

APPLICATION SUMMARY FOR COMPREHENSIVE PERMIT
SOUTH COUNTY COMMONS DISTRICT 5 APARTMENTS
(PLAT 50-4, LOTS 22 & 26; FAIRFIELD WAY, SOUTH KINGSTOWN)

INTRODUCTION	In accordance with the Rhode Island Low and Moderate Income Housing Act, R.I. General Laws §45-53-1. <i>et seq.</i> , and in lieu of applications to separate Boards, councils or officers, the below named Applicant and Applicant/Owner submit this application to the Planning Board of the Town of South Kingstown for a Comprehensive Permit with respect to the above-referenced property.
APPLICANT	Sean Hayden, Representative of: Suffolk Realty, LLC 50 South County Commons Way, Suite E4-R South Kingstown, RI 02879
OWNER/APPLICANT	Suffolk Realty, LLC and Southern Rhode Island Hospitality, LLC 50 South County Commons Way, Suite E4-R South Kingstown, RI 02879
SUBJECT SITE	Town of South Kingstown Fairfield Way Assessor's Plat 50-4, Lots 22 & 26 Consisting of approximately 8.55 total acres, 4 +/- acres of which consists of wetlands, leaving 4.5 +/- acres of non-biological wetlands areas; presently zoned Route 1 Special Management District
DEVELOPMENT PROPOSAL, SITE ANALYSIS AND IMPACTS NARRATIVES	<p>A central corridor, multi-family elevated residential building is proposed containing 70 new units.</p> <ul style="list-style-type: none"> • The site is proposed to be serviced by public water and sewer, and much of the infrastructure has already been constructed • The main-access roads, Hampton Way, and Fairfield Way are both private streets or ways and capable of servicing this use. • Twenty-five (25%), or 18 units, will be deed-restricted to low or moderate income households in accordance with the Act. • The applicant will present planners, engineers, architects, and other land use professionals who will testify and present evidence to the Planning Board and public that: <ul style="list-style-type: none"> • The proposed multi-family residential building is an appropriate use for this property. • It has been designed to be sensitive to the South Kingstown vernacular, styles, and architecture. • It will be constructed to a high quality appropriate to the Route 1 SMD, the adjacent hotel, and the surrounding neighborhood. • The impacts to the environment, traffic patterns, view corridors, and infrastructure are generally less than other allowed uses for the property and in most cases less than the already approved restaurant building.

SUBMISSION DOCUMENTS	<p>Submitted herein by reference is a Narrative prepared by DiPrete Engineering addressing the following:</p> <ul style="list-style-type: none"> (a) A Site Analysis covering Site Context; Surrounding Environment; Geology and Soils; Wetlands; Floodplain; Topography (b) General Description of the proposed uses <p>Also submitted are the proposed design drawings along with existing conditions plans, check lists, and appropriate applications.</p>
TRAFFIC ANALYSIS AND REPORT	<p>BETA Group, Inc. will be in attendance at the Public Informational meeting to testify on the suitability of the current roadways to accommodate the proposed use. Their preliminary analysis has determined that the 70-unit residential building will have about half of the peak hour AM, PM, and ADT of the currently approved 6,500 sq ft restaurant and that the current infrastructure was designed to accommodate this level of traffic.</p>
SOIL RESOURCE REPORT	<p>Preliminary testing done on the site indicate soils to be consistent with the adjacent Fairfield Inn area and Bradley School area. A geotechnical report will be prepared prior to application for a building permit.</p>
MASTER PLAN SUBMISSION CHECKLIST	<p>Submitted herewith is a copy of the Master Plan checklist with edits indicating where we believe all the required check list items can be found.</p>
RHODE ISLAND HOUSING LETTER OF ELIGIBILITY UNDER LOW AND MODERATE INCOME HOUSING ACT	<p>The approved Letter of Eligibility from Rhode Island Housing is included with this submission.</p>
PROJECT PROFOMA	<p>The Project Pro Forma is included in the Letter of Eligibility Request package described immediately above.</p>
MONITORING AGENT	<p>An entity suitable to both the Planning Board and the Applicant – certified by Rhode Island Housing as an approved Monitoring Agent – will be identified and selected during the Master Plan Stage. If the Planning Board has no preference, the Applicant proposes The Housing Network of Rhode Island/Community Housing Land Trust of RI, 1070 Main Street, Suite 304, Pawtucket, RI, 02860; contact: Melina Lodge; (401) 721-5680 ext. 38; email: Melina Lodge mlodge@housingnetworkri.org</p>
PROPOSED DEED RESTRICTIONS	<p>Applicable to 25% of all dwelling units, or 18 dwelling units, “Occupancy shall be limited to households of low or moderate income as defined in the Low And Moderate Income Housing Act, R.I. Gen. Laws §45-53-1, <i>et seq.</i>, with household income less than Eighty Percent (80%) of Area Median Income (“AMI”) for rental units and 120% of AMI for home ownership units as certified by the Monitoring Agent. Full deed restrictions will be recorded prior to the commencement of construction.</p>

<p>CONSISTENCY WITH COMPREHENSIVE PLAN/AFFORDABLE HOUSING PLAN</p>	<p>The Housing Element of the Town of South Kingstown Comprehensive Community Plan as adopted May 24, 2021, by the Town Council addresses in detail on how the town intends to succeed in its goal of adding LMI units. In particular, and on point it speaks to adding units through the Comprehensive Permit process which aligns with this application. Consulting Planner, Edward Pimentel, AICP will be at the Master Plan Public Informational Meeting and address in detail for the Planning Board and public how this application addresses the Goals of the plan, how it aligns with the projections of the plan, and how it matches the Actions called for in the plan.</p>
<p>REQUESTED WAIVERS</p>	<ol style="list-style-type: none"> 1. South Kingstown Zoning Ordinance – Section 605 Route 1 Special Management District 605.9 D, 4 Multi-household Land Development Projects (two (2) bedrooms or less per unit) <ol style="list-style-type: none"> i. Maximum Allowable residential density – Five (5) dwelling units per developable acre <ol style="list-style-type: none"> 1. Waiver requested to allow Seventeen (17) dwelling units per developable acre ii. Maximum Allowable Building Size – 30 dwelling units per building and 160 feet in length <ol style="list-style-type: none"> 1. Waiver requesting 70 dwelling units per building and 290 feet in length. iii. Maximum Allowable Building Height– 40’ (Buildings which at their nearest point to Route 1 are situated at a grade lower than Route 1 shall be permitted one (1) additional foot in height for each foot below Route 1, up to a maximum of forty-five (45) feet in height. No building over forty (40) feet in height can have a flat roof) (<i>note: the first floor elevation of the proposed building at the closest point to Rte 1 in this case is approximately 8’-10’ lower than Rte 1 (elev. 130 at Rte 1, elev. 120 proposed at the closest point)</i>) <ol style="list-style-type: none"> 1. Waiver requesting 50 feet if measured from proposed grade at the front of the proposed building. 54 feet if measured from the average grade as approved by the Planning Board in the previous submission and partially constructed. 65 feet if measured from the average existing grade prior to any construction. iv. Various design guidance and regulations such as Build-to-Line, yard setbacks, parking location, Architectural standards (if required) and other requirements and guidance of the RTE 1 SMD, zoning, and land development regulations to permit the design as shown on the Master Plan. v. Waivers necessary to permit the construction of a 70-unit multi-family residential building on the proposed lot in District 5 of South County Commons. 2. South Kingstown Zoning Ordinance – Article 7 – STANDARDS FOR PARKING LOTS AND LOADING FACILITIES

	<p>a. Minimum off-street parking requirements for Residential use – Apartments or multi-household dwellings = 2 spaces for each dwelling unit Waiver requested to allow 1.5 spaces per dwelling unit</p>
<p>TIMETABLE FOR CONSTRUCTION AND COMPLETION; PHASING</p>	<p>At this time, construction is expected to commence in 2023 and to proceed in accordance with Master Plan Set with a total of 12-18 months anticipated for construction. The schedule will be further refined at the Preliminary Plan stage of the approval process.</p>
<p>ESTIMATED PROJECT POPULATION OF DEVELOPMENT AT FULL BUILDOUT</p>	<p>At the Pre-Application stage of this project, we presented high level data using the town wide average of 2.4 residents per housing unit applied to 70 units, resulting in an estimated 168 residents. Given the characteristic of the anticipated residents of this development, and the proposal for about half one-bedroom units and the remainder as two-bedroom units, the actual population is likely to be considerably less. Consulting Planner Joseph Lombardo, AICP, will be at the Master Plan Public Informational Meeting and address in detail for the Planning Board and public what data he has collected on populations for this type of development and what can be expected.</p>