

PALMER POINTE

PRELIMINARY PLAN REVIEW PLANNING BOARD – TOWN OF BARRINGTON

APRIL 5, 2016



PROJECT RENDERING, 2011



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



RECENT PROJECTS OF DEVELOPMENT TEAM



CATHER
BRISTO
•INFILL
TOWN
•AFFOR
•8 DWEL



SWEETBRIAR 2004-2011

BARRINGTON, RI

- COMPREHENSIVE PERMIT
- AFFORDABLE RENTAL HOUSING
- 47 DWELLING UNITS; 23 BUILDINGS

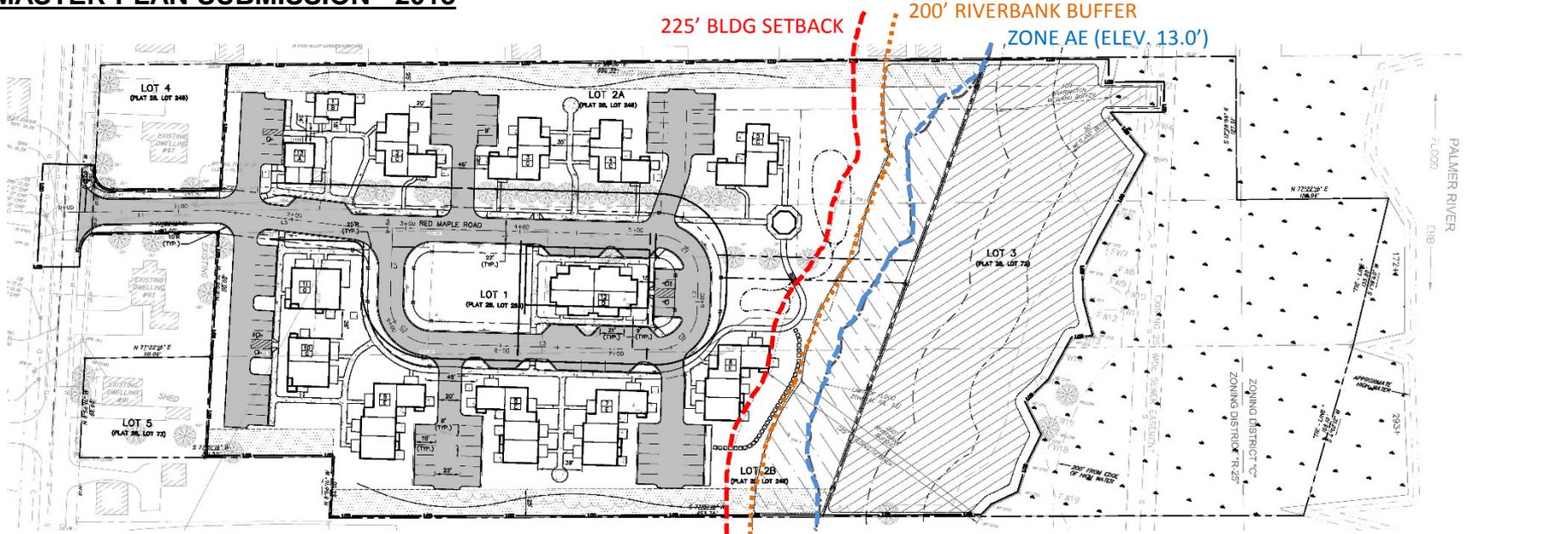
EXISTING CONDITIONS – SOWAMS NURSERY



VIEW OF SITE FROM SOWAMS ROAD



MASTER PLAN SUBMISSION - 2013



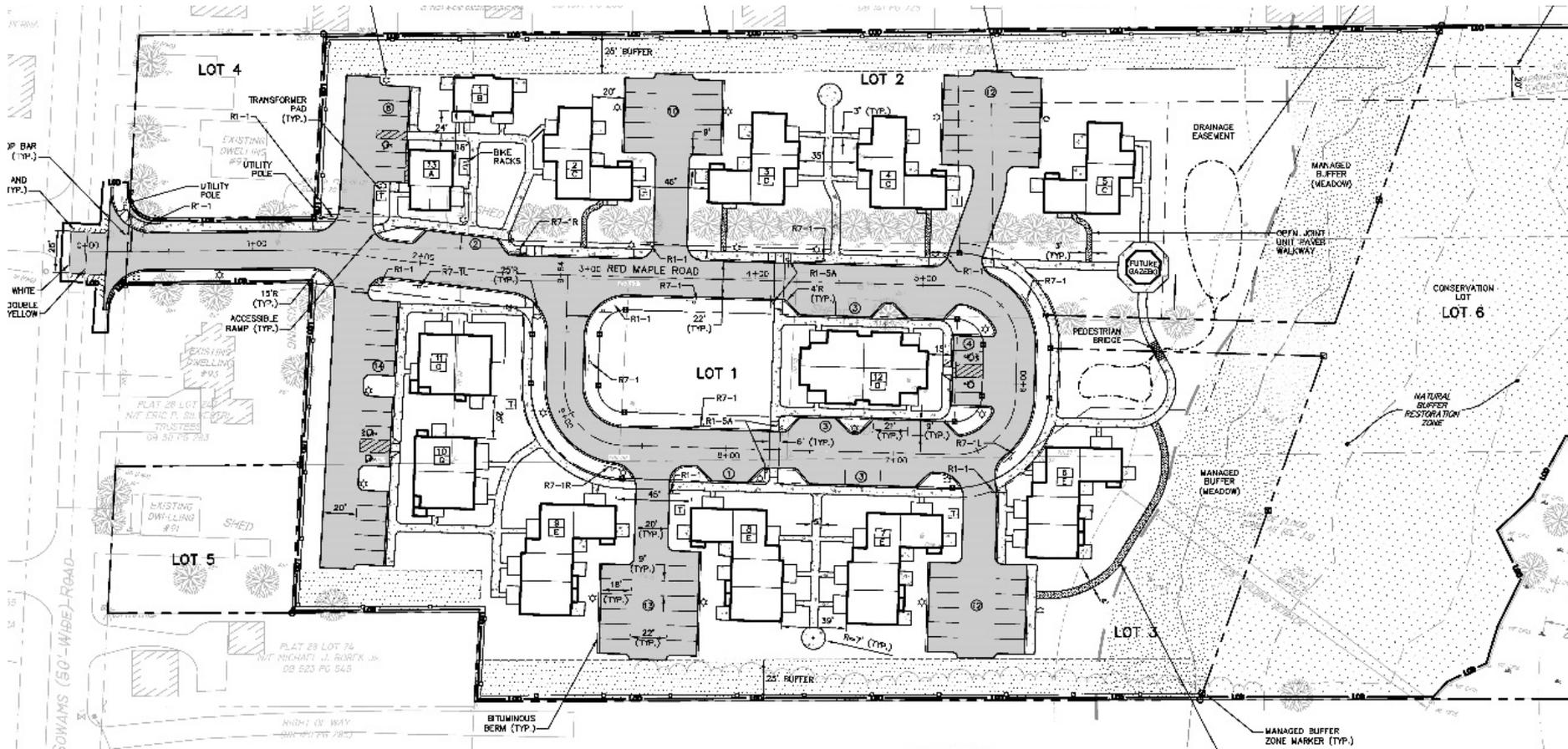
PROPOSED SITE PLAN

ORCHARD AVENUE NEIGHBORHOOD:
APPROX. **5 UNITS/ACRE**

PALMER POINTE NEIGHBORHOOD:
6.03 UNITS/ACRE
(40 UNITS ON 6.63 DEVELOPABLE ACRES)

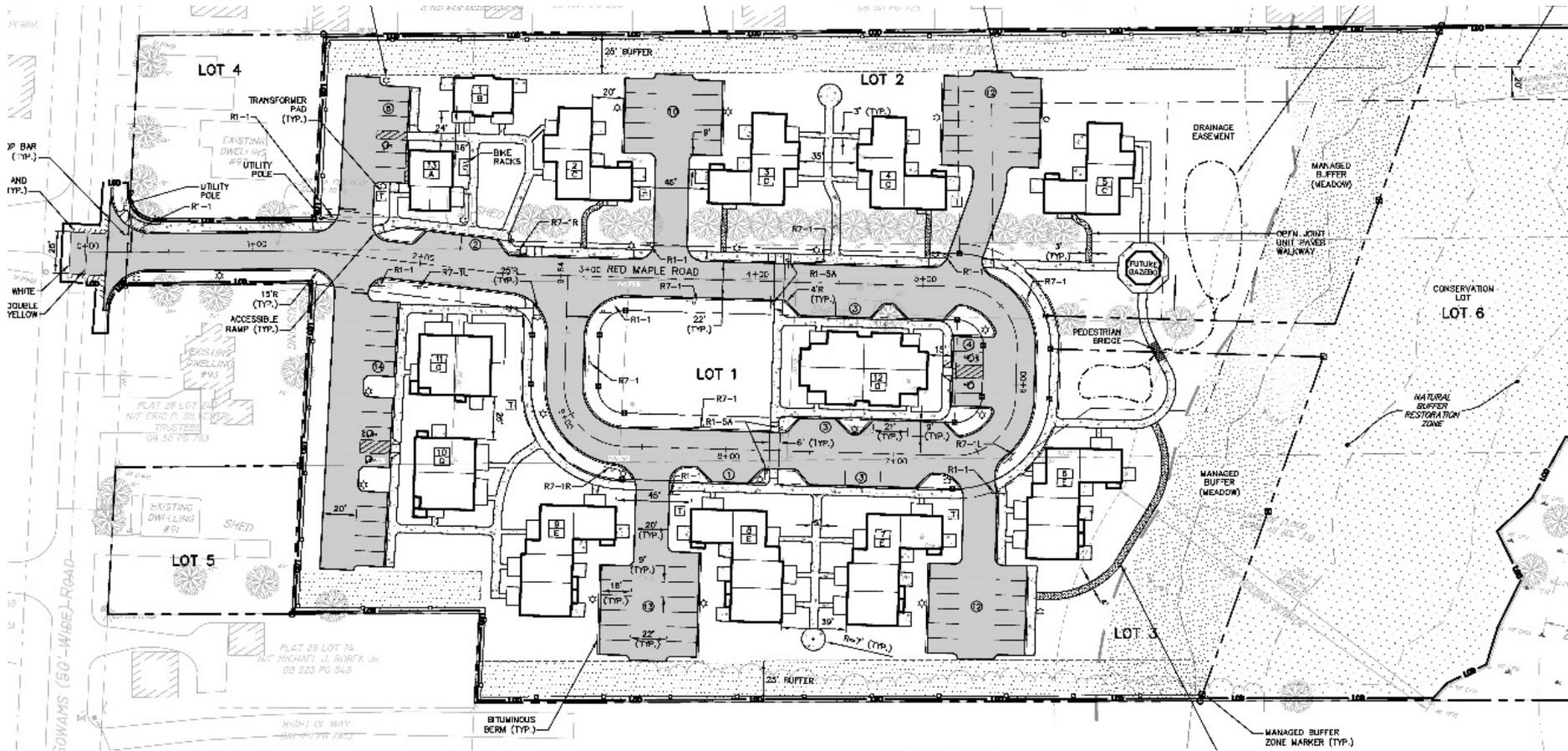


MASTER PLAN CONDITIONS OF APPROVAL



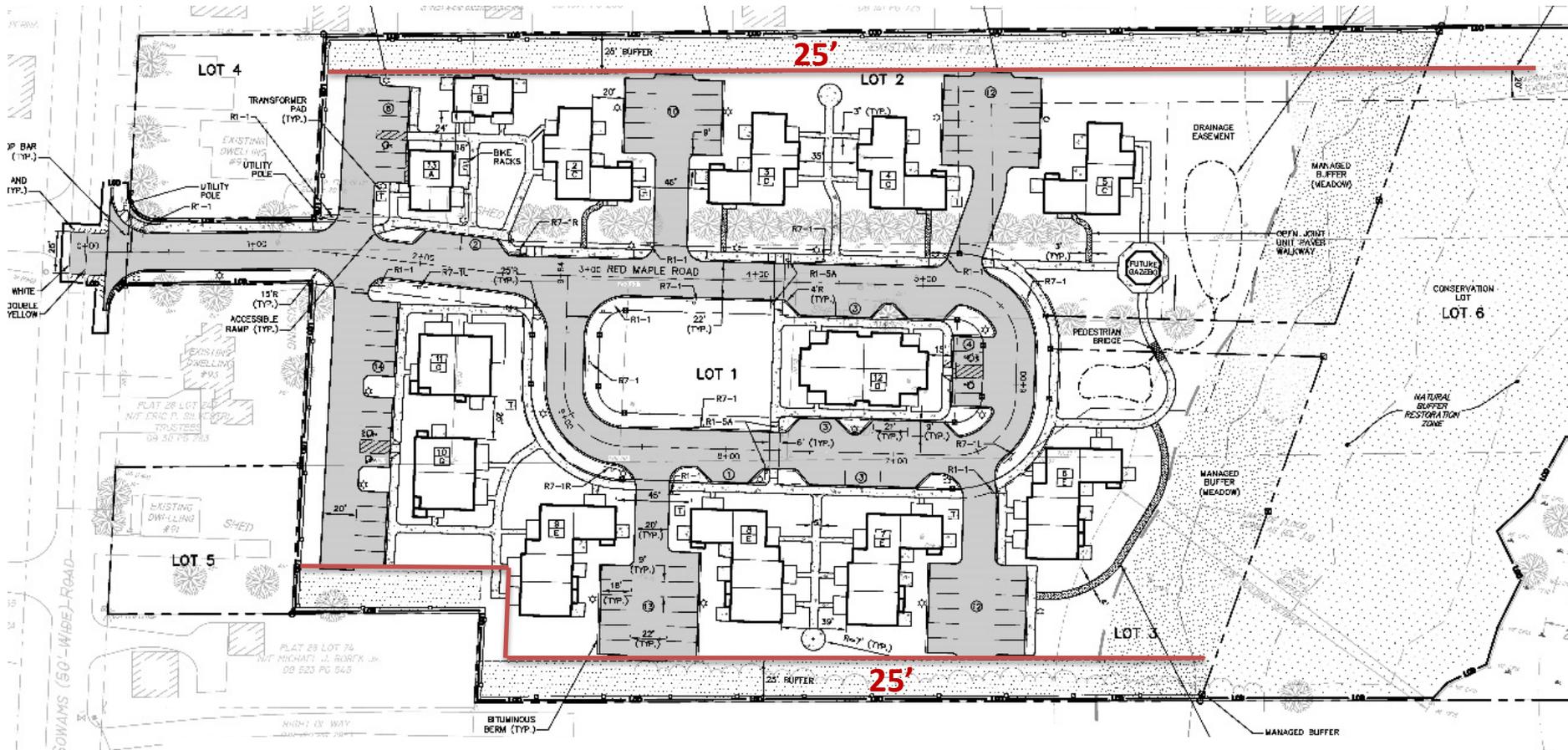
1. Unit Count: The number of units in the development has been reduced from 50 to 42, including 40 multi-family units that will be low- to moderate-income (LMI) and two single-family units that will be market rate.

MASTER PLAN CONDITIONS OF APPROVAL



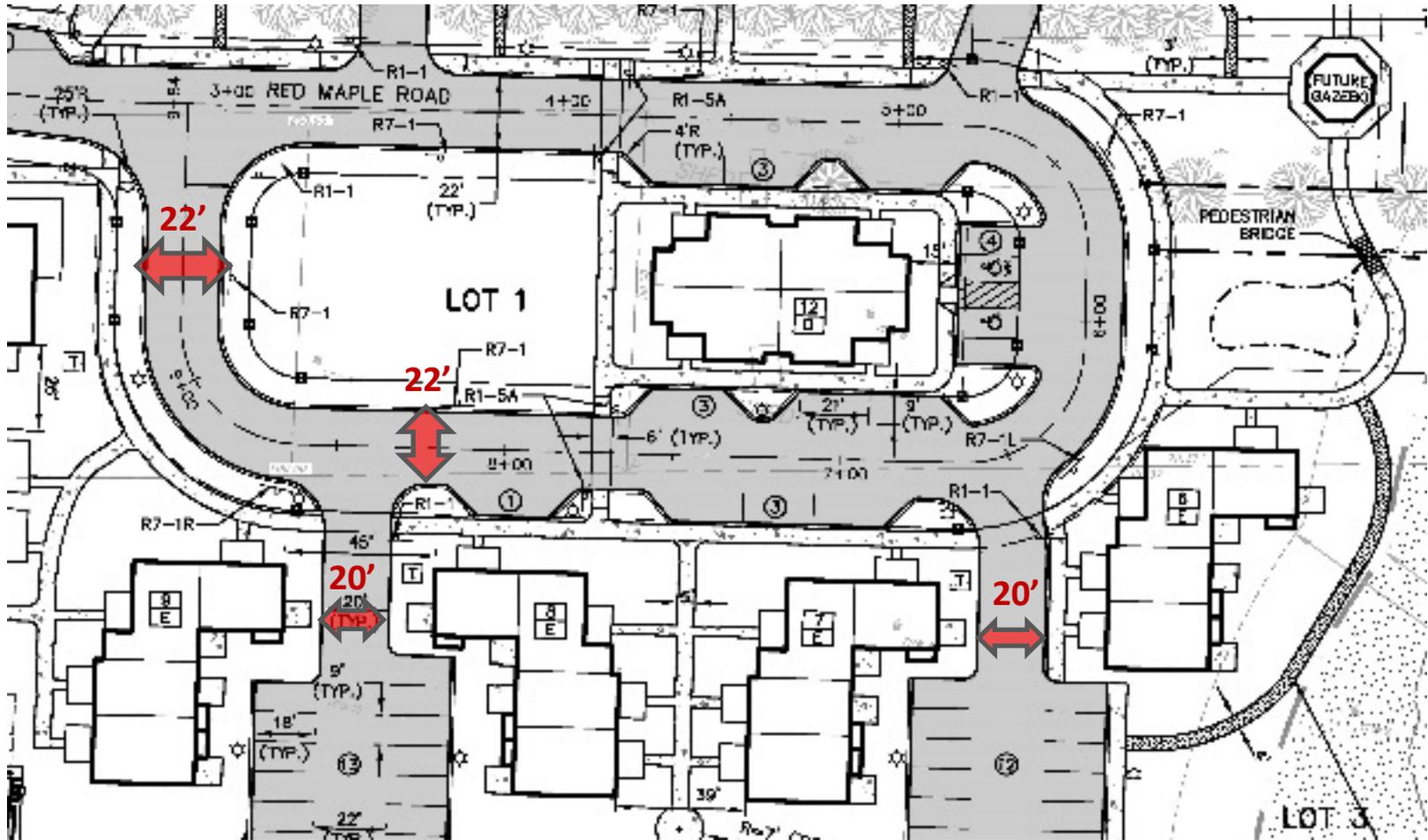
2. Bedrooms/Unit Distribution: The revised project includes ten single-bedroom units, which represents 25% of the total LMI units in the development. The remainder contains 16 two-bedroom units (40% of the total) and 14 three-bedroom units (35% of the total), which represents a similar proportion to the Master Plan (48% and 27%, respectively).

MASTER PLAN CONDITIONS OF APPROVAL



3. Development Buffers: Pavement and subsurface drainage structures have been removed within 25 feet of the northern and southern property boundaries. The 25-foot buffers will be planted and contain shallow, planted dry swales for stormwater treatment. A white, PVC stockade fence will be placed along these property boundaries and the western boundaries abutting the rear property lines of the single-family homes along Sowams Road.

MASTER PLAN CONDITIONS OF APPROVAL



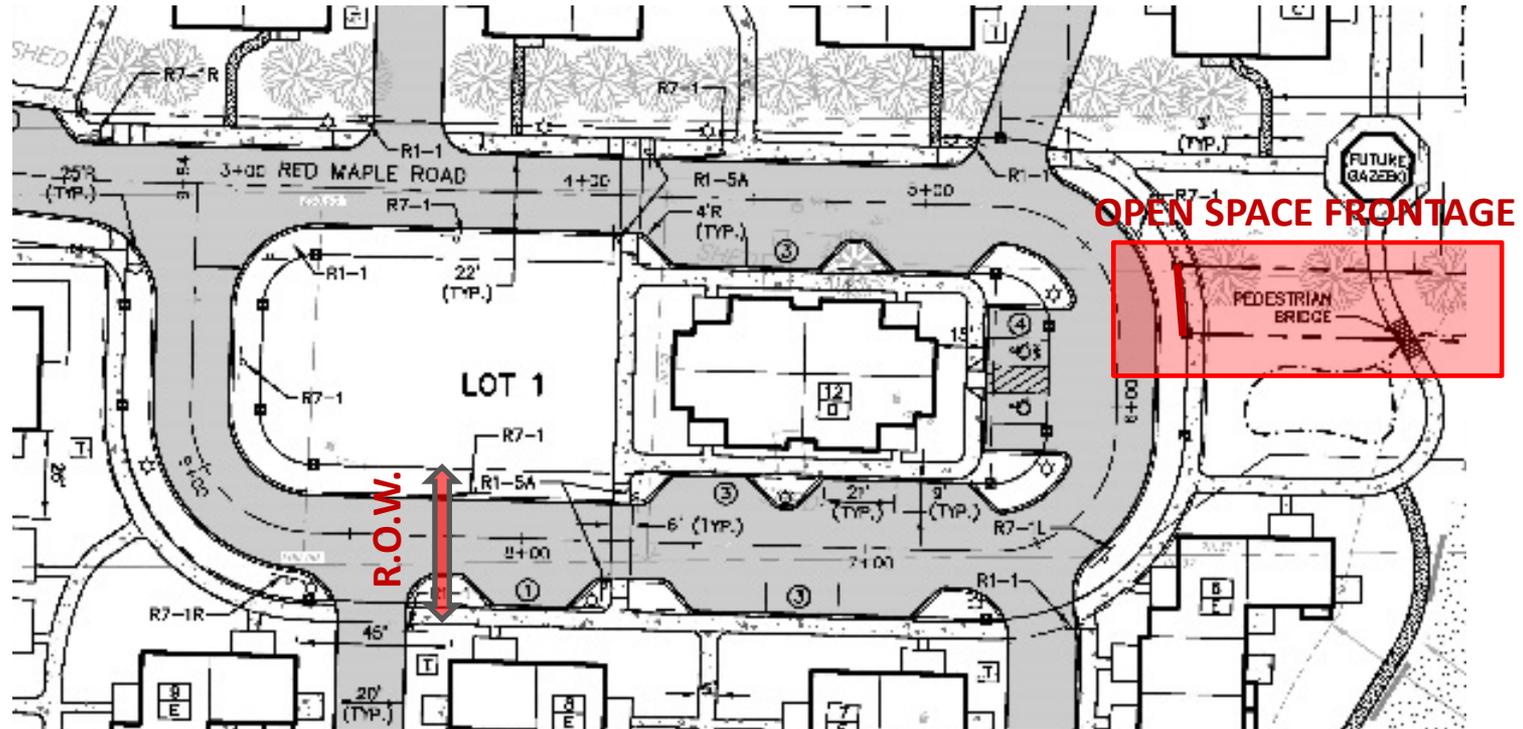
4. Street Pavement Width: The streets have been widened to 22 feet and the Fire Department Access Plan has been modified and included in the Preliminary Plan set. All parking lot driveways have been widened to 20 feet and on-street spaces are 9 feet wide by 21 feet long (refer to sheet CS-101).

MASTER PLAN CONDITIONS OF APPROVAL

5. Project Waivers: The reduced number of units has precipitated a less intensive project. The number of requested waivers and variances has been minimized as much as practicable on the Preliminary Plan set while maintaining the vision for a traditional neighborhood design which maintains respects the existing trees and buffers and which is generally consistent with the relief approved in Master Plan Decision.
6. List of Waivers: An update of the waivers necessary for the project has been developed and is included in the Preliminary Plan materials



MASTER PLAN CONDITIONS OF APPROVAL



7. Sidewalk and Access Easements: Easements are provided to the Town maintaining public access on portions of sidewalk on private property. In addition, the Preliminary Plan lot configuration has been modified to provide direct access to the conservation lot from the proposed public rights-of-way. Draft easement agreements for the sidewalk areas, for landscape maintenance are included with the Preliminary materials.

MASTER PLAN CONDITIONS OF APPROVAL

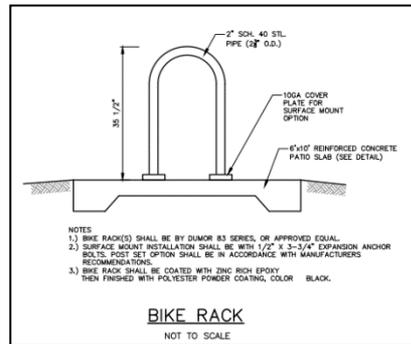
10. Bike Storage: Bike storage is provided immediately adjacent to the office. The selected bike racks, as well as the total number of spaces provided, conforms to current Town requirements.

REQUIRED:

20% OF OFF STREET PARKING = 16 BIKES

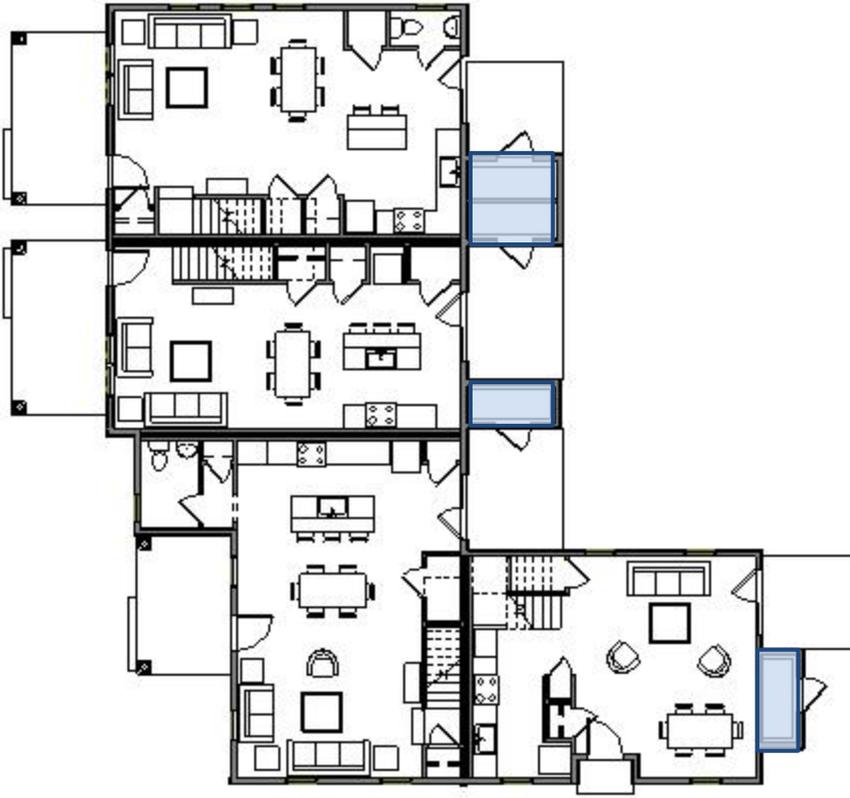
+ 1 PER UNIT = 40

TOTAL = 56

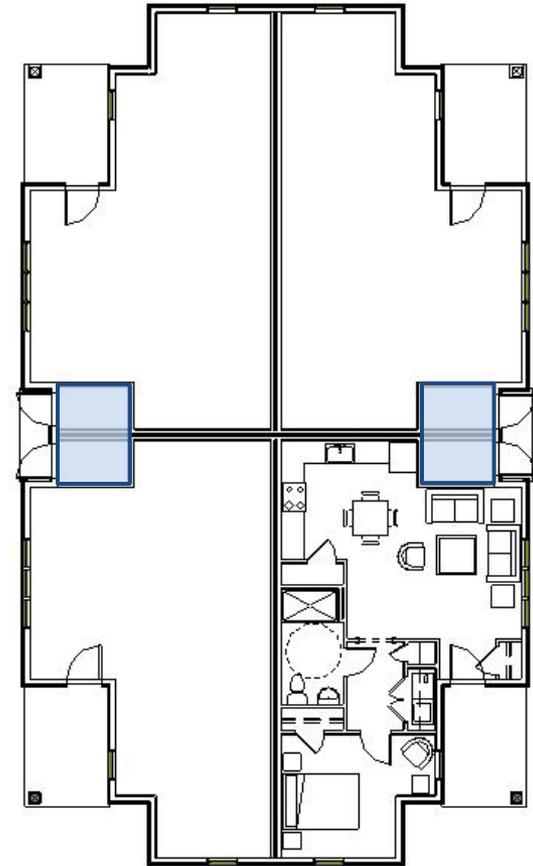


11. Review Fees: Town a peer review fees are to be provided for review of the preliminary plan submission, including, but not limited to, the revised lot, street, building, utility, storm-water design, subsurface drainage structures, the parking layout, drainage calculations, the proposed buffers as specified in the landscape plan, the results of the full traffic impact analysis, and environmental site assessments.

MASTER PLAN CONDITIONS OF APPROVAL



UNIT TYPE 'E' – FIRST FLOOR PLAN

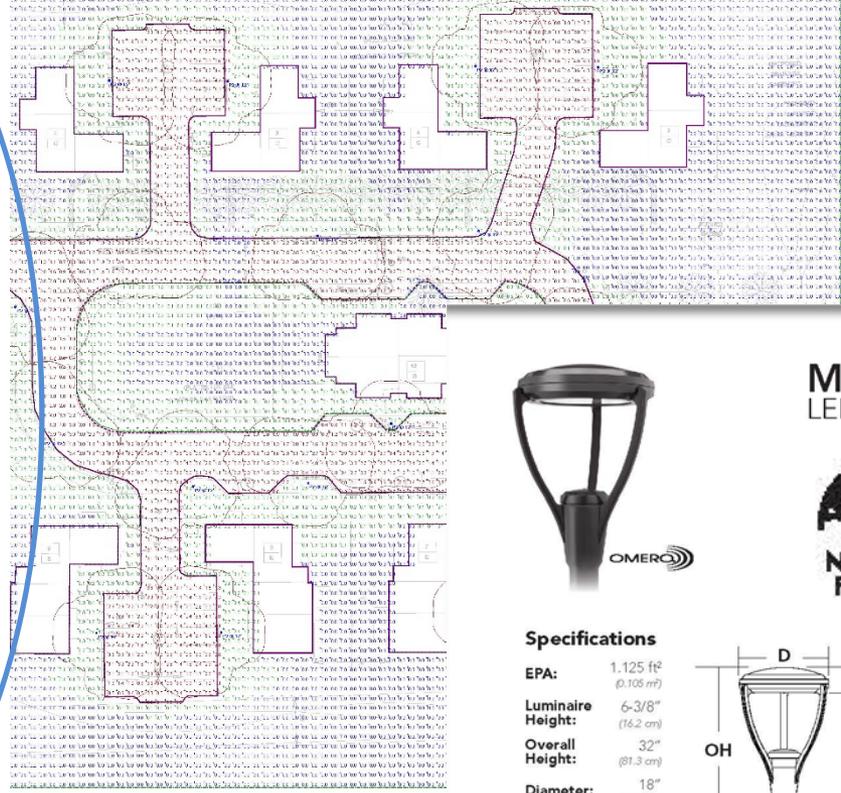
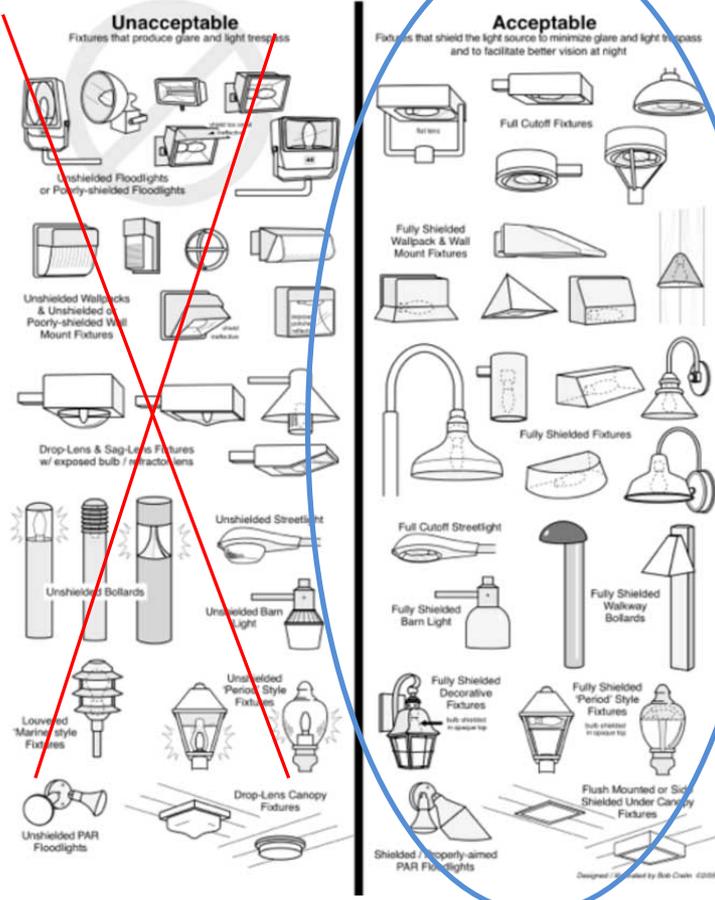


UNIT TYPE 'D' – FIRST FLOOR PLAN

12. Storage Units: Storage units have been incorporated into the building envelopes, thereby eliminating the stand-alone units previously indicated. Each storage components is indicated on the building footprints indicated.

MASTER PLAN CONDITIONS OF APPROVAL

Examples of Acceptable / Unacceptable Lighting Fixtures



MRP LED
LED Area Luminaire



Specifications

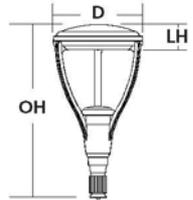
EPA: 1.125 ft²
(0.105 m²)

Luminaire Height: 6'-3/8"
(16.2 cm)

Overall Height: 32"
(81.3 cm)

Diameter: 18"
(45.7 cm)

Weight (max): 37.5 lbs
(17 kg)



13. Lighting: Light fixtures are proposed for the project which are pedestrian in scale and consistent with the neighborhood design intent. A lighting plan and photometric plan has been incorporated into the design package.

MASTER PLAN CONDITIONS OF APPROVAL

14. Environmental Investigations: Phase I and II Environmental Site Assessments for the site were completed by contractors hired by RIDEM and USEPA. Copies of those documents are attached. The results of the investigations indicated that arsenic and dieldrin (a pesticide) were identified in soil at levels that would require soil capping and/or limited amounts of excavation and off-site disposal. If managed properly under RIDEM regulations, residential use of the site would not be precluded. RIDEM issued a Voluntary Procedure Letter on February 24, 2016 (attached) signifying that these documents significantly meet the requirements of a Site Investigation.

A SITE INVESTIGATION

- PHASE I
- PHASE II

B ACTION PLAN

- REMOVAL
- ENCAPSULATE

C SITE REMEDIATION

D LAND RESTRICTIONS



EXISTING SHEDS OF PREVIOUS NURSERY USE

MASTER PLAN CONDITIONS OF APPROVAL

15. DPW Comments: The plans address each comment outlined in the April 4, 2013 memorandum from Department of Public Works.
 - a. BMP Maintenance is identified on the application.
 - b. Sewer service maintenance will be responsibility of owner.
 - c. Drainage analysis included in the application.
 - d. Road Plan and Profile and typical section included on the application.
 - e. Sewer manholes conform to Town standards and detailed on application.
 - f. BCWA has indicated service available and application conforms to BCWA standards.
 - g. As-built drawings will be provided to Town upon completion.
 - h. Inspections to be performed in accordance with requirements.
 - i. DPW will be notified prior to construction.
 - j. Subsurface infiltration has been removed. Roof leaders will be discharged at grade to the extent possible to promote treatment.
 - k. Drainage system extended to western parking areas.
 - l. Dumpster areas have been removed from the project.
 - m. Street and regulatory signage included in the application.

MASTER PLAN CONDITIONS OF APPROVAL

16. Conservation Commission Comments: The plans, together with the environmental findings summarized above, address Conservation Commission concerns. The following specific issues are summarized toally identified issues h
 - a. (Phase I and Phase II) Environmental investigations have been performed for the site. Soil Management will be proposed in accordance with a remedial plan approved by the RIDEM WM office, and all imported material will be certified.
 - b. The project does not require NEPA filing.
 - c. Low impact development standards have been incorporated into the design to replicate to the extent feasible, pre-development conditions at the site. Stormwater analysis has been provided with the application.
 - d. Suitable erosion and sediment control measures are incorporated into the application.
 - e. The project design has incorporated suitable landscape and buffering measures to mitigate impacts to adjacent properties and resources.
17. Traffic Impact Analysis: A traffic impact analysis is included with the Preliminary Plan which addresses peak hour intersection analysis at Sowams Rd and County Road and at Sowams Rd and Kent Street.
18. Master Plan Fees: Town Master Plan application fee is to be provided.

ARCHITECTURAL CHARACTER



- TRADITIONAL FORMS, TRADITIONAL DETAILS DERIVED FROM LOCAL AND REGIONAL EXAMPLES
- DURABLE MATERIALS





FRONT ELEVATION

TYPICAL EXTERIOR:

- 25 YR ARCHITECTURAL ASPHALT SHINGLE ROOF
- PNTD FIBER-CEMENT LAP SIDING
- PNTD WOOD RUNNING TRIM, CORNER BOARDS, AND WINDOW TRIM
- ALUMINUM GUTTERS AND DOWNSPOUTS
- DOUBLE HUNG INSULATED VINYL WINDOWS
- PNTD INSULATED FIBERGLASS DOORS
- FIBERGLASS PORCH COLUMNS



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION



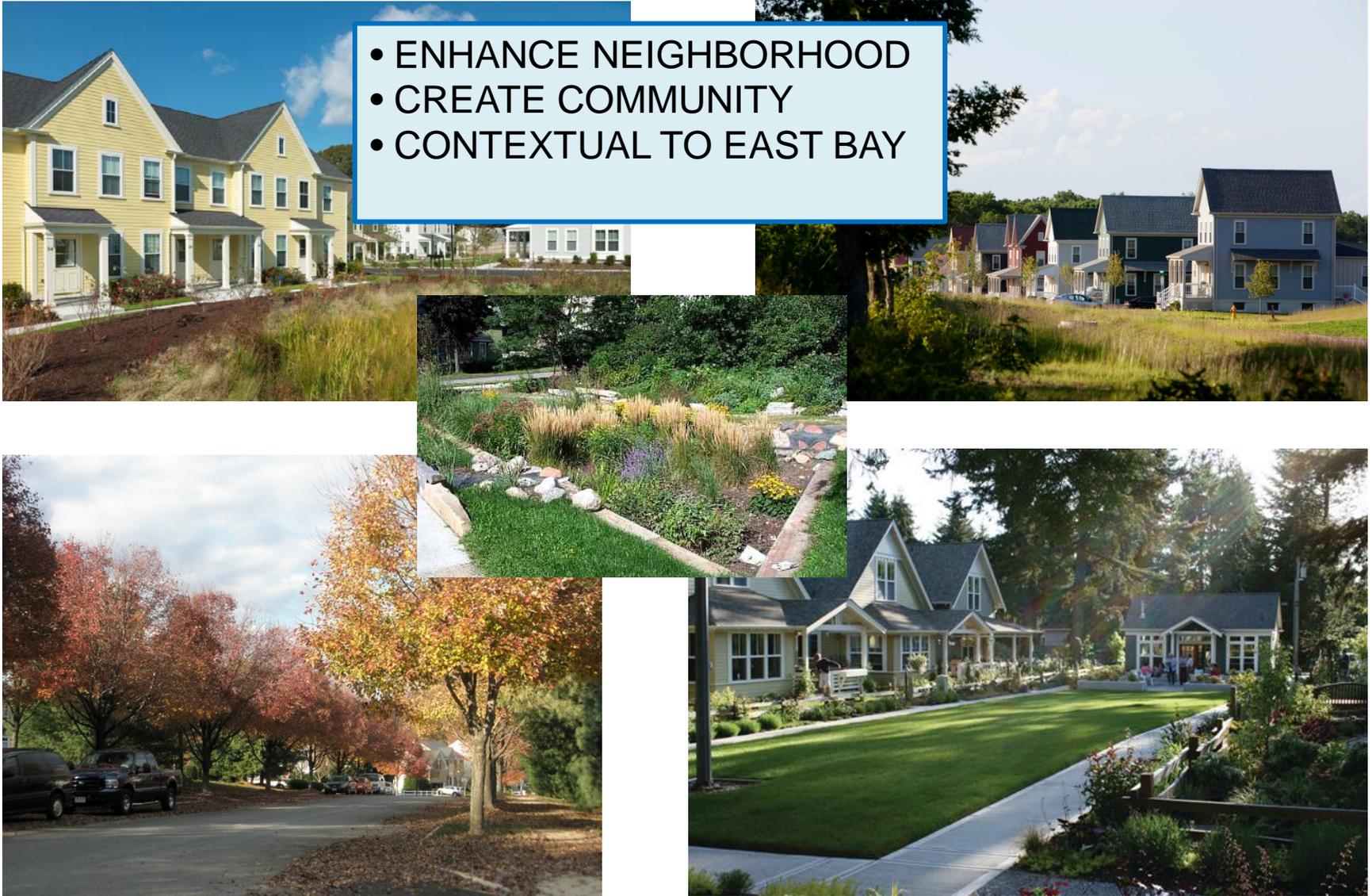
SIDE ELEVATION



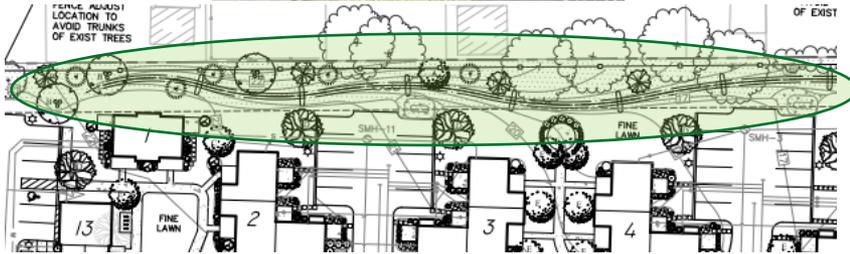
VIEW OF RESIDENTIAL COURT
(EARLY DESIGN RENDERING)

LANDSCAPE & OVERALL CHARACTER

- ENHANCE NEIGHBORHOOD
- CREATE COMMUNITY
- CONTEXTUAL TO EAST BAY



LOW-IMPACT DEVELOPMENT (L.I.D.)



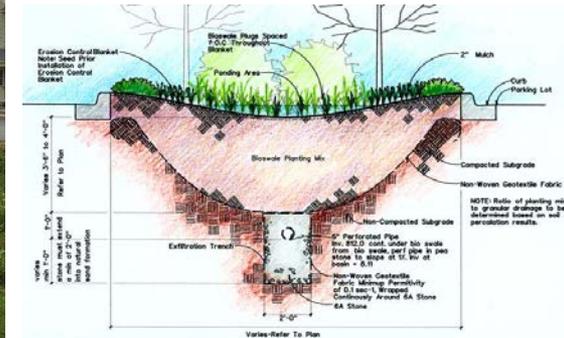
SWALES ALONG NORTH & SOUTH PROPERTY LINES



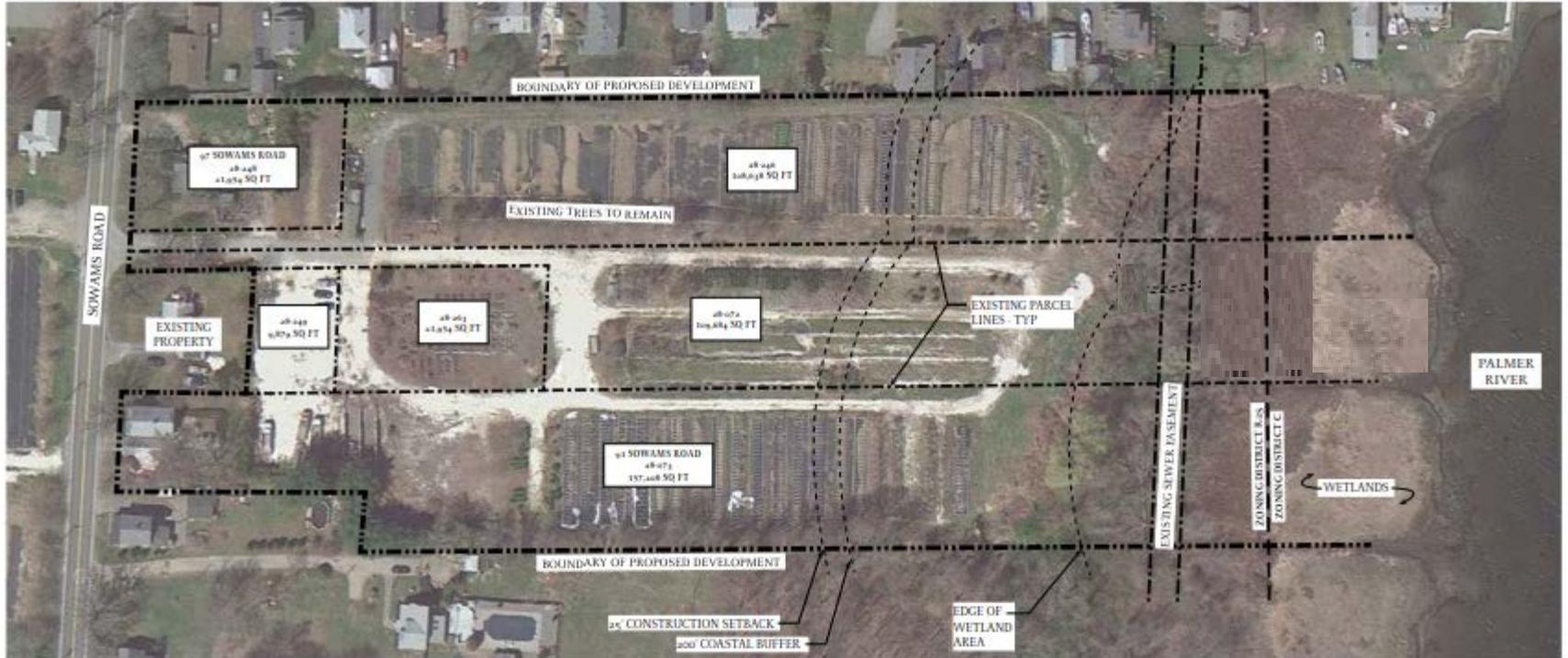
WETLAND RESTORATION & NATIVE PLANTS



BIORETENTION – PLANTED FILTER SYSTEMS

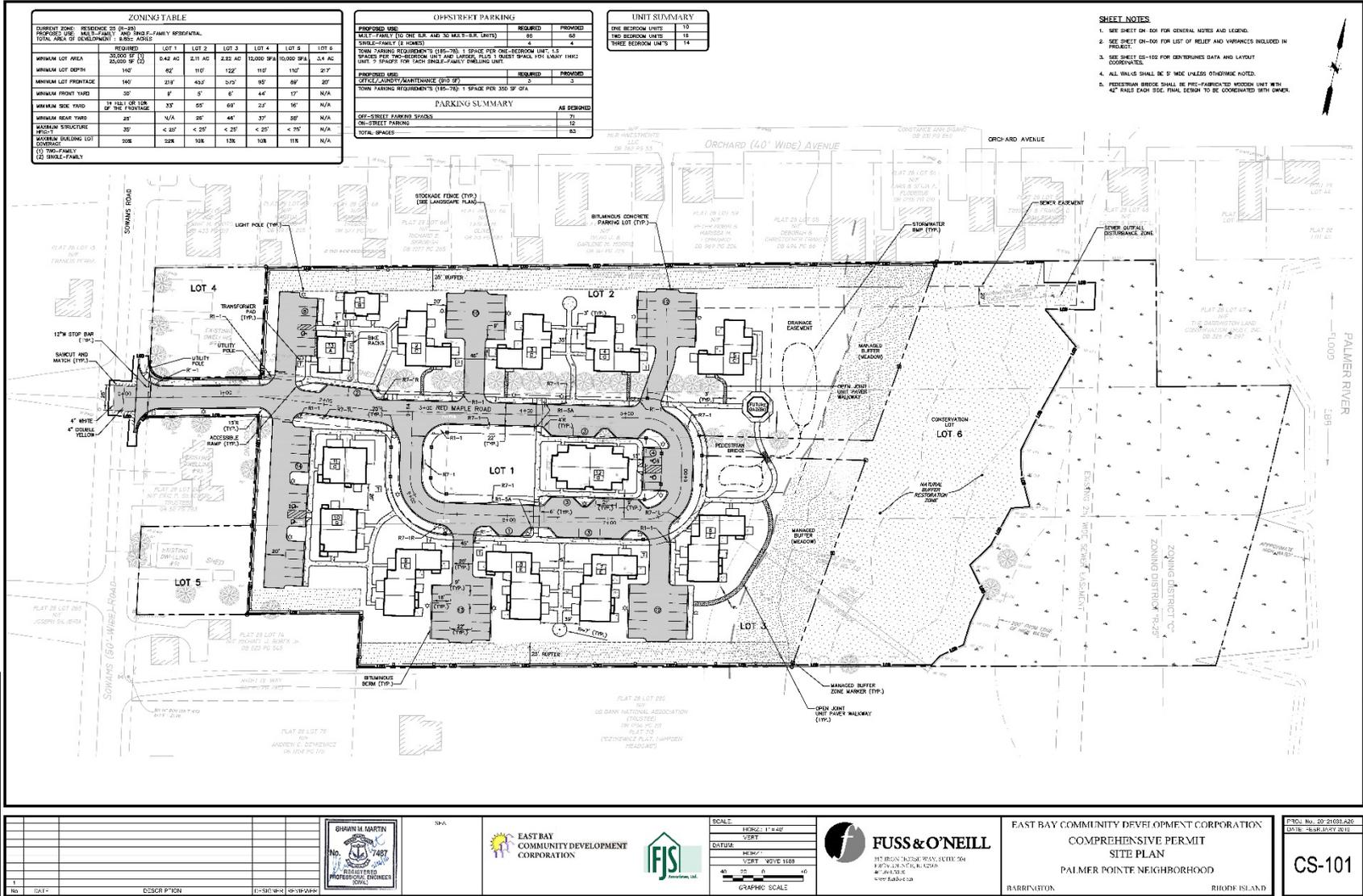


EXISTING CONDITIONS – SOWAMS NURSERY



AERIAL VIEW OF PROPERTY

ENGINEERING



ZONING TABLE	
SUBJECT ZONE	RESIDENCE 20 (R-20)
PROPOSED USE	MULTI-FAMILY AND IND.-FAMILY RESIDENTIAL
TOTAL AREA OF DEVELOPMENT	4.83 ACRES
REQUIRED	
MINIMUM LOT AREA	30,000 SF (1) 20,000 SF (2)
MINIMUM LOT DEPTH	140'
MINIMUM LOT FRONTAGE	130'
MINIMUM FRONT YARD	10'
MINIMUM SIDE YARD	14' (10' FOR LOT OF THE FRONTAGE)
MINIMUM REAR YARD	20'
MAXIMUM STRUCTURE SPEC.	30'
MAXIMUM BUILDING EGT. (CONCRETE)	50.0'
(1) TWO-FAMILY	
(2) SINGLE-FAMILY	

OFF-STREET PARKING			
PROPOSED USE	REQUIRED	PROVIDED	
MULTI-FAMILY TO ONE BR. AND 30 MULTI-BR. UNITS	65	68	
SINGLE-FAMILY (2 HOMES)	4	4	
TOWN PARKING REQUIREMENT'S (118-70) 1 SPACE PER ONE-BEDROOM UNIT, 1.5 SPACES PER TWO-BEDROOM UNIT AND LAUNDRY, PLUS 1 GUEST SPACE FOR EVERY THREE (3) UNITS 3 SPACES FOR EACH SINGLE-FAMILY DWELLING UNIT	4	4	
PROPOSED USE	REQUIRED	PROVIDED	
LOT/COURTYARD/MAINTENANCE (30) SF	3	3	
TOWN PARKING REQUIREMENT'S (118-70) 1 SPACE PER 310 SF OF GFA	3	3	
PARKING SUMMARY			
OFF-STREET PARKING SPACES	AS DEMONSTRATED		
ON-STREET PARKING	12		
TOTAL SPACES	83		

UNIT SUMMARY	
TWO BEDROOM UNITS	19
TWO BEDROOM UNITS	16
THREE BEDROOM UNITS	14

- SHEET NOTES**
- SEE SHEET ON-100 FOR GENERAL NOTES AND LEGEND.
 - SEE SHEET ON-100 FOR LIST OF REFERENCE AND VARIANCES INCLUDED IN PROJECT.
 - SEE SHEET 05-102 FOR DETERMINED DATA AND LAYOUT COORDINATES.
 - ALL WALLS SHALL BE 6" WIDE UNLESS OTHERWISE NOTED.
 - FEDERATION BRIDGE SHALL BE PRE-FABRICATED WOODEN UNIT WITH 40" RAISE EACH SIDE. FINAL DESIGN TO BE COORDINATED WITH OWNER.

PLAN No. 20-21033-002
 DATE: 05/05/2016
 PROJECT: EAST BAY COMMUNITY DEVELOPMENT CORPORATION, PALMER POINTE NEIGHBORHOOD, SITE PLAN
 DRAWN BY: J. MARTIN
 CHECKED BY: J. MARTIN
 DATE: 05/05/2016

No.	DATE	DESCRIPTION	BY	APP.
1				



SCALE: HORIZ. 1" = 40'

VERT. 1" = 10'

DATE: MAY 2016

GRAPHIC SCALE

FUSS & O'NEILL

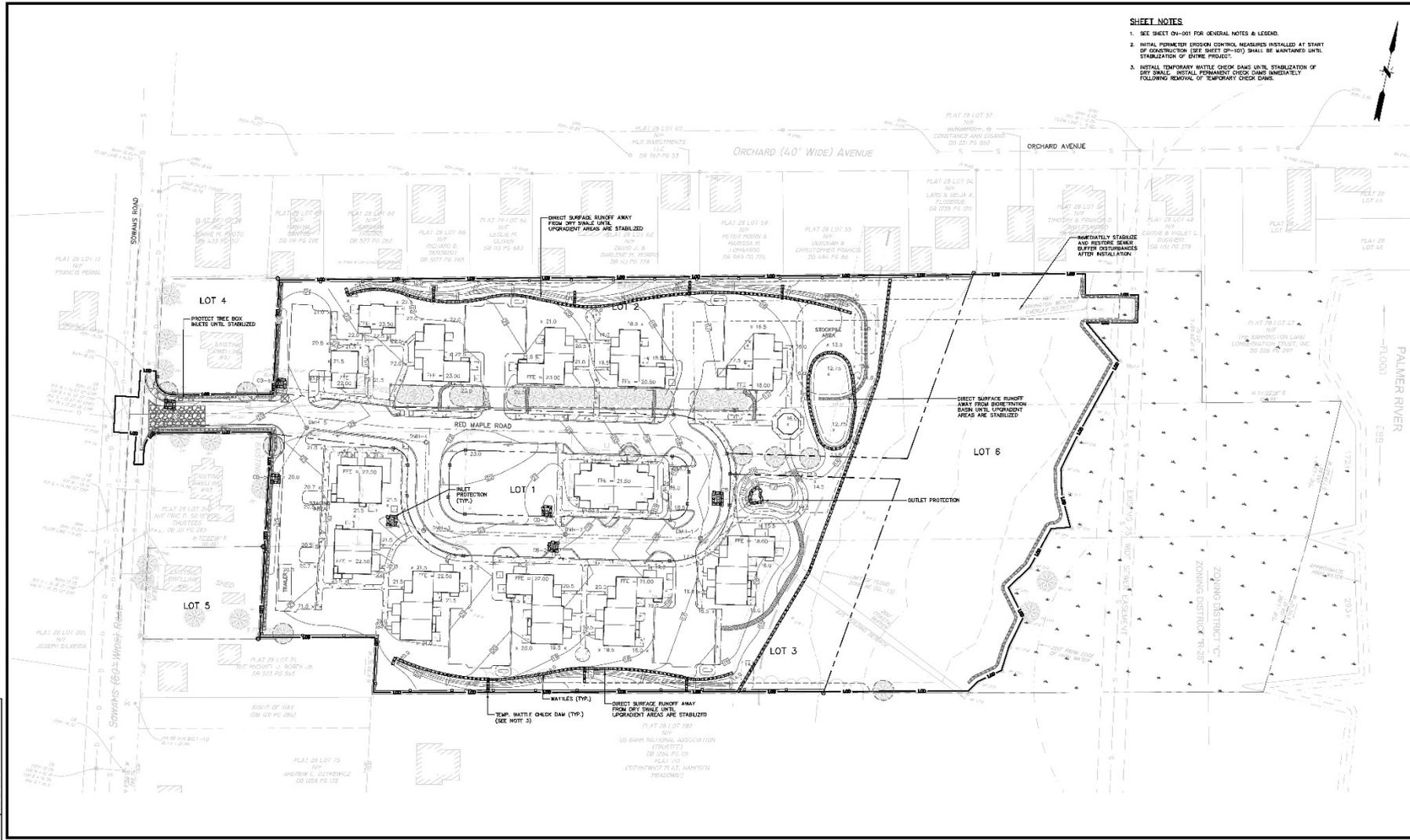
110 BROWN'S VALLEY ROAD, SUITE 304
 02876-1212, RI
 401.443.3232
 www.fussandoneill.com

EAST BAY COMMUNITY DEVELOPMENT CORPORATION
 COMPREHENSIVE PERMIT
 SITE PLAN
 PALMER POINTE NEIGHBORHOOD
 BARRINGTON, RIHOPE ISLAND

PLAN No. 20-21033-002
 DATE: 05/05/2016

CS-101

- SHEET NOTES**
1. SEE SHEET CE-001 FOR GENERAL NOTES & LEGEND.
 2. INITIAL PERIMETER EROSION CONTROL MEASURES INSTALLED AT START OF CONSTRUCTION (SEE SHEET CE-100) SHALL BE MAINTAINED UNTIL STABILIZATION OF ENTIRE PROJECT.
 3. INITIAL TEMPORARY WATLE CHECK DAMS UNTIL STABILIZATION OF ERY SHALL. INITIAL PERIMETER CHECK DAMS INSTALLED FOLLOWING REMOVAL OF TEMPORARY CHECK DAMS.



FILE NO. 2012050101030000 E-001 1000 PALM POINTE, HARRISBURG, PA 17033 DATE: 04/05/2016
 PROJECT: 1000 PALM POINTE, HARRISBURG, PA 17033 DATE: 04/05/2016
 DRAWING: 1000 PALM POINTE, HARRISBURG, PA 17033 DATE: 04/05/2016

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER



SCALE: HORIZ. 1" = 40'

VERT. 1" = 10'

DATE: 04/05/2016

PROJECT: 1000 PALM POINTE, HARRISBURG, PA 17033

DRAWING: 1000 PALM POINTE, HARRISBURG, PA 17033

DATE: 04/05/2016

www.fossandoneill.com



FUSS & O'NEILL

REGISTERED PROFESSIONAL ENGINEERS

PA 17033 PALM POINTE, HARRISBURG, PA 17033

412-660-3412

www.fossandoneill.com

EAST BAY COMMUNITY DEVELOPMENT CORPORATION

COMPREHENSIVE PERMIT

SOIL EROSION & SEDIMENT CONTROL PLAN

PALMER POINTE NEIGHBORHOOD

BARRINGTON RITONDI ISLAND

PROJECT NO. 2012-053-020

DATE: FEBRUARY 2016

CE-101



AERIAL VIEW OF PROPOSED DEVELOPMENT
(EARLY DESIGN RENDERING)