



SHINEHARMONY HOLDINGS/ZION BIBLE COLLEGE
Planning Board Hearing – March 2016

Agenda

- Introductions
- Process/Context
- Project Overview
- Benefits

Project Team

- Owner:
 - Shineharmony Holdings Inc.
- Development Consultants:
 - Peregrine Group
 - Rustpoint Advisory
- Legal
 - Bengtson & Jestings
- Architecture/Engineering
 - EGA Architects
 - Durkee Brown Viveiros and Werenfels Architects
 - InSite Engineering
 - Birchwood Design Group

Process/Context

- Comprehensive Plan/Housing Study – 2008 - 2015

- Physical/Market Analysis - 2013
 - Building/Site Analysis and Survey
 - Wetlands
 - Market/Operational

- CCRC – 2013/2014
 - Age in Place Model

- Plan/Policy Refinement – 2014-2015
 - Affordability
 - Property Tax Strategy
 - Operating Partner Discussions

Process/Context

- Concept Plan- 2014
 - Planning Board and Town Council Informal Presentations
 - Neighborhood Presentation

- Plan/Policy Refinement – 2014 - 2015
 - Affordability
 - Property Tax Strategy
 - Operating Partner

- Master Plan/Zoning Amendment – 2015 - 2016
 - Introduction Fall 2015
 - TRC/Conservation Commission – 3 Meetings
 - Planning Board – 3 Hearings (Nov/Dec/Jan)
 - Senior Services Advisory Board
 - Abutter Meeting/Site Walk
 - Town Council – 2 Hearings (Dec/Feb)

Existing Conditions



Existing Conditions



Project Overview

■ Site:

- Total: +/- 40 acres (+/- 37 Acres in Barrington)
- Wetlands: +/- 7.95 Acres (+/-5.80 in Barrington)
- 6 Existing Buildings
 - Belton Court +/- 55,000 GSF

■ Continuing Care Retirement Community (CCRC)

- Independent Living: 182 +3 guest suites
- Assisted Living 50
- Memory Care 24
- Training Center: +/-16,000 SF

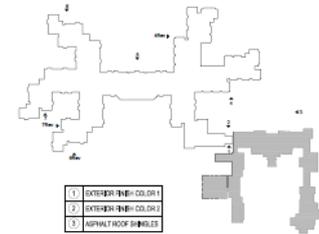
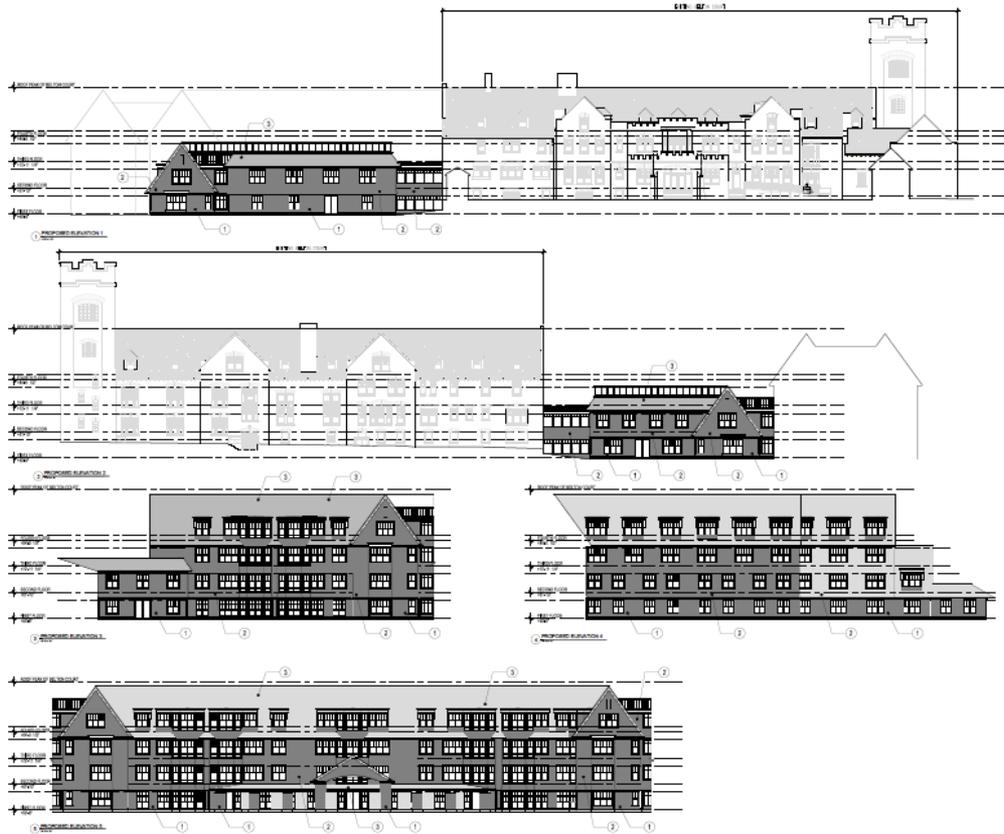
■ +55 Cottages

- Attached/Semi-Attached Units: 35

Master Plan



Congregate Building



Shineharmony Holdings
33 Middle Highway
Barrington R.I.

Continuing Care Retirement Community

33 Middler Highway
Barrington, RI

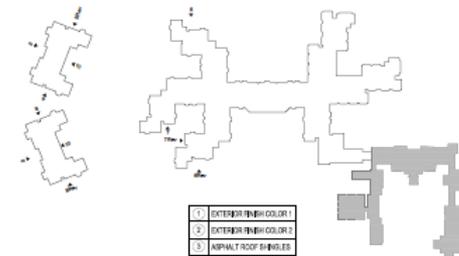
Exterior Elevations

Scale: 1/16"=1'-0"



5
DATE: 06.2015

Manor Houses



Belton Court



Belton Court





New Construction

Historic Belton Court

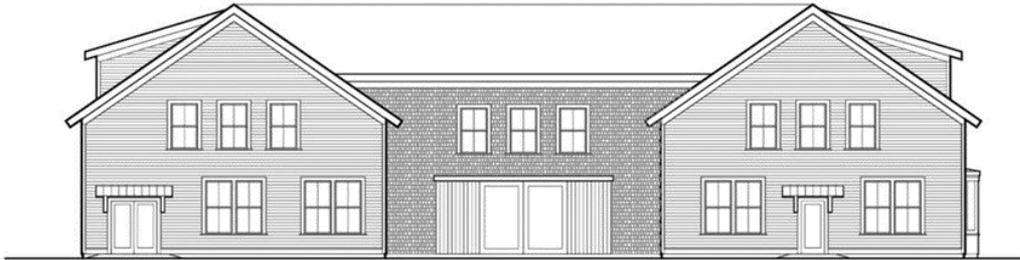
SOUTH ELEVATION



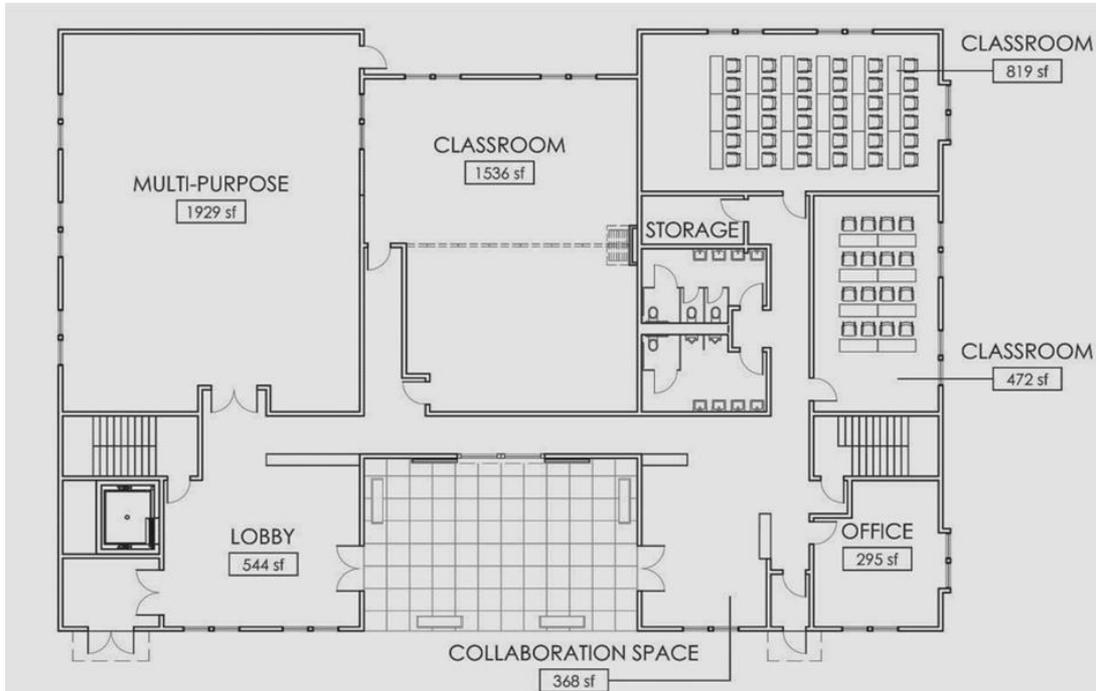
Historic Belton Court

New Construction

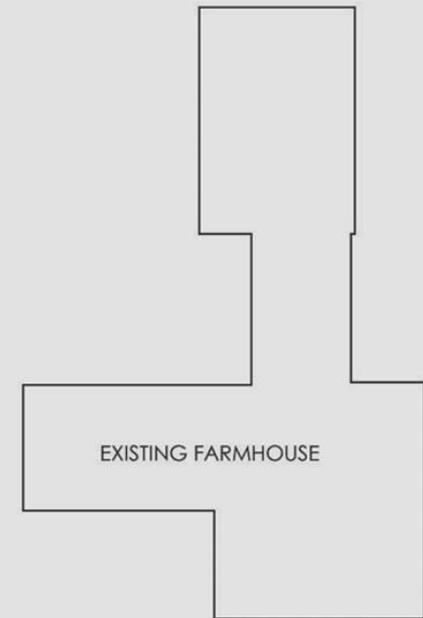
NORTH ELEVATION



SOUTH ELEVATION



FIRST FLOOR PLAN



Belton Court | Shineharmony Holdings, Inc.

INTERNATIONAL TRAINING CENTER



Belton Court | Shineharmony Holdings, Inc.

VIEW FROM SOUTHEAST CORNER OF SITE



Belton Court | Shineharmony Holdings, Inc.

VIEW FROM SOUTH OF BELTON



Belton Court | Shineharmony Holdings, Inc.

VIEW LOOKING WEST ON PRIMROSE



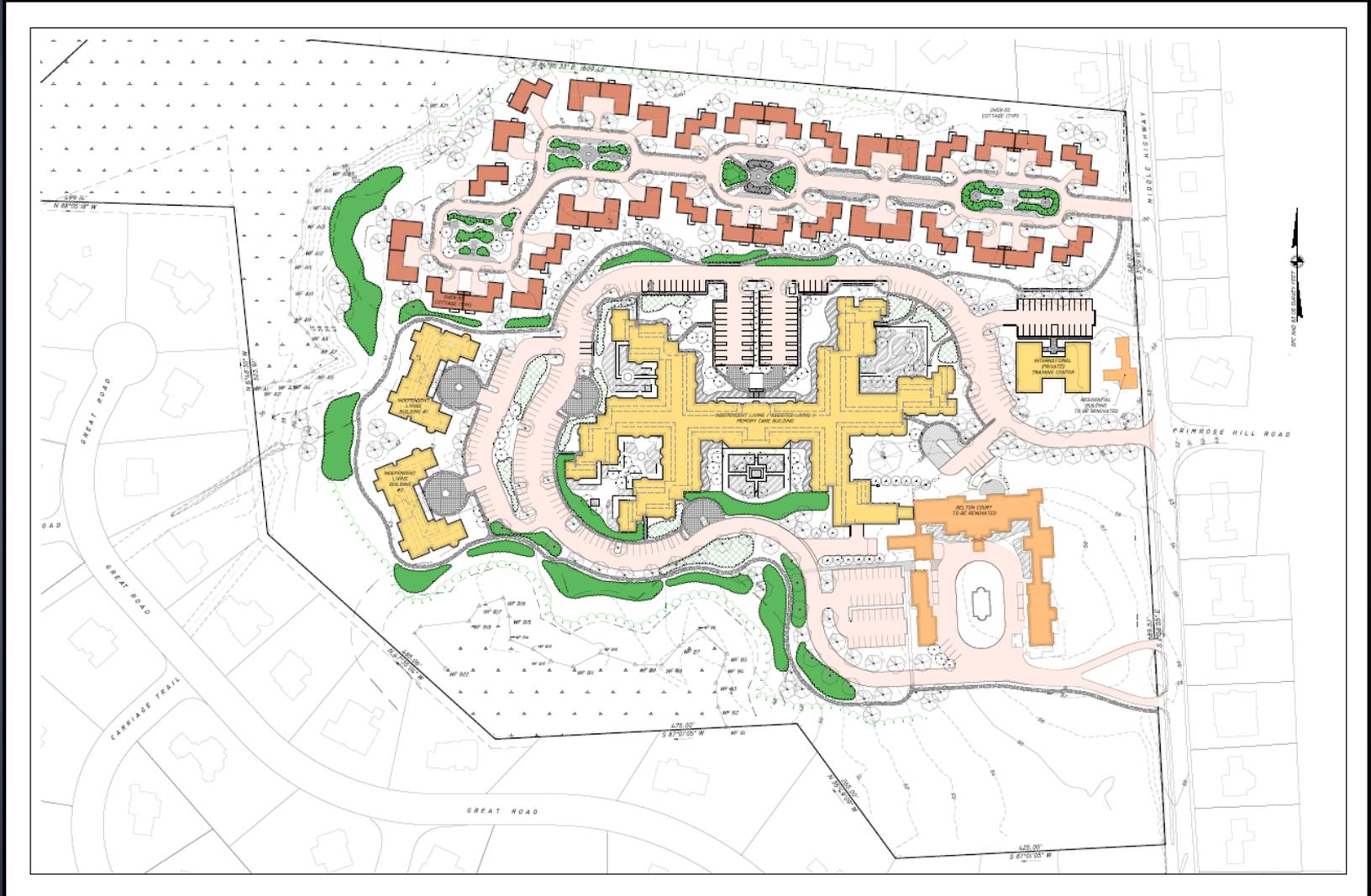
Belton Court | Shineharmony Holdings, Inc.

VIEW LOOKING SOUTHWEST WITHIN SITE

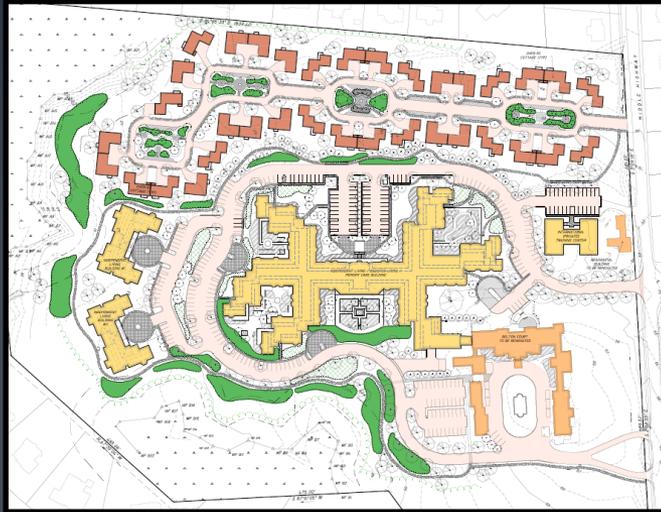
Cottages – Representative Images



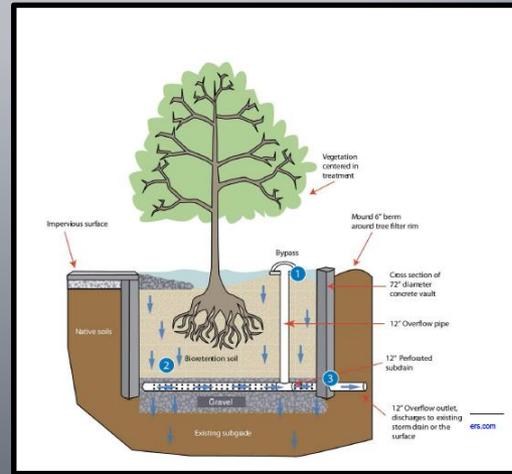
Master Plan – Traffic/Parking



Master Plan – Stormwater Management



- Full RIDEM review and Approval
- Best Management Practices (BMP)
- Low Impact Design (LID)
 - Bio-retention/Raingardens
 - Cisterns
 - Dry/Wet Swales



Benefits

- Significant Investment
- Job Creation – Construction/Full Time
- Restoration of Belton Court
- Demolition of Vacant Buildings
- Creation of Senior Housing (incl. Affordable)
- Tax Base
- Low Impact Design
- Comprehensive Plan Goals

Project Milestone Schedule

Activity	Date
Public Process (Planning/TRC/Con Comm./Town Council/Community)	October 2015 – March 2016
Design	March 2016 – Spring 2017
Major Land Development - Preliminary/Final Approval Process	April – November 2016
Schematic Design - Initiate Traffic/SWM and Soils Analysis	April/May 2016
Design Development – Submit Traffic/SWM and Soils Analysis to Town	August/September 2016
Submit Fiscal Impact Study to Town	August/September 2016
Permitting	January – April 2017
Construction	Spring 2017 – Fall 2019

NOTE: Schedule is preliminary and subject to change.

Planning Board Review and Comment

