



## CITY OF NEWPORT

### PLANNING & DEVELOPMENT

43 BROADWAY, NEWPORT, R.I. 02840, 3<sup>RD</sup> FLOOR | [WWW.CITYOFNEWPORT.COM/PLANNING](http://WWW.CITYOFNEWPORT.COM/PLANNING)

# COGGESHALL SCHOOL REDEVELOPMENT

**Date:** June 27, 2023

**Resolution:** No. 2023-12

## BCM Realty Partners Development Proposal Response to Bid #23-039 Executive Summary

### **Developer's Vision**

#### **Coggeshall School Building**

#### **26 dwelling units**

The proposed development will maintain the existing Coggeshall School building and renovate the interior to create a total of 26 dwelling units. This would be provided with a mix of 20, one-bedroom units and 6, two-bedroom units. Design considerations and deed restrictions will preserve the exterior elevations of the Coggeshall school and its character. The Developer states "the adaptive reuse of the building will be done with sensitivity to the existing architectural features. It will contribute to the long-term sustainability of Newport's architectural fabric and reinforce preservation as a value that is central to the success of Newport as a whole."

#### **Proposed New Construction**

#### **6 dwelling units**

In addition to the units in the Coggeshall School building, three (3) new, two-family dwelling units are proposed on three existing lots (Lots 225, 226 and 227) fronting on Evarts Street, with a mix of two and three bedroom units to support family housing. These units will be approximately 1,100 square feet and designed to evoke a traditional Newport cottage-style aesthetic to "seamlessly transition to the residential character of Evarts Street."

With the understanding that any proposal on this site will ultimately be modified through the review process by city concerns and public comment, the developer is committed to working with the city on a range of development opportunities.

**Total number of new dwelling units: 32**



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#### **Workforce Housing**

The units will be long-term rental units and will provide workforce housing. All of the 1 and 2 bedroom units will qualify as work force housing, with proposed month rents of \$1,800 for a one bedroom unit (qualifying range \$1,866 to 2,799) and \$2,500 for a two bedroom unit (qualifying range \$2,098 to 3,147)

(The Calvert achieved 80% of the 1 and 2 bedroom units as qualified workforce housing.)

#### **Unit Ownership Plan**

The dwelling units will be long-term rental units and will provide workforce housing.

#### **Parking**

##### Coggeshall School building

The proposed development will **provide 42 parking spaces**, 1 per bedroom and 9 guest spaces (sic). The majority of the parking is accommodated on existing impervious areas.

##### New Construction

The 3 proposed duplexes provide **driveway parking** accessed by Everts Street.

There is potential for additional off-street parking spaces, if desired.

#### **Consistency with the City's Comprehensive Plan**

The proposal is consistent with the following Goals of the City's Comprehensive Plan:

Housing Goal H-3 To reduce the percentage of seasonally vacant homes and increase neighborhood stability and vitality.

Housing Goal H-4 To expand housing to address Newport's senior population

Transportation Goal T-5 To provide sufficient and suitably located parking, designed to eliminate, mitigate or reduce impacts.

Open Space and Recreation Goal OSR-1 To provide a range of appropriate open space and outdoor recreational amenities for use by residents and visitors.

#### **Community Benefits**

- 32 new dwelling units, 1, 2 and 3 bedroom units
- Playground equipment replacement and upgrade  
The Developer is proposing to fund and install a new playground on lot 50. The playground will be upgraded and will also provide for individuals with special needs, particularly the autistic and neurodiverse population.



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- **Multipurpose Field**  
The Developer is proposing to install a field designed for athletic uses as well as community activities.
- **Basketball Court**  
To replace an existing basketball on the site that will be removed to provide for the development, the Developer is proposing to fund and construct a half basketball court.

*As per the RFP, the selected applicant shall work with and receive approval from the Aquidneck Land Trust to establish a plan that enhances the existing conservation easement. All of the proposed community benefits shall be presented to the abutters and surrounding neighborhood for public comment and may be modified in accordance.*

### **Compensation**

The Applicant is offering to purchase the parcels, as is, for the sum of **\$1,000,000** and is proposing to close after obtaining the necessary city approvals. The offer is not contingent on the applicant obtaining financing. The RFP gives the City the right to negotiate this offer.

The applicant is also open to the option of a long-term land lease that benefits the city and works within the financial matrix of the long term/workforce housing business model.

### **Review Criteria**

1. *The Applicant shall be an individual, company, corporation or other legal entity with experience and expertise in community-based development and with the demonstrated ability to execute the project. (10 points)*  
BCM Realty Group is a Newport based group, with previous experience repurposing large, historic buildings for residential use.
2. *Estimated financial benefit to the City, including the lease or acquisition value, future property tax benefits, etc. (20 points)*  
The applicant is offering a purchase price of \$1,000,000, which is estimated to generate an additional estimated tax revenue of \$75,000 to \$85,000, annually. The applicant is also willing to consider a long-term lease option.
3. *The Proposal shall reflect an understanding of the goals of the City as contained in the Comprehensive Plan and the Design considerations contained in the RFP. (15 points)*  
The Proposal is consistent with the City's Comprehensive Plan and demonstrates an understanding and respect to the surrounding neighborhood.



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4. *The extent to which the proposal is benefit to the overall community. (It is important to note that the economic goals of the city are directly related to the availability of quality work force housing.)*  
The proposal provides for the largest number of work force accessible units and includes units that support families.
5. *The extent to which the proposal supports and protects the surrounding neighborhoods. (15 points)*  
The majority of the units will be accessed from Van Zandt. The new construction on Evarts will maintain the scale and low intensity for the Evarts neighborhood. The Proposal upgrades the playground and preserves open space.
6. *The extent to which the proposal preserves the historic character of the property. (10 points)*  
The character of the existing school building will be protected; the Developer has proposed design considerations and deed restrictions.
7. *Other offered community benefits (10 point bonus)*  
Community Benefits are included.