

**DEVELOPMENT IMPACT STATEMENT**

**ROSEBROOK COMMONS  
1747 WEST MAIN ROAD  
MIDDLETOWN, RHODE ISLAND**

**Assessors Map 111, Lot 8 & 9**

**Prepared for:**

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**April 2022**

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# DEVELOPMENT IMPACT STATEMENT

## Project Introduction

Mesolella Development Corporation is proposing the construction of Rosebrook Commons, a new mixed-use development 1747 West Main Road in Middletown, RI. Rosebrook Commons is proposed to be an affordable housing development consisting of 144 residential units and 23,000 square feet of commercial space in a total of eight buildings, two mixed-use and six residential. The site is located on the Middletown Assessor's Plat 111 as Lots 8 and 9. The parcels are owned by CVDD II, LLC & CENZ Corporation and total 15.56 acres. The project limit of disturbance totals 10.1 acres.

The property is located within Light Industrial-LI zoning district, Light Industrial Traffic Sensitive – LIA zoning district, and watershed protection district zones 1 and 2. The project is being reviewed under the Comprehensive Permit Application process and received Master Plan approval on November 18, 2021.

## Existing Conditions

The project area is bound by wetlands and residential properties to the north, West Main Road to the west, wetlands and residential properties to the south, and vegetated area to the east.

A delineation of freshwater wetlands within the vicinity of proposed building was completed on October 8<sup>th</sup>, 2021. The delineation was completed in accordance with the Rhode Island Fresh Water Wetlands Act (R.I.G.L. 2-1-18 et. Seq.), and consistent with Appendix 2 of the Rhode Island Department of Environmental Management (RIDEM) Rules and Regulations Governing the Administration and Enforcement of the Rhode Island Freshwater Wetlands Act (the Regulations). The wetland complex contains a marsh-shrub complex and shrub wetland. The marsh-shrub complex has an associated 50-foot perimeter wetland and contributes to the Bailey's Brook. The shrub wetland overflows to the Mother of Hope Brook.

Per available RIDEM mapping, the project site is not located within a natural heritage area. Per available GIS information on the town of Middletown's GIS map, the project is located within the watershed protection district 1 and 2, the water supply district and the surface water protection area.



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According to the FEMA Flood Insurance Rate Map for Newport County, Rhode Island (Community-Panel 44005C0091J, effective date September 4th, 2013), the sites entirely within a FEMA Zone X, or area with a 0.2% annual chance flood.

According to the Soil Survey of Rhode Island (US Department of Agriculture Soil Conservation Service 1981), the soils located at the site are Udorthents-Urban Land complex (UD), Pittstown silt loam, 3 to 8 percent slope (PmB), and Stissing silt loam (Se). Soils on site generally have a low infiltration rate. Test pits were excavated in March 2013 and February 2018 to review below grade conditions at the site. The test pit logs identify the presence of fill material throughout a portion of the site as a result from previous grading and site development operations.

The parcel identified as Plat 111, Lot 9 was previously contaminated as a result of its prior use as a RIPTA bus maintenance garage. The parcel has undergone remediation to address the most significant contamination. There is an environmental land usage restriction (ELUR) recorded with the property deed that limits the use of the property to industrial and commercial use. A new remedial action work plan (RAWP) has been submitted to RIDEM which includes the plan to remove contaminated soils to bring the site into Residential Exposure Criteria compliance. The property has been determined to contain soil and/or groundwater which is contaminated with certain hazardous substances in excess of applicable regulations. The ELUR is anticipated to be addressed and removed for the start of construction.

#### Proposed Conditions

The proposed improvements include the construction of an eight-building mixed use development consisting of 144 residential units and 23,000 square feet of commercial space. Exterior site improvements include parking areas, sidewalks, stormwater management areas, patios, and utility connections to support the development. The proposed condition includes a total of 5.65 acres of impervious surface, resulting in a net increase of 4.16 acres of impervious surface.

The mixed-use buildings are located along West Main Road and include commercial space on the ground floor and two stories of residential units on the upper floors. The remaining six three-story residential buildings located in the central and eastern part of the site. The mixed-use buildings



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each have a designated loading area. Dumpsters with enclosures, trash receptacles, benches, and bike racks are proposed throughout the site.

A central access drive will be constructed to connect the proposed buildings with associated parking areas to the site entrance on West Main Road. Parking areas with accessible parking spaces are distributed throughout the site to accommodate resident, customer, and visitor parking. Access to the existing boat storage building will be maintained. Sidewalks are routed throughout the site to provide safe access between the buildings, parking areas, and site entry.

The project will be developed in phases. Phase 1 will include the construction of the two mixed use buildings, the associated parking lots to serve the buildings, loading areas, dumpster areas sidewalks and stormwater management to treat the proposed impervious surfaces. Phase 2 will include the construction of the six residential buildings, the associated parking lots to serve the buildings, dumpster areas sidewalks and stormwater management to treat the proposed impervious surfaces. Construction timeline anticipates Phase 1 to be completed in December 2023 and Phase 2 to be complete in May 2026.

### Traffic Impact Assessment

A Traffic Impact Assessment (TIA) has been completed to determine the potential impacts to the surrounding roadway network proposed by the development. The study included an assessment of the existing conditions surrounding the roadway network, a study of intersection geometrics, collection of peak period traffic counts, traffic capacity assessment, a traffic safety review of the study area, and future (2026) build and no-build conditions. The study concluded that the proposed development will have minimal impacts on the traffic capacity and safety operations for the roadways and intersections within the study area. Please see the Traffic Impact Analysis for the proposed project for existing traffic volumes and capacity analysis.

### Stormwater Management and Erosion Control

#### ***Stormwater Management System***

The stormwater drainage design was developed in accordance with the State of Rhode Island Stormwater Design and Installations Standards Manual (RISDISM), which was amended March 2015. The proposed development meets the 11 Minimum Standards as required by RIDEM. The proposed drainage system and stormwater management system design utilizes a combination of



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low-impact development (LID) practices and localized stormwater best management practices (BMP's) for conveyance and treatment of stormwater. The conveyance system consists of capturing overland flow with area drains and conveying with HDPE pipe or RCP through a series of manholes before discharging into a stormwater BMP or outfall. The stormwater management system consists of sediment forebays, bioretention areas, a tree box filter, infiltration basins, detention basins, underground detention systems, and qualifying pervious area. The stormwater management BMPs treat approximately 5.47 acres of impervious surface.

Hydrologic calculations for existing and proposed conditions were performed using HydroCAD Version 10.00 software, which uses TR-55 methodology to calculate runoff and TR-20 methodology for storm routing through the stormwater detention facilities. Site hydrology was evaluated for the 1.2" storm event as well as the 1-year, 2-year, 10-year, 25-year and 100-year frequency storms in accordance with the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM), and Town of Middletown's Zoning Bylaws. Please see the Stormwater Management Report for additional information and calculations.

#### ***Erosion and Sedimentation Control***

The project will implement erosion control measures such as compost filter socks, temporary sediment traps, and inlet protection to provide sedimentation control during construction activities. An Erosion and Sediment Control Plan is included in the plan set to provide detail and instruction for the Contractor to implement erosion control measures during construction. The Contractor is responsible for establishing and maintaining the sediment erosion controls during construction in accordance with project plans and the Soil Erosion Control Plan. The project is anticipated to disturb more than 1 acre of soil disturbance and therefore a RI Pollutant Discharge Elimination Systems (RIPDES) general permit is required. Please see the Soil Erosion and Sediment Control Plan and report for additional information.

#### ***Operation and Maintenance***

A Stormwater Management Operation and Maintenance plan was prepared to address routine upkeep tasks for maintaining the stormwater management system post-construction. Please see the Stormwater Operations and Maintenance Plan, Long Term Pollution Prevention Plan for additional information.



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## Utility Impact Assessment

Development of the project will require modifications to utilities serving the existing site. The site currently includes electric, sewer, gas, and water services.

### ***Sewer***

The number of bedrooms and commercial space square footage were used to determine anticipated wastewater generation. Sanitary sewer generated by the proposed buildings will connect into an existing sewer main that runs through the site which is owned by the Town of Middletown and has an associated 20' wide easement. The existing sewer main and easement will be maintained and protected throughout construction. Anticipated flows were reviewed by the Town and a sewer availability letter was provided on December 17, 2021.

### ***Water***

An existing hot box is located near the West Main Road property line. The proposed water line will connect from the hot box to a pump house in the northwest corner of the site. The pump house includes both fire and domestic pumps and an exterior fire department connection. The water main leaving the pump house will reconnect to the existing 8" water main that runs through the property. Domestic and fire protection services will feed to each of the buildings from this main. The proposed water system approach has been reviewed with Newport Water.

### ***Electric***

The electrical service for the site is currently provided by National Grid via over head wires to the storage building. The project proposes connecting to an existing utility pole on site, running the service underground, and providing an underground electric service to each of the new buildings. New transformers and electrical routing will be coordinated with National Grid.

### ***Gas***

The existing gas service on site will be used to service the two mixed use buildings. No gas services are provided to the residential buildings. The gas system will be coordinated with National Grid.

### ***Fire Protection and Emergency Services***

The fire protection system consists of new hydrants, exterior mounted fire department connections, the pump house with fire pump, and a fire service to feed the sprinkler system in each building. The site includes two access points from West Main Road and site drives provide



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access to at least two sides of each building during an emergency event. Site circulation was designed to accommodate the Town of Middletown Fire Department's largest fleet vehicle.

***Site Lighting and Signage***

The proposed project includes site lighting throughout the property. Please see the provided Photometric Plan for additional information.

Proposed signage is proposed around the site has been designed to comply with the MUTCD standards and provide traffic safety for residents and visitors. Two decorative entry signs are proposed which will not impede sight lines for vehicular traffic trying to exit the site.

***Trash Management Plan***

On-site trash management includes four dumpster areas and trash receptacles dispersed throughout the site. Please see the project plan set for the locations of the dumpster areas and trash receptacles. Dumpster areas will include two 8-yard dumpsters and recycling bins within a screened enclosure. Please see the Landscape Plans for further information on the dumpster enclosure. The Owner shall empty dumpsters, trash receptacles, and recycling bins on site as part of regular maintenance operations. The Owner shall include trash removal information in the tenant's lease to ensure trash is properly removed by the tenants at the appropriate times.

**Character of the Community**

***Scenic and Open Space***

The project is located 1747 West Main Road and is primarily surrounded by high density residential, and undeveloped land. The proposed project is consistent with the character surrounding the property and does not impact or have adjacent scenic views. Public open space is not included in this project.

***Schools***

A fiscal impact study (FIS) was completed in March 2022 by JDL Enterprises. The FIS included population projections for residents and school age children. The FIS notes that high density developments and developments with studio, 1-br, and 2-br units typically do not attract families as compared to other types of residential developments. 10 school age children are projected as a result of the development per the FIS. Please see FIS for more information.



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***Archaeological Conditions***

There are no known archaeological conditions on the property.

***Scale***

The project's scale conforms to the zoning requirements for LI -zoning district. The site does not exceed building height requirements or building coverage. The project was designed to match the character of the high-density residential neighborhoods.

***Placement***

The eight buildings were strategically placed in order to provide separation to buildings from each other and to existing buildings on abutting properties. The project conforms to the zoning requirements for building setbacks and vegetated screening, please see the Landscape Plan for more information.

