. On corners, balconies shall be permitted to wrap around the side of the building facing the adjacent street.



Examples of Small Footprint Towers / cupolas



Balcony Example

2. Awnings or Canopies

- a. The minimum awning depth for a first floor awning is 5 feet measured perpendicular to the wall face.
- b. The minimum underside clearance of a first floor awning is 8 feet.
- c. If a building façade has awnings, they shall occur for at least 25% of that façade.
- d. Awnings may occur forward of the build-to line or zone, and may encroach within the right-of-way, but shall not extend closer than two feet to the curb line.
- e. Awnings shall be made of durable fabric and may be either fixed or retractable. High-gloss or plasticized fabrics are prohibited. Backlit awnings are also prohibited.

3. Marquees

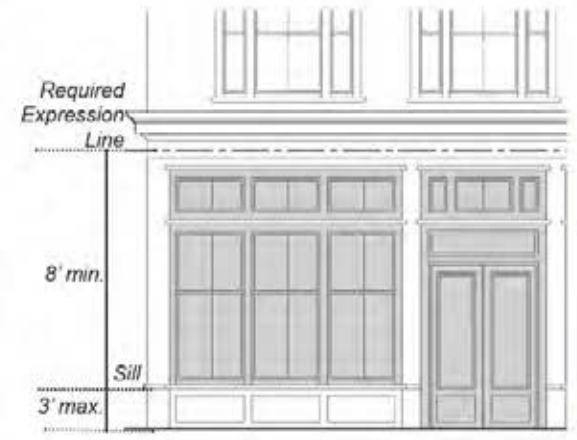
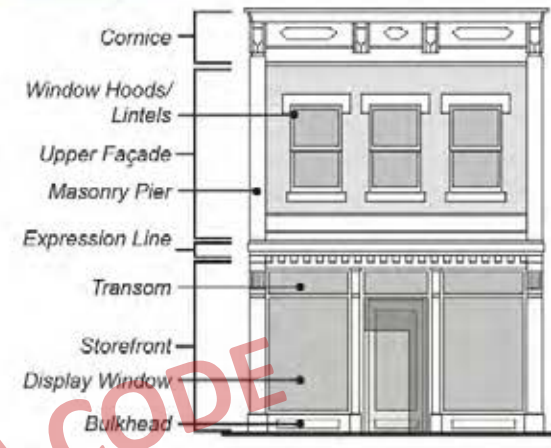
- a. Marquees may occur forward of the build-to line or zone, and may encroach within the right-of-way, but shall not extend closer than two feet from the curb line.
- b. Marquees must meet the sign requirements.

Frontage Types

Frontage Elements are semi-private elements of the building located in the area between the primary façade and the lot line. Frontage elements may occur forward of the build-to zone or setback. Frontage Elements create the transition between the public building and the private or commercial buildings.

Building frontages shall conform with the basic Frontage Types and the basic standards for those elements. The illustrations and photographs provided are for illustrative purposes.

SHOPFRONT



Description
The Front Façade of the building is at or near the Frontage Line. The entrances to all shopfronts shall be covered, either by an Awning, Canopy, Marquee, second floor Balcony, arcade, colonnade, or by being inset into the main body of the building.

Size	
Distance between Glazing	2' max.
Door Recess ¹	5' max.
Habitable Space Depth	15' min. A
Window Sill Height	3' above sidewalk max. B
Shopfront Window	8' min. above sill

¹A recessed entry may be designed in a variety of configurations (recessed door, sawtooth pattern, etc.) and may be located on the front façade or the corner of a building. An exception to meet ADA ramp compliance between sidewalk height and inside finished floor is permitted.

Miscellaneous

Doors may be recessed as long as Front Façade is at BTZ. Open ended Awnings and operable Awnings are encouraged. Rounded and hooped Awnings are discouraged. Folding or garage doors that open and close a restaurant or retail space to the Street are permitted in place of shopfront windows. Such doors shall extend from the adjacent sidewalk to at least 8 feet above the adjacent sidewalk. Shopfronts shall have a Cornice or Expression Line between the first and second story. Shopfront windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space and window signs). Shopfront windows should be transparent to be able see into the space inside. Shopfront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited.



1



2

Examples of shopfronts and details

- 1. Shopfront with a recessed doorway
- 2. Shopfront with metal Canopy

EXISTING CONDITIONS



Old
Mountain
Park

Wakefield Mall

Old Tower Hill Road

Oak St

Holley Street

Main Street

Kingstown Road

Pershing Ave

Narragansett

Highway 1

MacArthur

ILLUSTRATIVE PLAN

LEGEND

- Existing Buildings
- Proposed Buildings
- Parking Areas
- Trees
- Pocket Parks
- Preserved Green Space
- Bike Trail
- On-Street Bike Connections



GREEN SPACES



Old Tower Hill Road

Kingstown Road

Patton Ave

Pershing Ave

GREEN SPACES



Natural Green Space

Central Green

Pocket Plaza

Tree Lined Median

Linear Park

Old Tower Hill Road

Small Park

Memorial Park

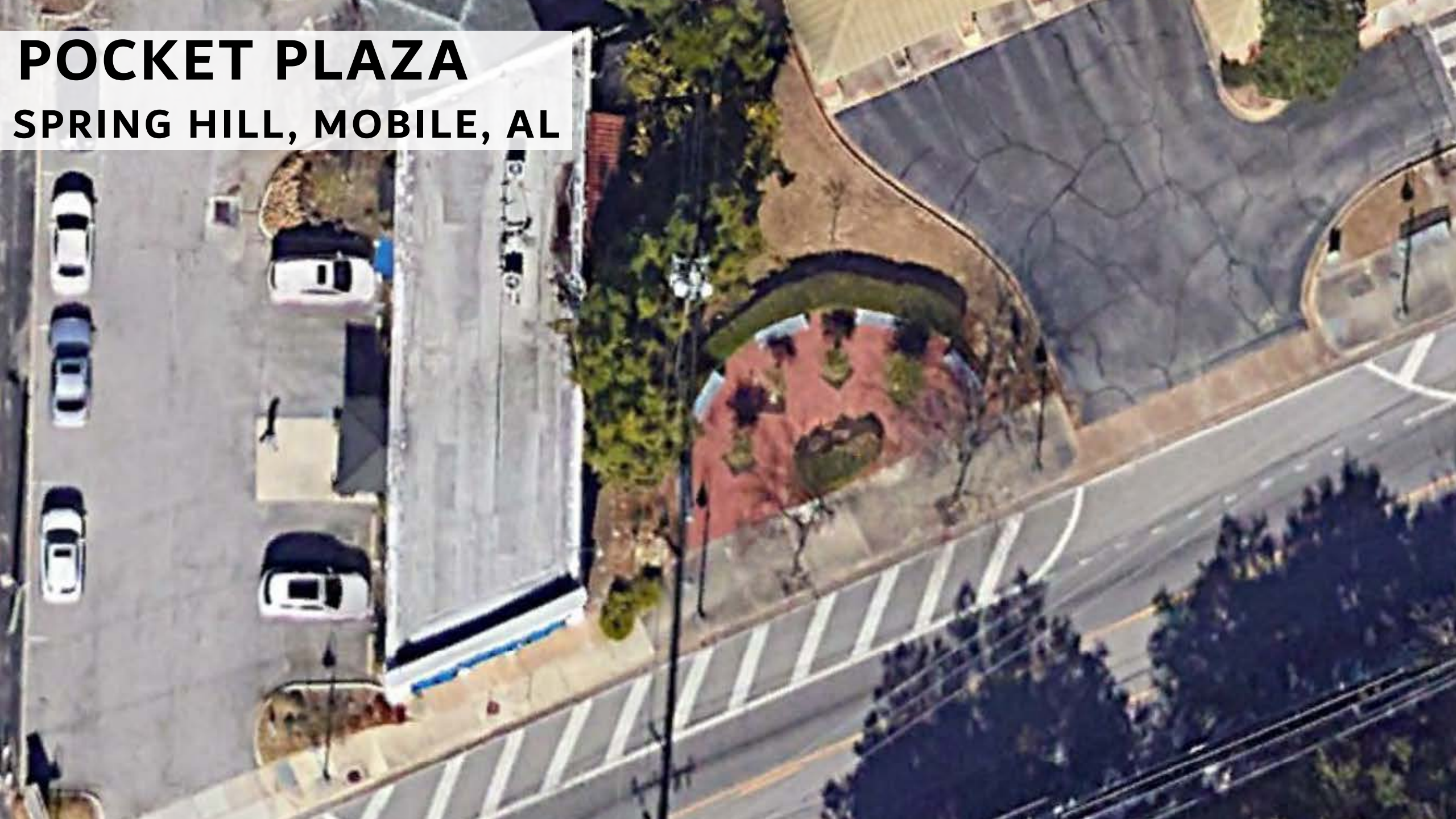
Kingstown Road

Patton Ave

Pershing Ave

POCKET PLAZA

SPRING HILL, MOBILE, AL



POCKET PLAZA

SPRING HILL, MOBILE, AL



POCKET PLAZA

SPRING HILL, MOBILE, AL





South Kingstown, Rhode Island
Economic Development
March 2024



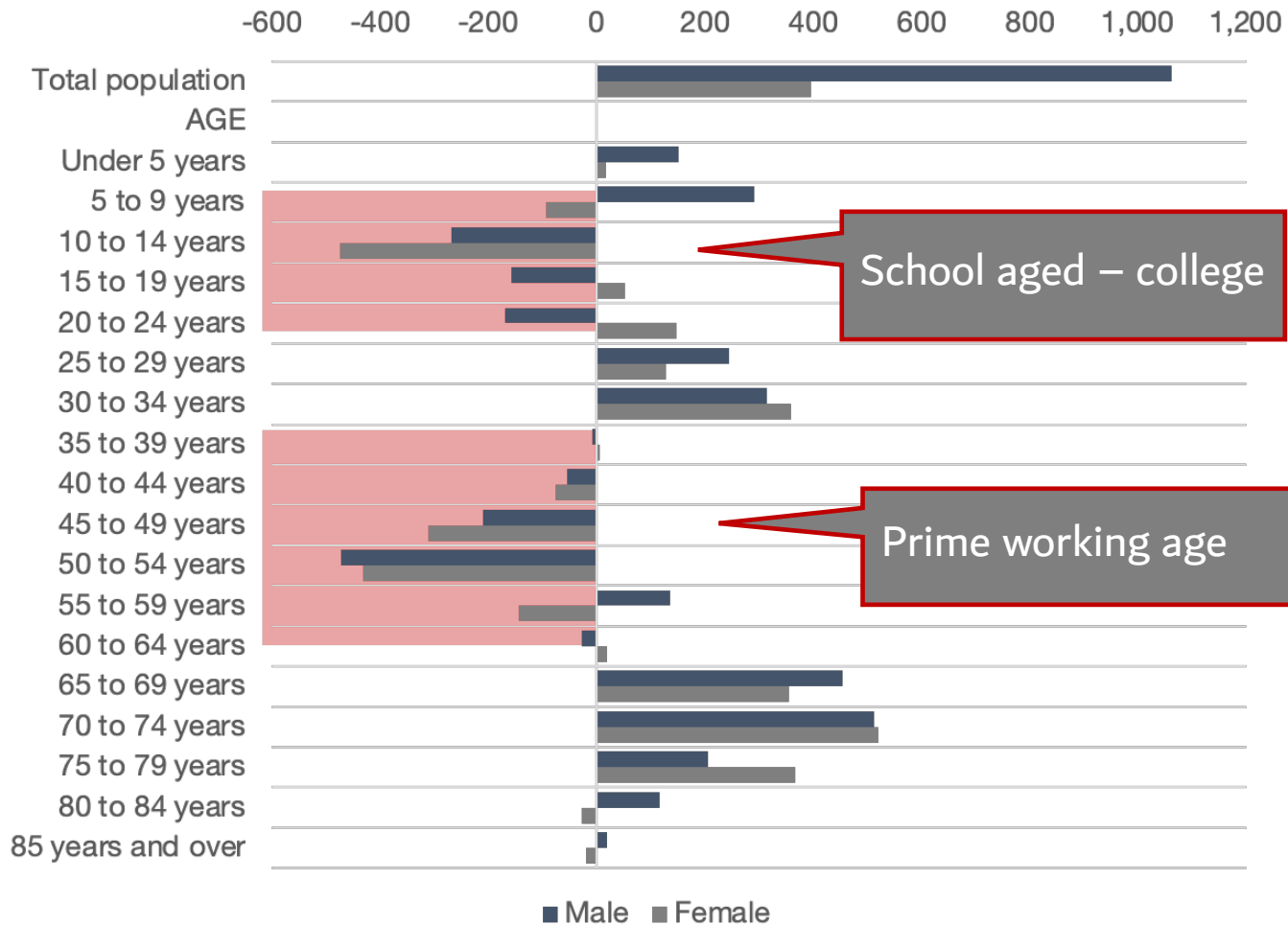
DAEDALUS
ADVISORY SERVICES

You told us about the area's economic development challenges...



The primary economic challenges...

Population Loss 2012-2022, ACS (Census)



- **Loss of the area's heart and soul**
- **Fewer consumers, businesses, school children & neighbors**
- **Signals that core needs are not being met in the current economic environment**



The primary economic challenges...

Lack of Differentiation Along the Study Area



- **Generic place without a sense of place**
- **Useful businesses, but disjointed**
- **Unappealing other than for specific visits (visit and immediately leave)**



The primary economic challenges...

Few Real Estate Options (Rental or For Sale)

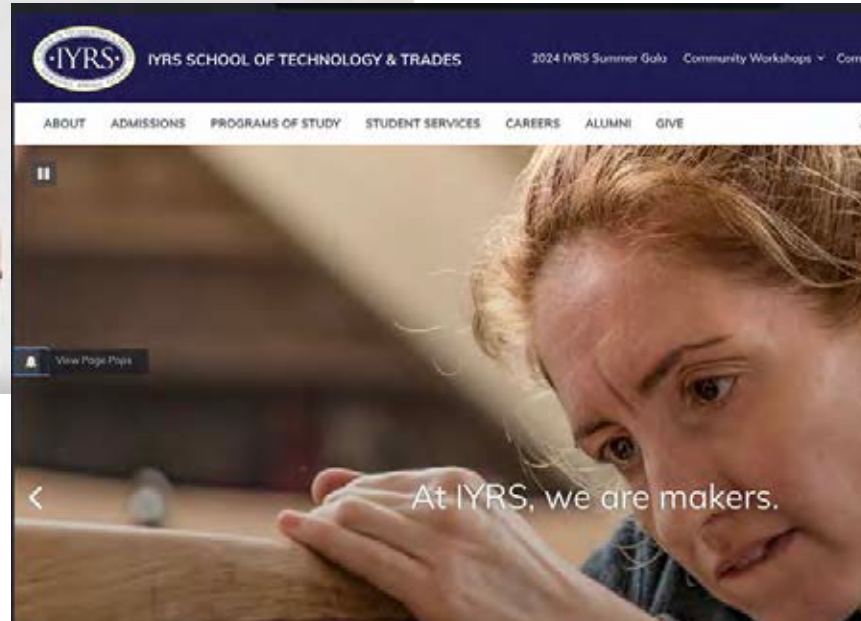
The screenshot shows a real estate website interface for Wakefield, RI. At the top, there are navigation icons for Summary, Home values, Housing market, Schools, Amenities, Homes for sale, and Explore. Below the navigation, the title "Wakefield, RI" is displayed. A sub-header asks "How do I find the perfect home in Wakefield?" followed by a paragraph explaining that users can research market trends, home values, schools, and school districts. Below this, there are two buttons: "72 Homes for sale" and "16 Homes for rent". A section titled "Is this area right for me?" includes a paragraph about local agents and a link for "Get expert advice". At the bottom left, a section titled "Home values in Wakefield, RI" states that there are 72 homes for sale ranging from \$30K to \$4.3M. A red circle highlights the text "\$685K Median listing home price". A red arrow points from this circle to a grey box containing the text "Need: \$180k in income to afford". To the right of the text is a map of Wakefield, RI, showing various neighborhoods and property listings with prices such as \$398K, \$299K, \$590K, \$549K, \$260K, and \$4.25M.

- Average prices are high for sales, limiting local buyers
- Few properties (for sale or rent) available in Wakefield
- Student and seasonal demand influence marginal prices
- Finding housing within the rule of thumb (30% of income) for affordable is constrained



The primary economic challenges...

Limited Linkages to URI and Wider Economic Flows



- **Small places tend to support (rather than create) economic trends**
- **Research universities & trade school links can help to deepen participation in wider trends**
- **These links are weak currently because of limited town-gown economic planning**



The primary economic challenges...

Outdated Development Regulations



- **Buildings reflect what was legal and financially viable at the time they were built**
- **Economic possibilities and consumer preferences change – but the regulatory environment changes slowly**
- **Redevelopment under the current zoning regs would get more of the same**



What key economic development goals have we heard you ask for?

Maintaining and growing the **population**



Providing **housing** for all stages and styles of life



Consideration of **employment opportunities** for different skill levels



Increasing the possibilities for **new businesses & development options**



What approach achieves those benefits?



Creating a plan and vision

- The work we're currently doing with you



Unlocking possibilities

- Changing the zoning code and amending development regulations
- Branding the area
- Begin to build linkages to developers, URI, etc



Organizing & managing for growth

- Establishing an area merchant's association & BID
- Expanding marketing & attracting new retail / tourism concepts
- Managing development
- Securing financing



Business participation in district-wide growth planning is important – and there are options that have different responsibilities and powers



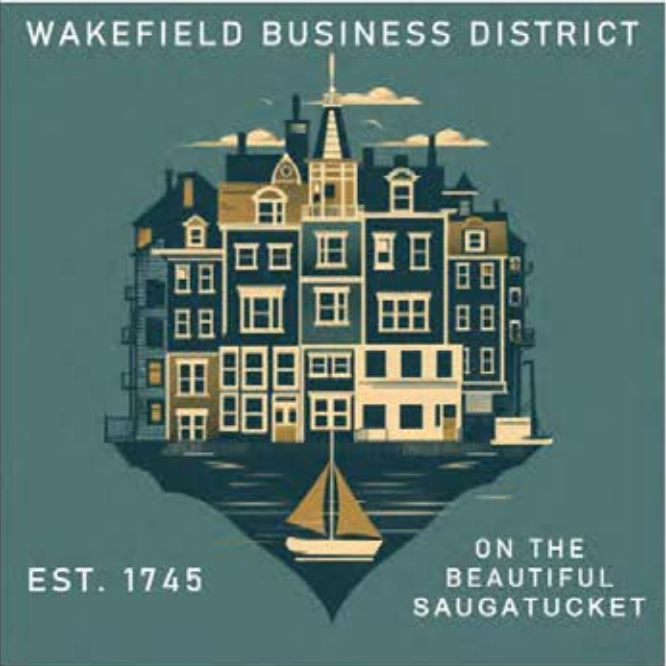
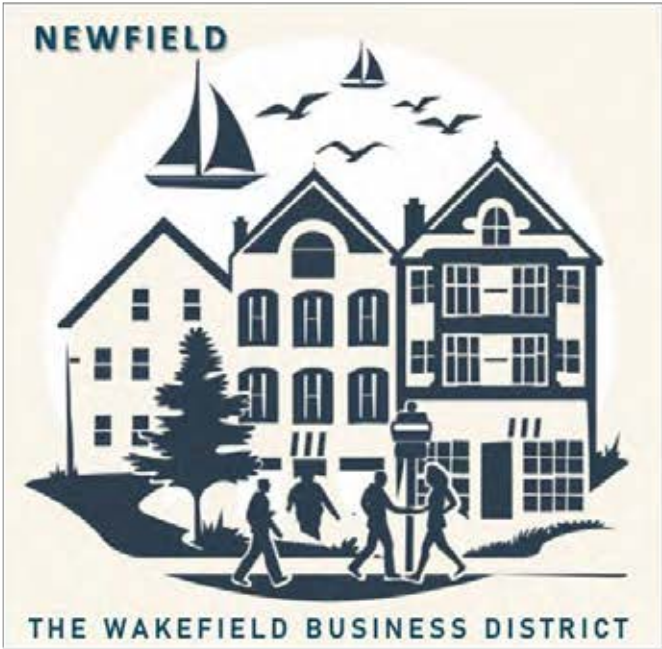
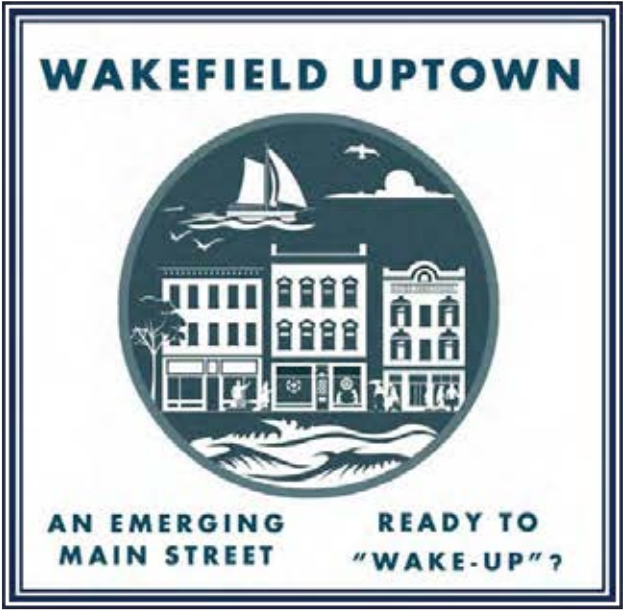
**Merchant's
Association**



**Business Improvement
District (BID)**



**Enhancing
differentiation:
branding**

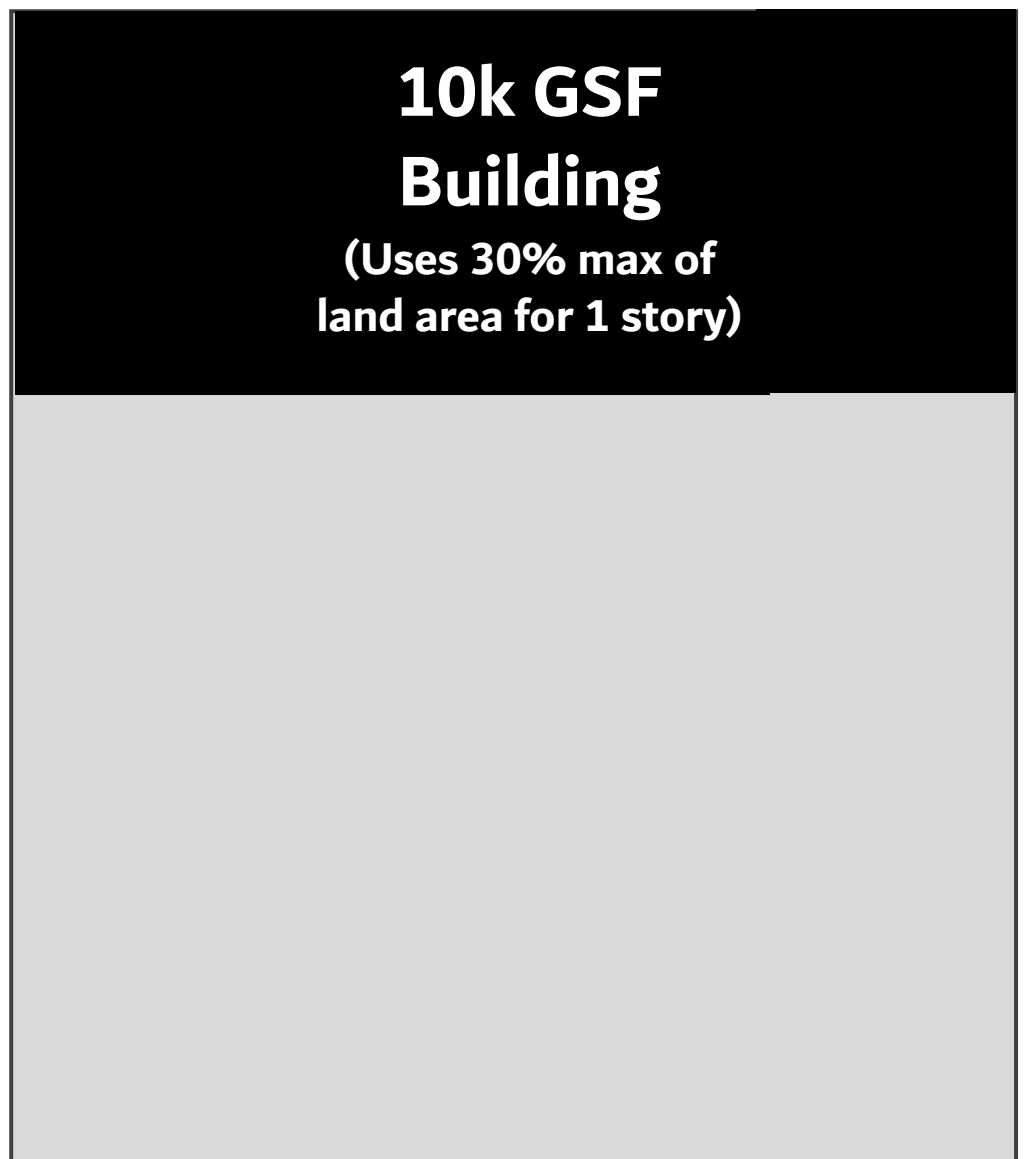


Enhancing differentiation – national brands

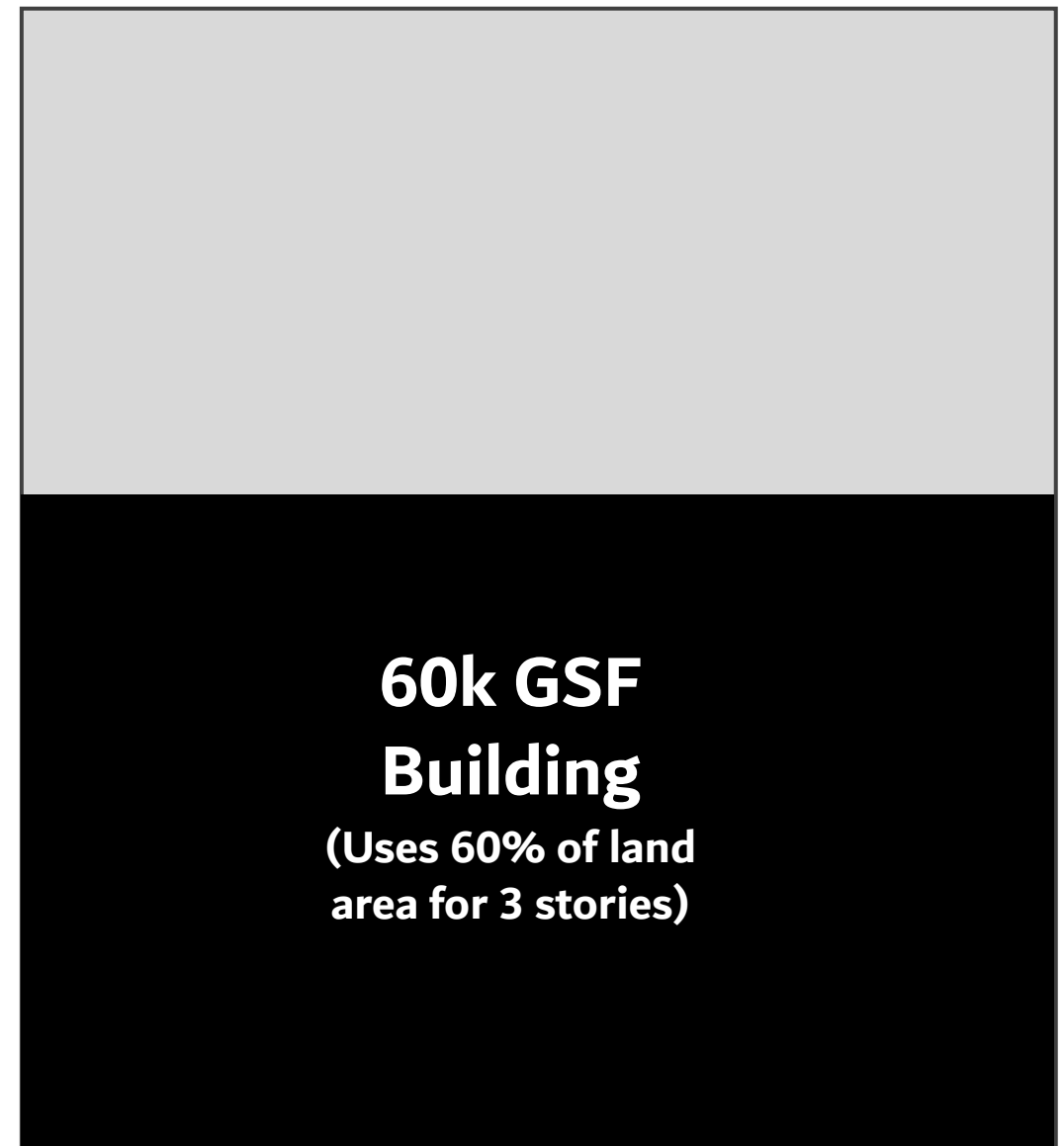


Private Investment on a notional site

**Notional Site –
Commercial Highway**



**Notional Site –
Form-Based Code**



Private Investment : Indicative Single Site Redevelopment Example

		Commercial Highway	Form Based Code	Difference
Inputs				
Results				

Simple Assumptions

- No land cost
- Reduced parking requirements
- 5.00% interest rate

In in this example, the property's value under the form-based code is 28x the value under CH zoning.

Public Investment – Tax Increment Financing

The basic idea is that the growth in property taxes (the “increment”) is captured for local use

Base Year



Tax value: \$1,000,000

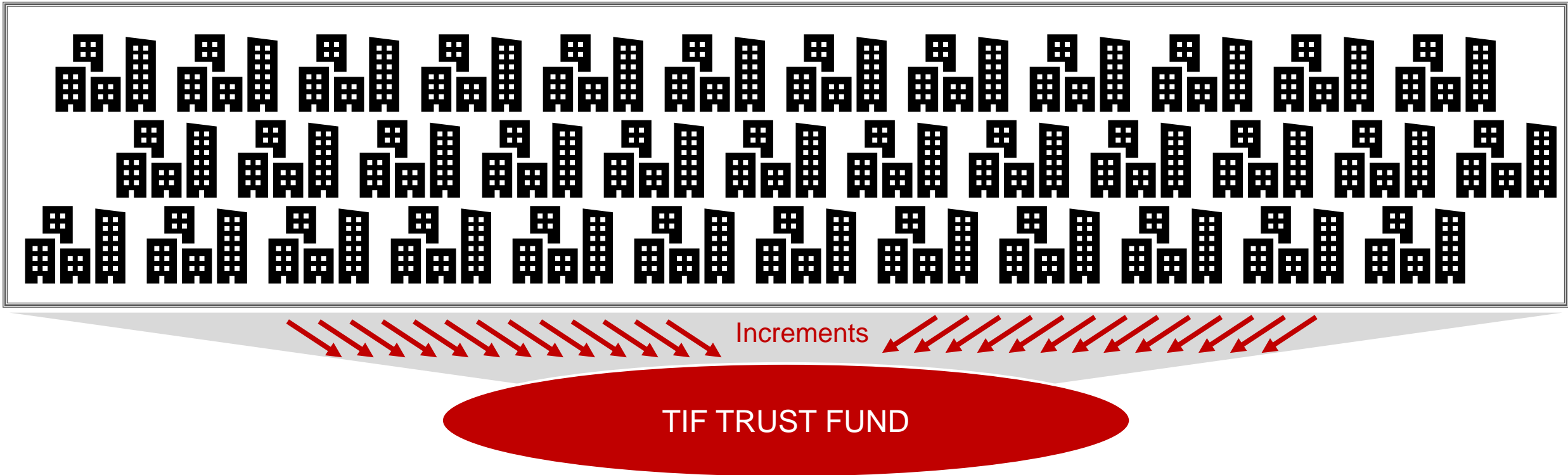
Taxes due: \$2,500

Increment: \$0

TIF TRUST FUND

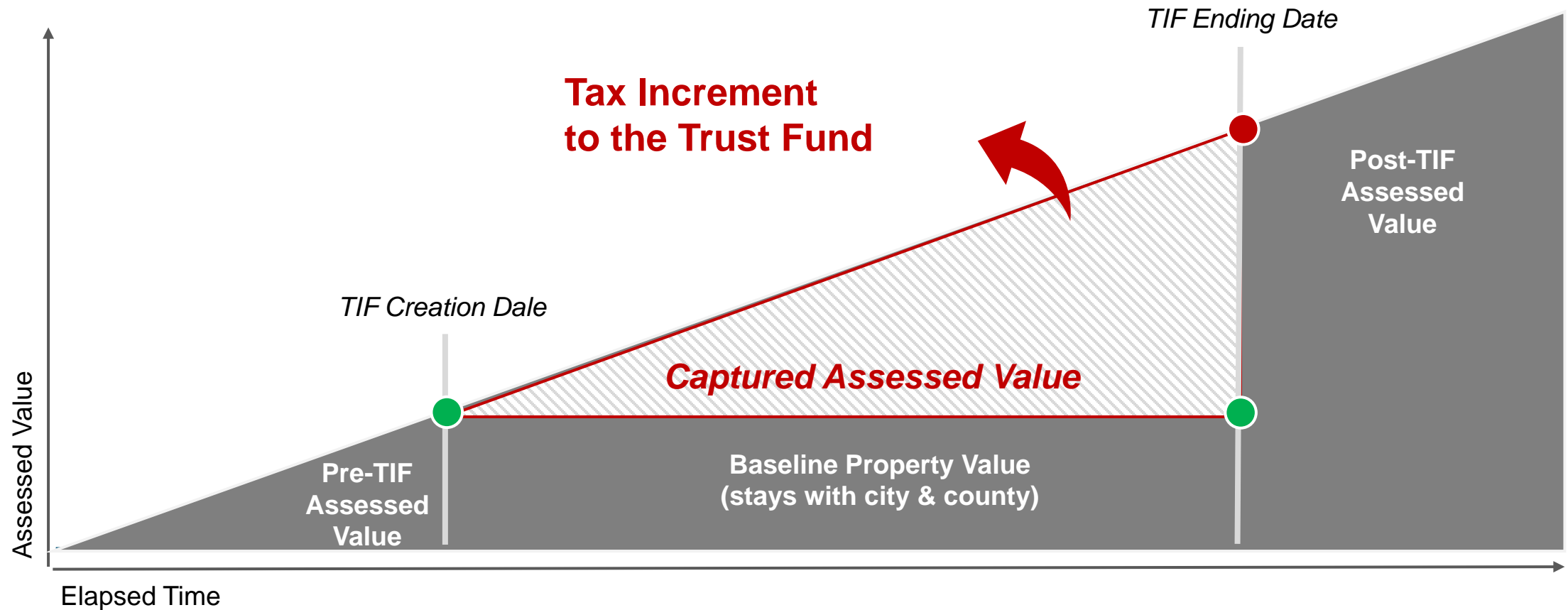
Public Investment – Tax Increment Financing

The increment (scaled across a EDC/CRA District) provides the trust fund with its operating budget



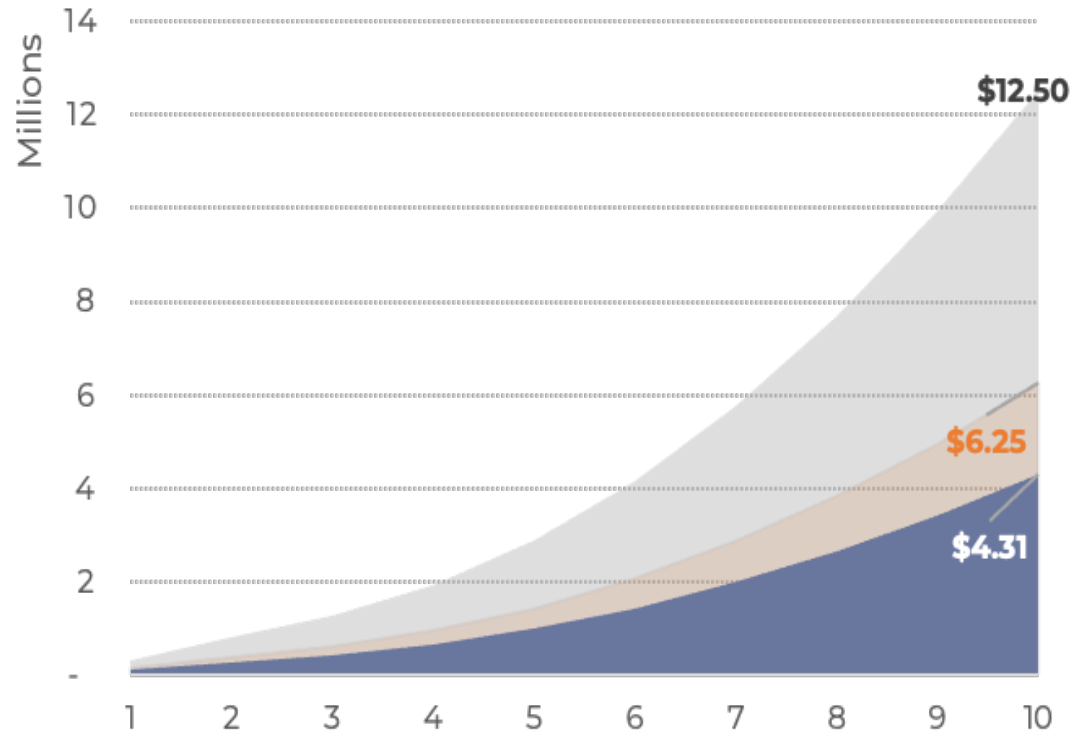
Public Investment – Tax Increment Financing

The captured portion of the tax increment in the TIF district is time limited and does not deprive the city and county of pre-existing tax revenues

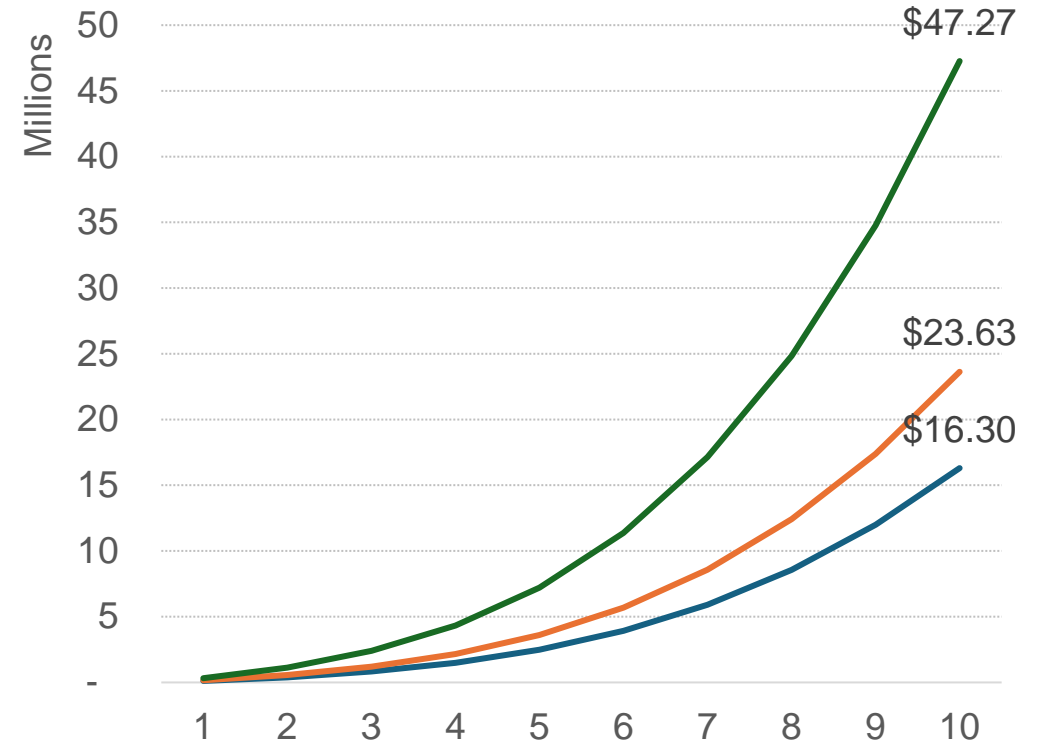


What could a TIF look like for our neighborhood plan?

Incremental - Annual



Cumulative



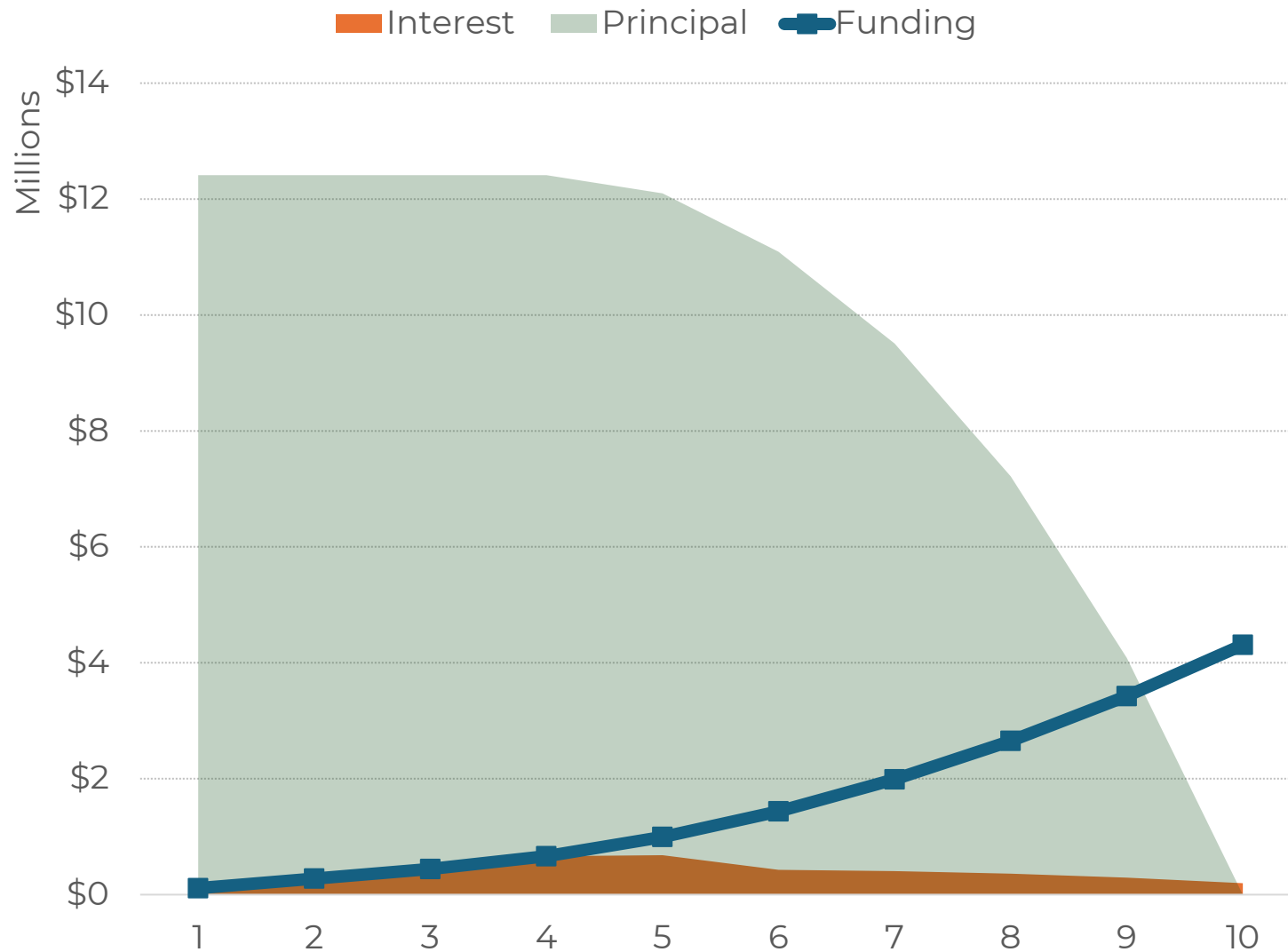
Year 10 Property Values For Each Option

Option 1
\$390M

Option 2
\$565M

Option 3
\$1.1B

The TIF revenues could fund early investment costs (public finance or shared investment in larger projects)



Loan details

TIF Total: \$16M
Principal: \$12.5M
Term: 10 Years
Interest rate: 4%

Interest paid: \$3M
Lender yield: 30%

- TIF pays off the loan in 10 years
- Negative amortizing until Y4
- Large principal reduction in later years

Polling

**IS THIS YOUR FIRST TIME
PARTICIPATING IN THIS
PROJECT?**

DO YOU LIKE THE IDEA OF DIFFERENT TYPES OF GREEN SPACES?



- YES
- MAYBE
- NO

DO YOU LIKE THIS IDEA? (REDEVELOPMENT OF KINGSTOWN ROAD AND OLD TOWER HILL ROAD)?



- YES
- MAYBE
- NO

DO YOU LIKE THE IDEA OF INTRODUCING PEDESTRIAN STREETS TO THE OLD TOWER HILL ROAD AREA?

AFTER



- YES
- MAYBE
- NO

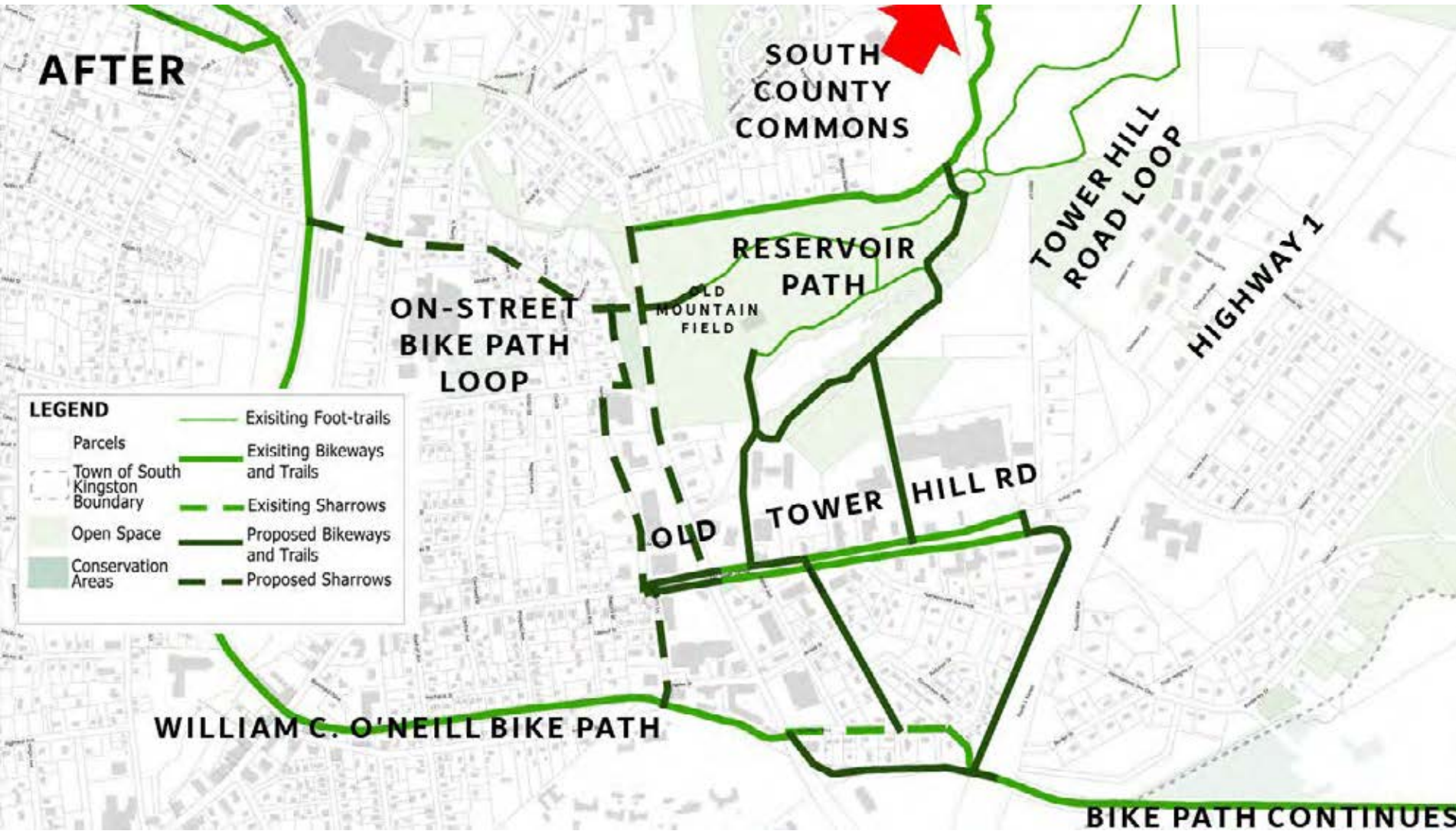
DO YOU LIKE THE IDEA OF ENTRYWAY SIGNAGE?



AFTER

- YES
- MAYBE
- NO

DO YOU LIKE THE IDEA OF MORE CONNECTED TRAIL NETWORK?



- YES
- MAYBE
- NO

DO YOU LIKE THE IDEA OF TRAIL ORIENTED DEVELOPMENTS?



- YES
- MAYBE
- NO

**BASED ON WHAT YOU HAVE HEARD TONIGHT, DO YOU FEEL THE
PLAN IS ON THE RIGHT TRACK?**

- **YES**
- **MAYBE**
- **NO**

THANK YOU!

**WORK IN PROGRESS
PRESENTATION**

Old Tower Hill Road

Neighborhood Plan



South Kingstown

Rhode Island

DOVER, KOHL & PARTNERS

t o w n p l a n n i n g