

Date: 3.27.2020

To: Kaela Gray,
Director of Planning
Town of South Kingstown, RI

From: Ryan Schoen
President
Morgan+Schoen

Re: Pre-application Proposal for Rezoning

Attachments: Pre-application Project Review Submission Form
Shepherd's Run (4780 Tower Hill Road) – Adaptive Reuse Proposal
Shepherd's Run (4780 Tower Hill Road) - Concept Site Plan

Ms. Gray,

I am very excited to discuss our proposal for an adaptive reuse of 4780 Tower Hill Road. Previously, the property located behind The Prout School and adjacent to the Government Center, was operated as a religious institution and private boarding school. However, the current operation has been shuttered for some time and the property is in need of significant upgrades so as to not fall into complete disrepair and abandonment. The property, as originally developed, has significant historical relevance. It was once the summer home of Rush Sturges and Elizabeth Hazard Sturges. The gardens were designed by famed landscape architect Beatrix Jones Farrand and the architecture was completed by Thomas Pyn Cope, the architect of The Dunes Club.

In order to develop a financially viable operation, consistent with the intent of the South Kingstown Master Plan, we are seeking to be included in the Route 1 SMD zone by extending its current boundary from the neighboring property across Highway 1 (Tower Hill Road). Our plan would enrich the community with year-round destination usage. It is our understanding that this extension requires an amendment to the comprehensive plan as well as the zoning map. It is our belief that such amendments are consistent with the overall intent of the master plan and would aid the community for a variety of reasons. Some of the highlights I have bulleted below:

- The future sewer service plan already includes this site in its recommended future service area, highlighting the intent for higher density on the property.
- There would be virtually no impact to neighboring residential properties as the property is bordered by the Government Center to the south, the John Chafee preserve to the east, forest and farmland to the north, and The Prout School to the west.
- The proposed use of the site does not create an additional burden on the Town school system as the proposed use is not contemplating full-time residential, but rather transient residential.
- The proposed use will add a significant economic benefit to the Town and State through significant job creation as well as additional long-term tax basis increases including sales, excise, property, personal property, and lodging taxes.
- The future use entails a mixed-use operation that will be open to the community and enhance its surrounding community. In addition to the lodging component, the use will

provide for a restaurant and spa both of which will be open to the public. The proposed use also includes a winery highlighting South Kingstown's agricultural heritage. Lastly, we hope to hold many seasonal community functions including farmers markets, farm-fishery collaboration dinners, annual art and speaker series, as well as local award banquets.

- There is no other single use that appears to be more appropriate for the site; first, given its current extensive non-conforming structures and second, given the proposed mixed uses which encompass a cohesive assortment of agriculture, transient-residential, assembly, and commercial functions.
- The proposed adaptive reuse contemplates renovating and repurposing virtually all of the existing structures into this new use with only the addition of extended stay bungalows to the 36-acre parcel.

I look forward to discussing this proposal and receiving feedback from yourself, town staff, the planning commission, the community, and hopefully the town counsel at the appropriate times. In addition to this memorandum please find enclosed a more detailed adaptive reuse proposal as well as an early conceptual site plan for the property.

Please feel free to reach out at any time with questions.

Kind Regards,

-Ryan