

# Special Legislative Commission to Study the Rhode Island Low- and Moderate- Income Housing Act

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Office of Planning & Community Development

Town of Warren

December 2, 2021

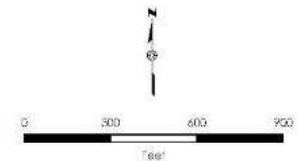


# Metacom Avenue – Project Area

- Area contains approximately:
- 81 acres
- 54 buildings
- 66 housing units
- 50 businesses



Market to Metacom  
Redevelopment  
Project  
Project Area  
Metacom Avenue



Data Sources: Town of Warren, RIGIS,  
RIDEM, CRMC





# Metacom Avenue Redevelopment Scenario

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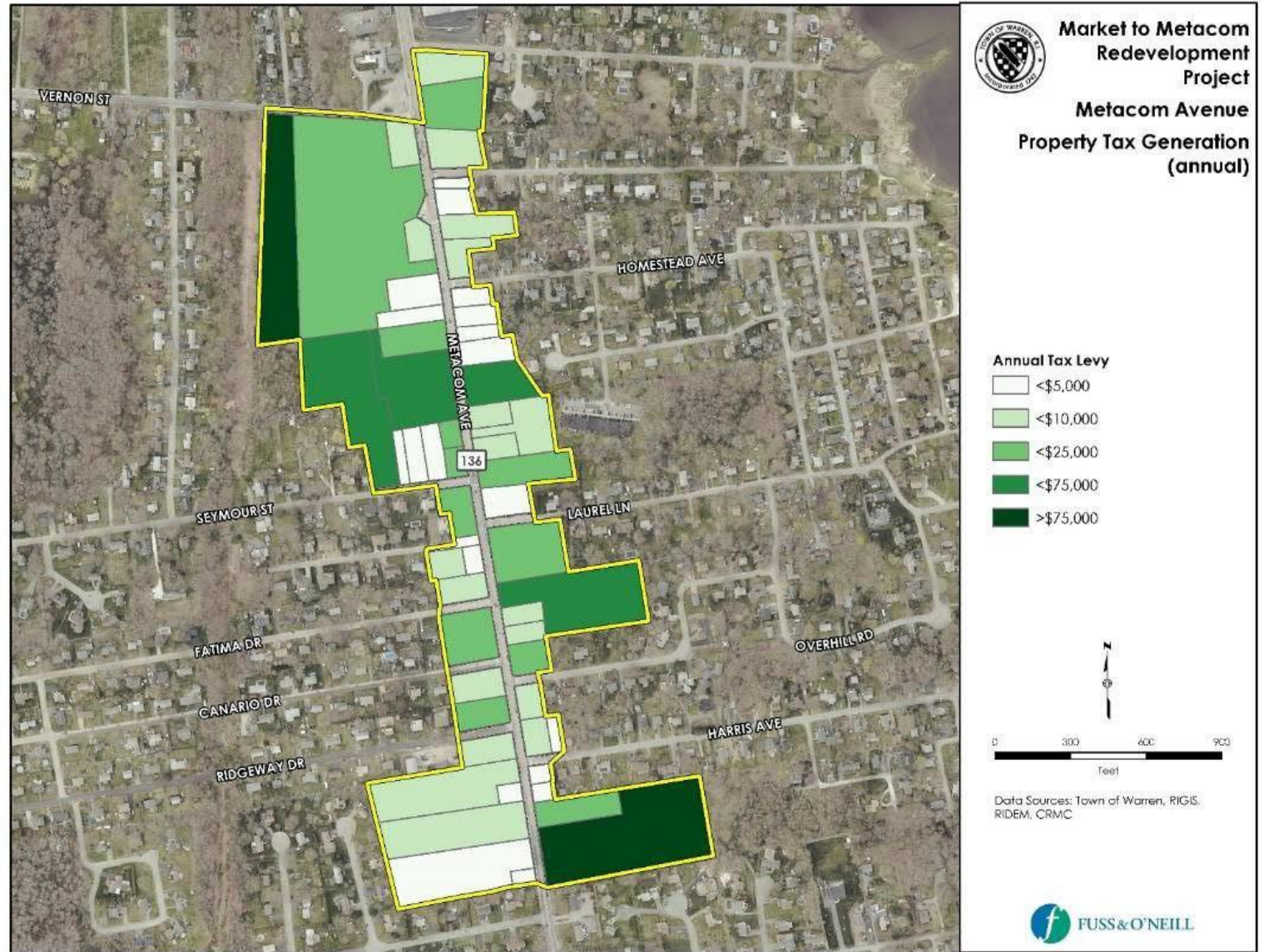
- Creation of redevelopment plans for “sample” sites along Metacom Avenue
  - – Concept level only
  - – Intended to show redevelopment and site layout/design potential
  - – Varying size sites chosen for illustration only
  - – Does not indicate owner intent to redevelop at this moment in time





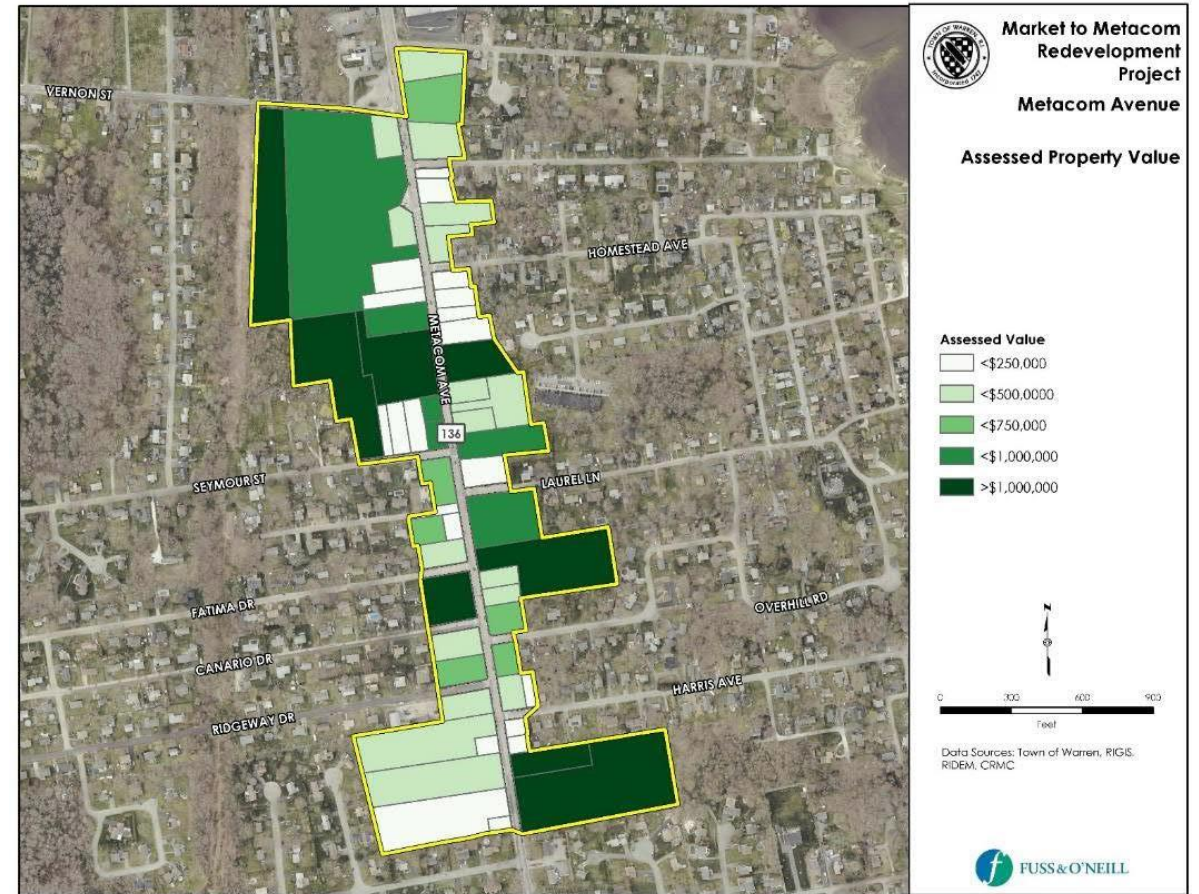
# Metacom Avenue – Property Tax Generation (annual)

Total Annual Taxes to Town of Warren:  
\$1,025,000



# Metacom Avenue – Assessed Property Value

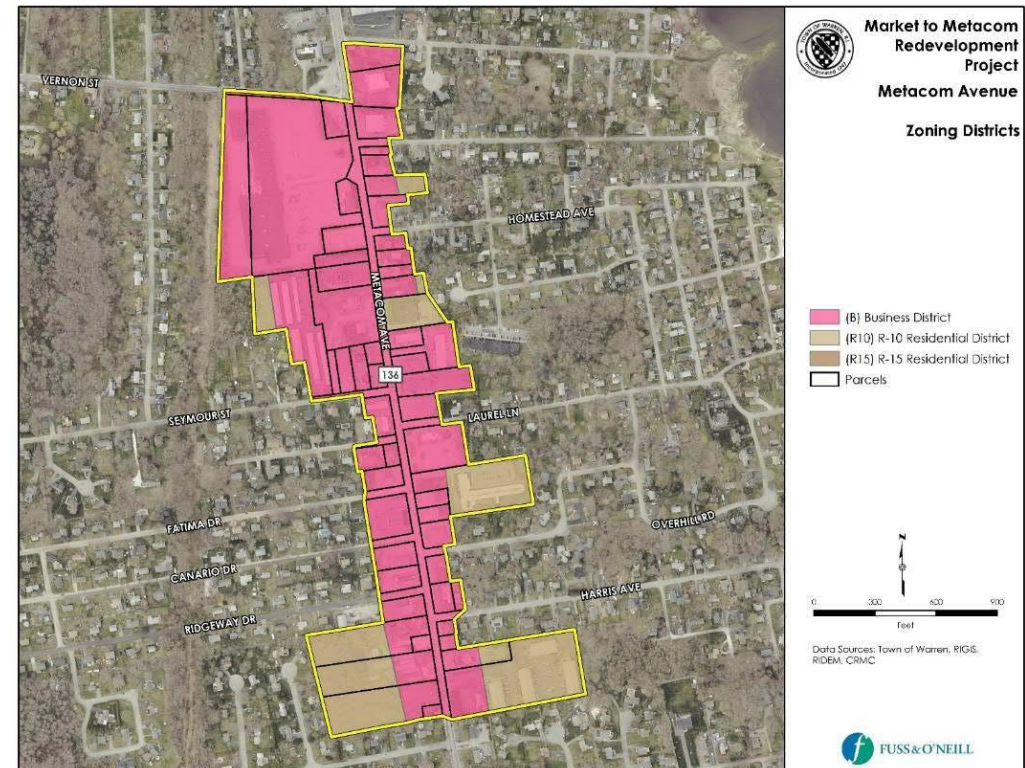
- Total Assessed Value:
- \$59 million
- 116 parcels



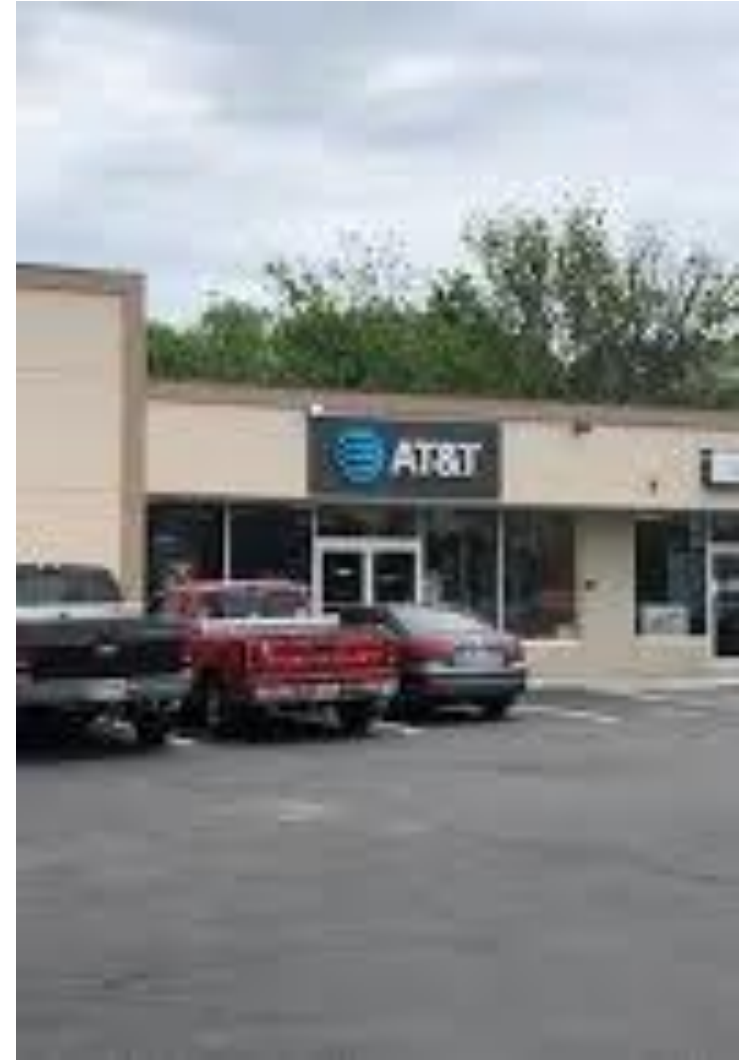


# Metacom Avenue – Zoning & Land Use

- Land Use:
- Comm/Indust: 39%
- Single family: 23%
- Multi-family: 12%
- Vacant (improved): 13%
- State/Utility: 7%
- Vacant (unimpr): 6%

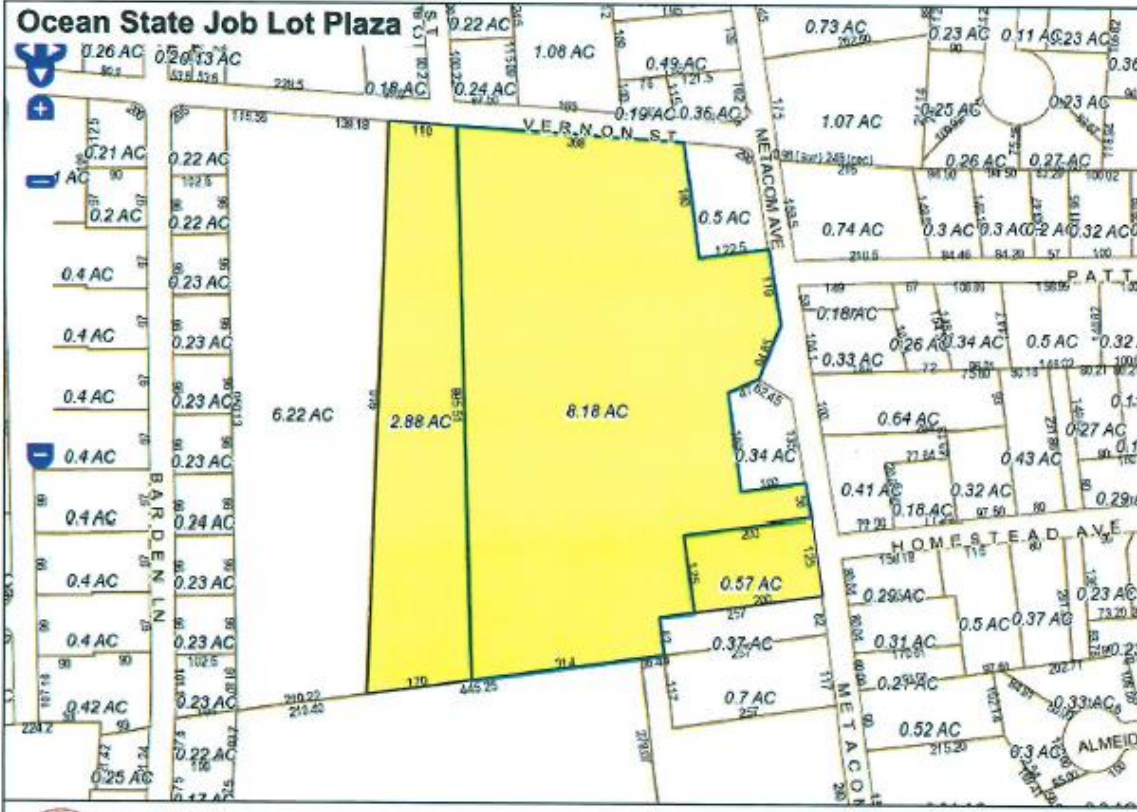


# Existing Conditions



Create a there there!

How?





# Job Lot Plaza Site



MARKET TO METACOM  
OCEAN STATE JOB LOT CONCEPTUAL PERSPECTIVE RENDERING

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ARCHITECTURE & URBAN DESIGN

# Form Based Code: What is it?



- Form Based Code (FBC) is an alternative zoning district that allows for the regulation of development that helps a community realize its vision for a specific area.
- While existing zoning focuses on separating land uses (i.e. residential, commercial, industrial) it does little to encourage an integrated approach to development.
- FBC helps regulate land development and redevelopment by setting careful and clear controls on building form, rather than focusing strictly on types of land use.
- FBC typically allows for more density than existing zoning districts.
- FBC clearly defines requirements for building heights, building and parking placement, architectural features, as well as standards for sidewalks street trees, parking and public spaces.
- **A mix of affordability is required for housing units.**
- It also can provide a less intensive/ expensive option than current Planning & Zoning Review.
- FBC can also provide financial incentive by offering a faster and more streamlined approval process.
- Benefits to FBC include a more predictable outcome due to form-driven zoning requirements.
- The Town and the community each benefit from managed growth and public improvements that are aligned with a collective vision for the future.



# Advantages of Form Based Code



Revitalization of 1960's era park in the front, one-story, architecturally insignificant buildings



Intelligent increase of density



Improvements to infrastructure



Increased housing opportunities, mixed income, rental & ownership

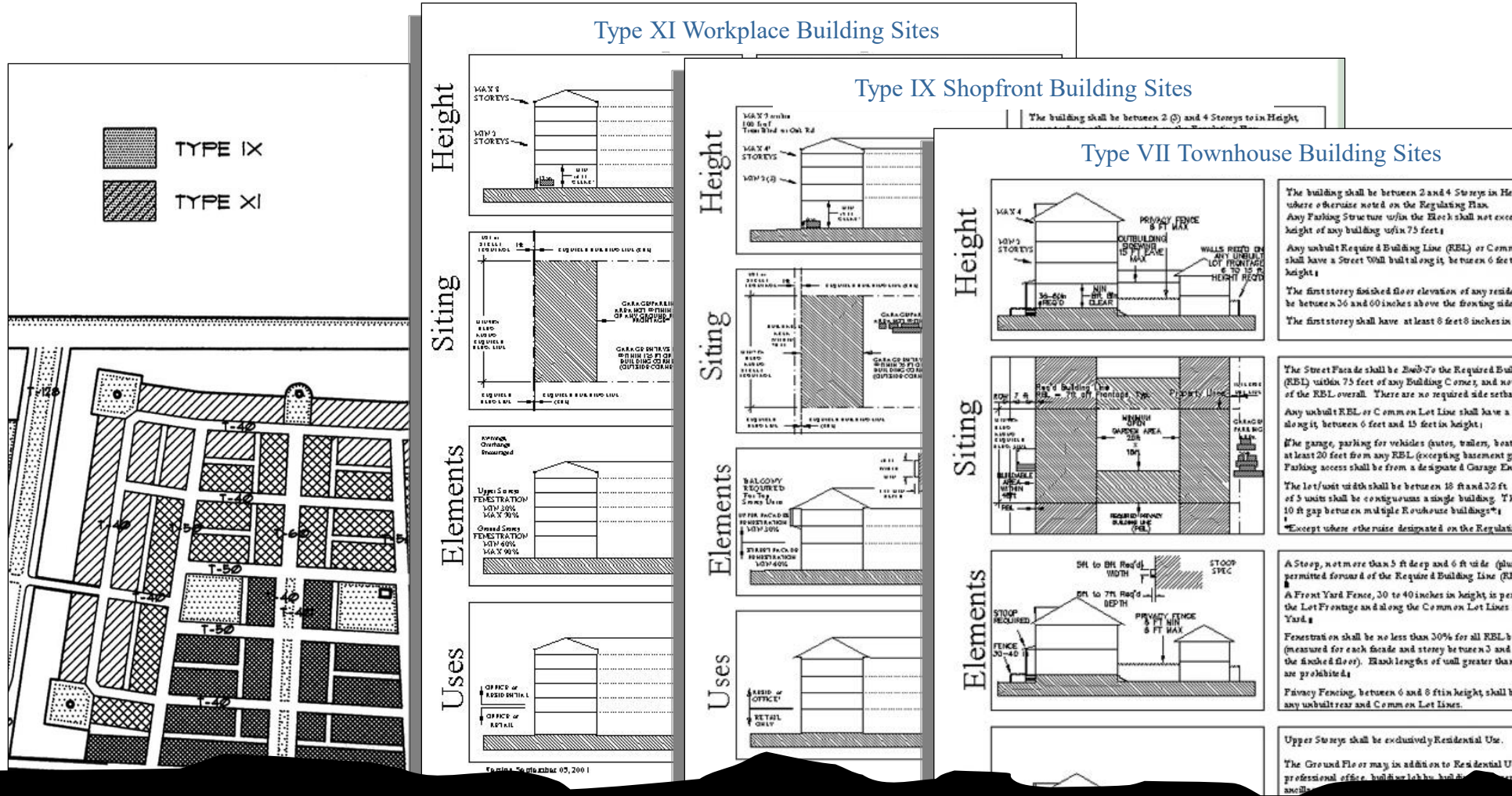


Preserves historic character of Downtown Warren, takes development pressure away from eastern portion of town, respects surrounding neighborhoods



Increases tax revenues

# How does it work?

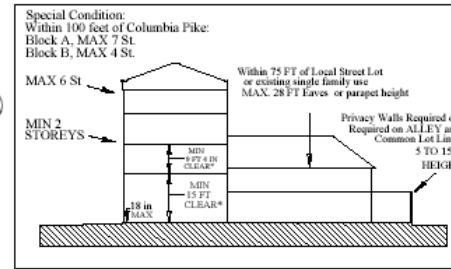




# Building Envelope Standards

## Main-Street Sites

Height



The building shall be between 3 and 6 Storeys in height, except where otherwise noted here or on the REGULATING PLAN.

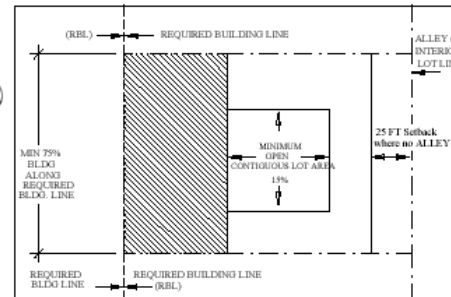
Any parking structure w/in the block shall not exceed the eave height of any building w/in 75 feet.

Any unbuilt ALLEY and/or COMMON LOT LINE frontage shall have a masonry privacy wall built along it, between 5 feet and 15 feet in height.

The ground storey floor elevation shall be between 0 inches and 18 inches above the fronting sidewalk elevation.

No less than 80% of the ground floor shall have at least 15 feet clear height.  
No less than 80% of the upper storeys shall each have at least 9 feet 4 inches clear height.

Siting



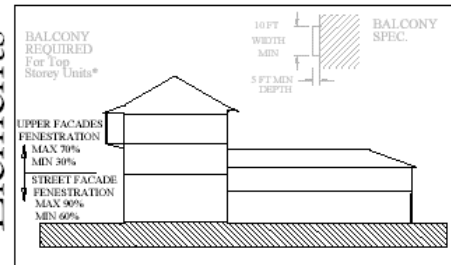
The STREET facade shall be *Built-To* the REQUIRED BUILDING LINE (RBL) within 50 feet of any BUILDING CORNER, and *Built-To* not less than 75% of the overall RBL. There are no required side lot line setbacks unless shared with an existing single family house.

Any unbuilt STREET FRONTAGE shall have a STREET WALL along it, and any unbuilt COMMON LOT LINE shall have a privacy wall along it, between 6 feet and 15 feet in height.

On sites with no ALLEY access there shall be a 25 foot setback from the rear lot line.

Garage/parking entrances shall be no closer than 50 feet from any BUILDING CORNER facing a STREET FRONTAGE (except where otherwise designated on the REGULATING PLAN).

Elements

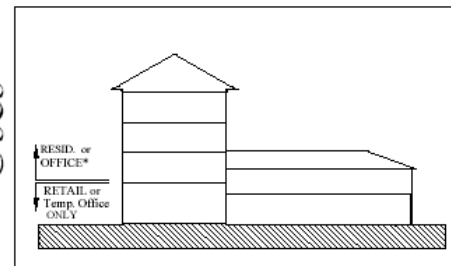


The ground floor facade shall have between 60% and 90% FENESTRATION (measured between 2 and 10 feet above the fronting sidewalk). Awnings and overhangs are encouraged (except where otherwise designated on the REGULATING PLAN).

Upper storey facades shall have between 30% and 70% FENESTRATION (measured for each storey between 3 and 9 feet above the finished floor).

ARCADES are permitted if designed and constructed in contiguous STREET FRONTAGES of at least 200 feet (or any complete RBL fronting a SQUARE or CIVIC GREEN). Consult the REGULATING PLAN.

Uses



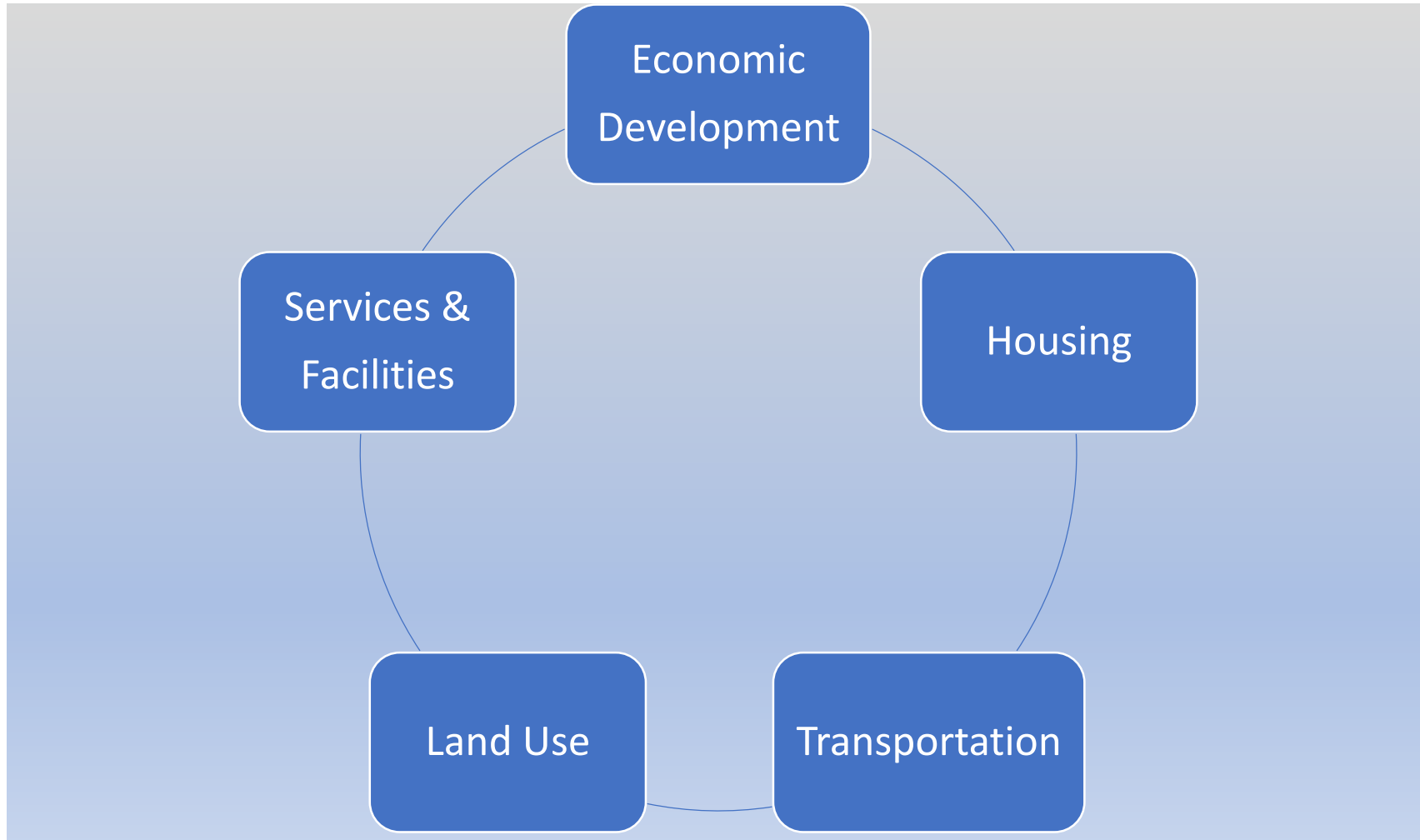
The ground floor shall house only retail or temporary office uses (also lobby and access for upper storey uses).

\*Upper storey uses may be either: (along X Avenue) residential, or (along Y Road), residential, office or lodging.

There shall be functioning entry door(s) along the STREET facade at intervals not greater than 70 feet.

The garage (parking for vehicles autos, trailers, boats, etc.) shall be setback at least 20 feet from any STREET FRONTAGE (except for basement garages). Except where otherwise designated on the REGULATING PLAN.

# Inter-Connection of Elements





## Metacom Avenue Redevelopment Scenario



### Blocks A and B

	Block A	Block B
Civic or Institutional	(N/A)	(N/A)
Commercial	13,000 sf	9,600 sf
Residential: Multi-Family	74 units	20 units
Residential: Single-Family	12 units	(N/A)
<b>Total Residential Units</b>	<b>86 units</b>	<b>20 units</b>
Total Parking Spaces	135	48

# Metacom Avenue Redevelopment Scenario



## Blocks C and D

	Block C	Block D
Civic or Institutional	(N/A)	33,500 sf
Commercial	24,000 sf	27,500 sf
Residential: Multi-Family	72 units	159 units
Residential: Single-Family	33 units	20 units
<b>Total Residential Units</b>	<b>105 units</b>	<b>179 units</b>
Total Parking Spaces	210	470



# Job Lot Plaza Site



PROGRAM	
A	Performing Arts Center - 33,500 gsf 500-750 seat theatre @ 18,500 gsf Parking and service below @ 15,000 gsf
B	2-Story Mixed-Use Building - 21,600 gsf 18 units @ approx. 900 sf/unit
C	4-Story Mixed-Use Building - 48,000 gsf 44 units @ approx. 1000 sf/unit Commercial Retail - 4,000 sf
D	2-Story Mixed-Use Building - 21,600 gsf 18 units @ approx. 900 sf/unit
E	4-Story Apartment Building - 32,600 gsf 35 units @ approx. 960 sf/unit
F	4-Story Mixed-Use Building - 32,600 gsf 26 units @ approx. 960 sf/unit Commercial/Retail @ 8,400 sf
G	2-Story Mixed-Use Building - 32,200 gsf Commercial/Retail @ 4,400 gsf 8 units @ approx. 1000 sf/unit
H	2-Story Mixed-Use Building - 15,000 gsf Commercial/Retail @ 5,000 gsf 10 units @ approx. 1000 sf/unit
I	2-Story Truck Under Townhouses 20 units @ approx. 2,400 gsf/unit
Parking: +/- 470 total spaces (includes parking under PAC, truck under townhouses, and at Lauren's Restaurant)	

## MARKET TO METACOM

OCEAN STATE JOB LOT PLAZA CONCEPTUAL MASTER PLAN - OPTION C  
FEBRUARY 8, 2021  
SCALE: 1"=100'-0"

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# Metacom Avenue Redevelopment Scenario



## Blocks E and F

	Block E	Block F
Civic or Institutional	(N/A)	(N/A)
Commercial	10,400 sf	23,000 sf
Residential: Multi-Family	25 units	102 units
Residential: Single-Family	3 units	(N/A)
<b>Total Residential Units</b>	<b>28 units</b>	<b>102 units</b>
Total Parking Spaces	70	197

# Metacom Avenue Redevelopment Scenario - Totals

Parcel	Commercial (square footage)	Residential Units	Existing Value	Future Value	Existing Property Tax Payment	Future Property Tax Payment	Increase in Taxes to Town
A - Pasqua/Healey	13,000	86	\$1,288,200	\$15,198,855	\$22,363	\$264,460	\$242,097
B - Ridgeway and Canario	9,600	20	\$936,900	\$3,460,567	\$16,265	\$60,214	\$43,949
C- CVS block	24,000	105	\$6,736,900	\$17,792,728	\$116,953	\$309,593	\$192,641
D - Job Lot Plaza	27,500	179	\$7,545,600	\$37,006,435	\$130,992	\$643,912	\$512,920
E - Patterson-Homestead	10,400	28	\$1,497,000	\$5,934,071	\$25,988	\$103,253	\$77,265
F - AT&T Block	23,000	102	\$4,019,500	\$13,479,109	\$69,778	\$234,537	\$164,758
<b>TOTALS</b>	<b>107,500</b>	<b>520</b>	<b>\$22,024,100</b>	<b>\$92,871,765</b>	<b>\$382,338</b>	<b>\$1,615,969</b>	<b>\$1,233,631</b>

# What is Tax Increment Financing (TIF)

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Financing method to incentivize economic development

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Allows some or all of future property tax revenues from new development to be dedicated to support infrastructure, projects and programs related to economic development

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Property tax **increment** can be used to help finance **public** and **private** development costs

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Portion of incremental revenues not dedicated for TIF is used for general fund and once TIF expires, all revenues go to general fund.

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## Warren Affordable Housing Trust Fund

Enacted November 2007, revised June 2021  
Never funded



## *Moving Forward*

Seed funding from allocation of ARPA funds  
Form Based Code will require commercial and residential site plan projects to provide on-site or off-site affordable units or to provide a cash contribution to the Warren Affordable Housing Trust Fund  
Form Based Code will include provisions for additional density in exchange for on-site or off-site affordable units or to provide a cash contribution to the Warren Affordable Housing Trust Fund



## *Use of Funds*

Grant Program and Revolving Loan Fund for rehabilitation or development of affordable housing units

## Housing Costs in Warren

Median Single Family Home Price: \$301,100 – Income needed to afford this \$88,380

Average 2-Bedroom Rental Payment: \$1,632 – Income needed to afford this \$65,280

(Source 2020 Housing Fact Book/HousingWorksRI)

Applications to Rhode Island Housing to obtain a Letter of Eligibility:

- Project A – Maximum Sales Price for a 3-bedroom unit priced at 120% of AMI - \$345,522  
Maximum Monthly Rent for a 1-bedroom unit for households earning 80% of AMI -\$1,312  
Maximum Monthly Rent for a 2-bedroom unit for households earning 80% of AMI - \$1,476
- Project B - Maximum Sales Price for an affordable unit with a monthly condo fee of \$175 priced for households earning 120% of AMI - \$336,670

# Priorities

