



SHINGLE MILL

Rockland, MA



EXTERIOR RENDERINGS

Gable Roof and Flat Roof Comparison



GABLE ROOF

Site Context Photo

 JONES STREET



FLAT ROOF

Site Context Photo



GABLE ROOF

Site Context Photo

 JONES STREET



FLAT ROOF

Site Context Photo

 JONES STREET



GABLE ROOF

Architectural
Renderings

 JONES STREET

69'-10"

FLAT ROOF

Architectural
Renderings

 JONES STREET

56'-2"

An architectural rendering of a multi-story residential or commercial building. The building features a prominent gable roof with dark grey shingles and white trim. The exterior is clad in light grey horizontal siding, with a dark grey or black section on the ground floor. Numerous windows with dark frames are arranged in a grid-like pattern across the upper floors. The building is set in a landscaped environment with green lawns, mature trees, and a paved parking lot with yellow parking lines in the foreground. In the background, other similar buildings are visible under a blue sky with scattered white clouds.

GABLE ROOF

Architectural
Renderings



FLAT ROOF

Architectural
Renderings

GABLE ROOF

Architectural
Renderings

 JONES STREET





FLAT ROOF

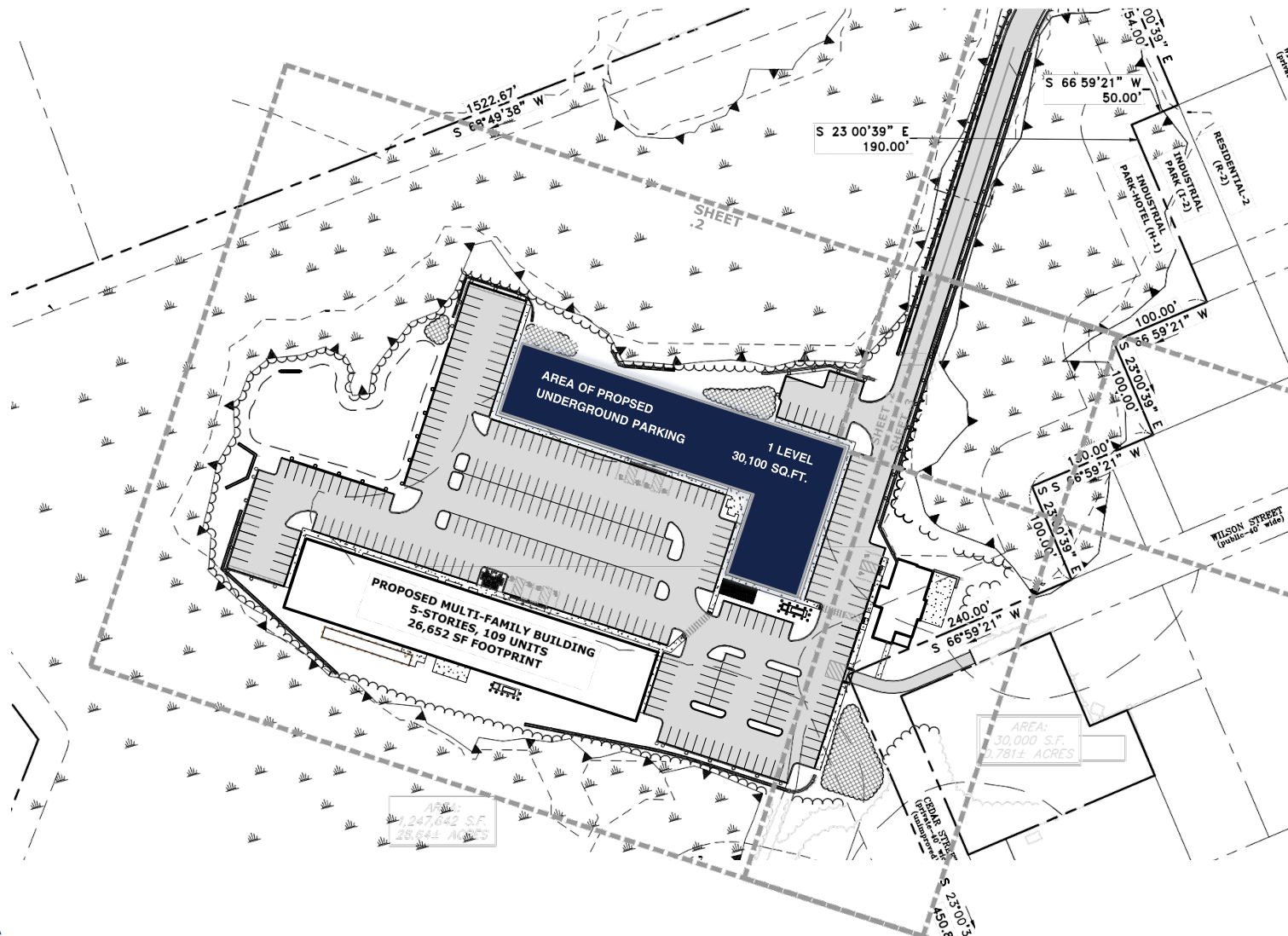
Architectural
Renderings

PARKING

Underground and Supplemental Parking Plans



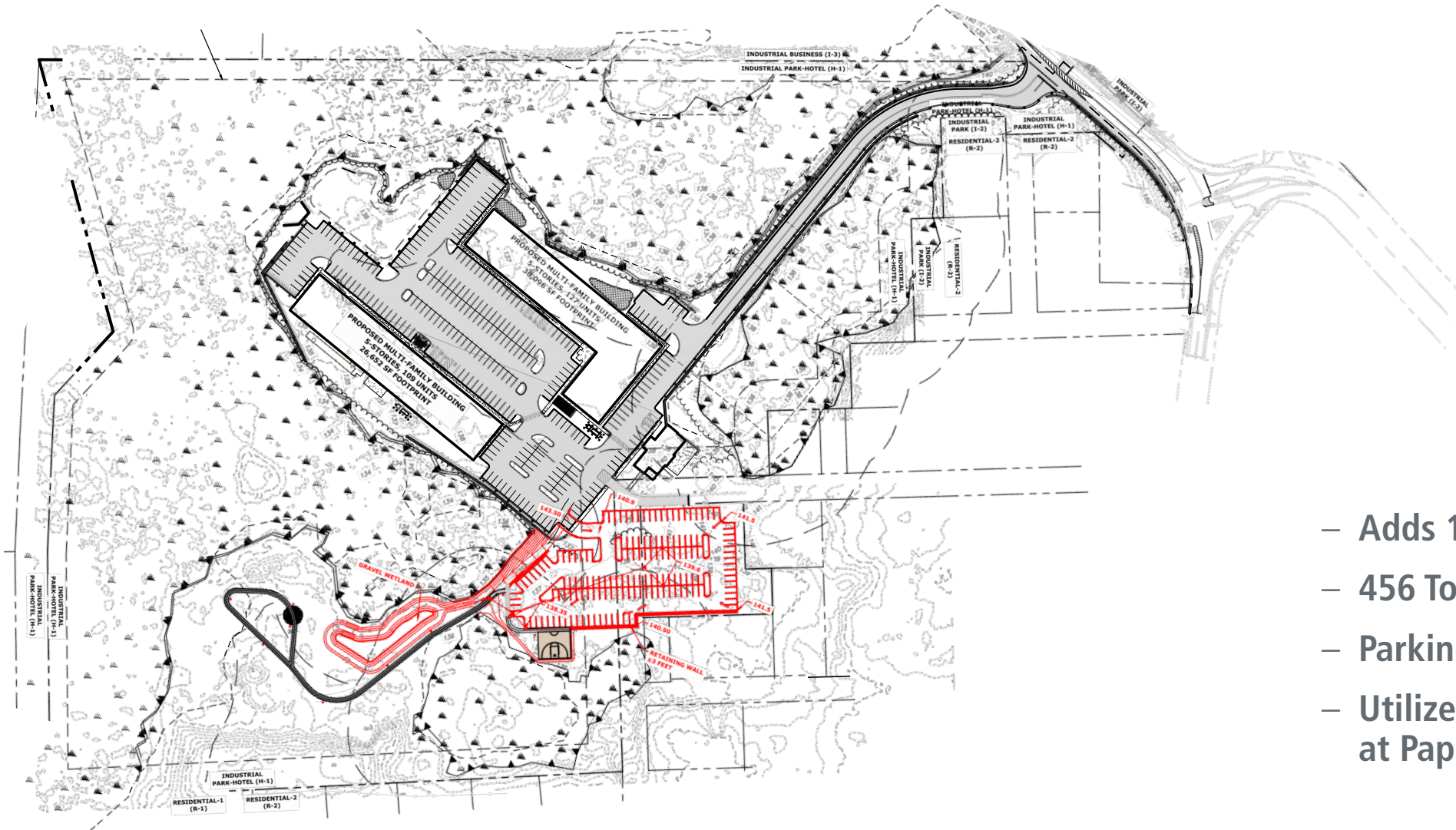
Underground Parking Analysis



- Square Feet of Parking Space: 30,000 sq. ft.
- Rough Square Foot average for underground parking: \$100/sq. ft.
- Less \$10/sq. ft. for foundations and footings: \$90/sq. ft.
- 30,100 sq. ft. at \$90 per sq. ft. = \$2.7 mil
- Net site work: \$100,000
- Total cost: \$2.8M

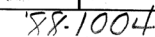
Proposed Supplemental Parking Plan

Version 1



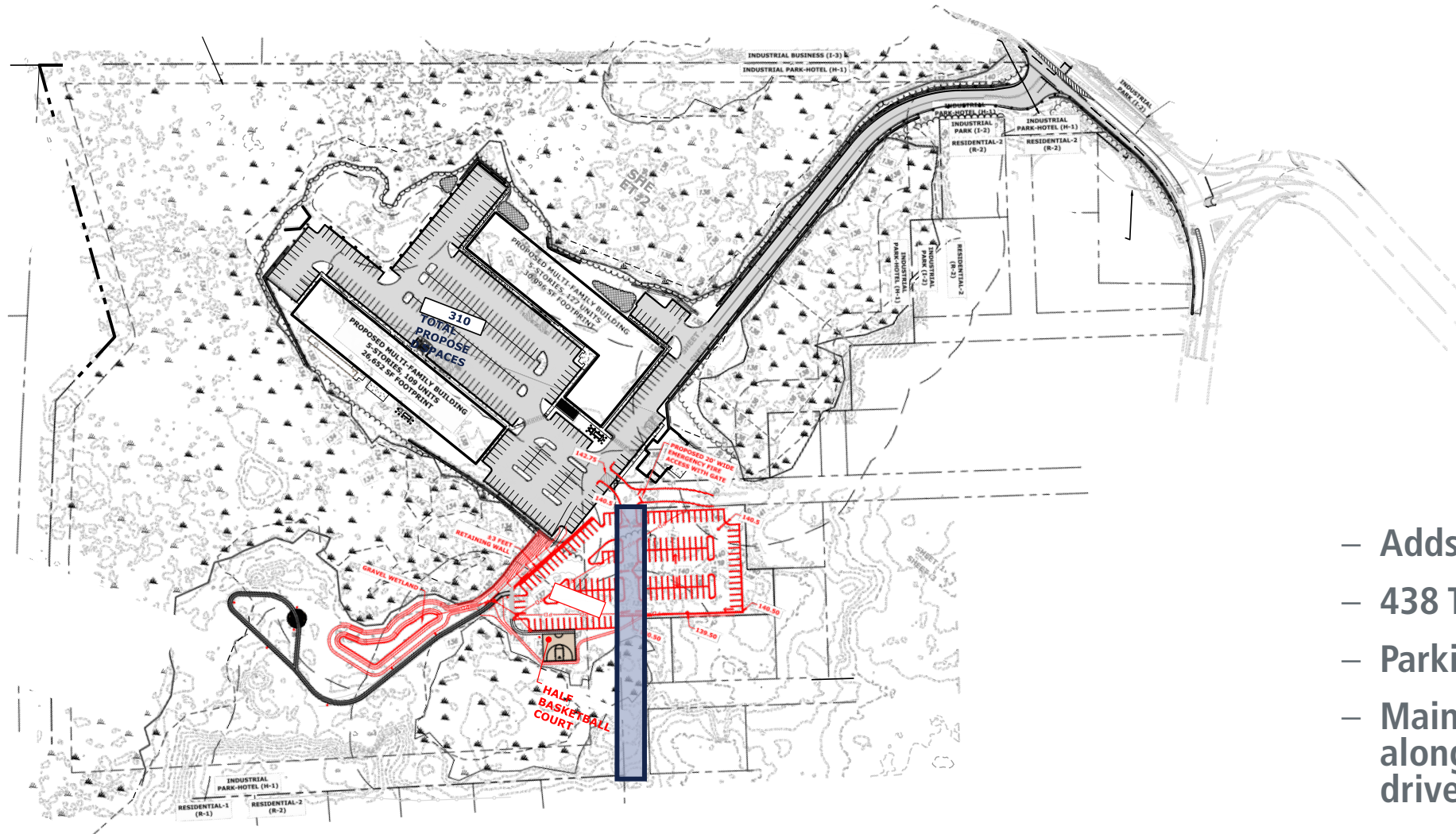
- Adds 146 Spaces
- 456 Total Spaces
- Parking Ratio of 1.93
- Utilized Cedar Street at Paper Road

JONES STREET



Proposed Supplemental Parking Plan

Version 2



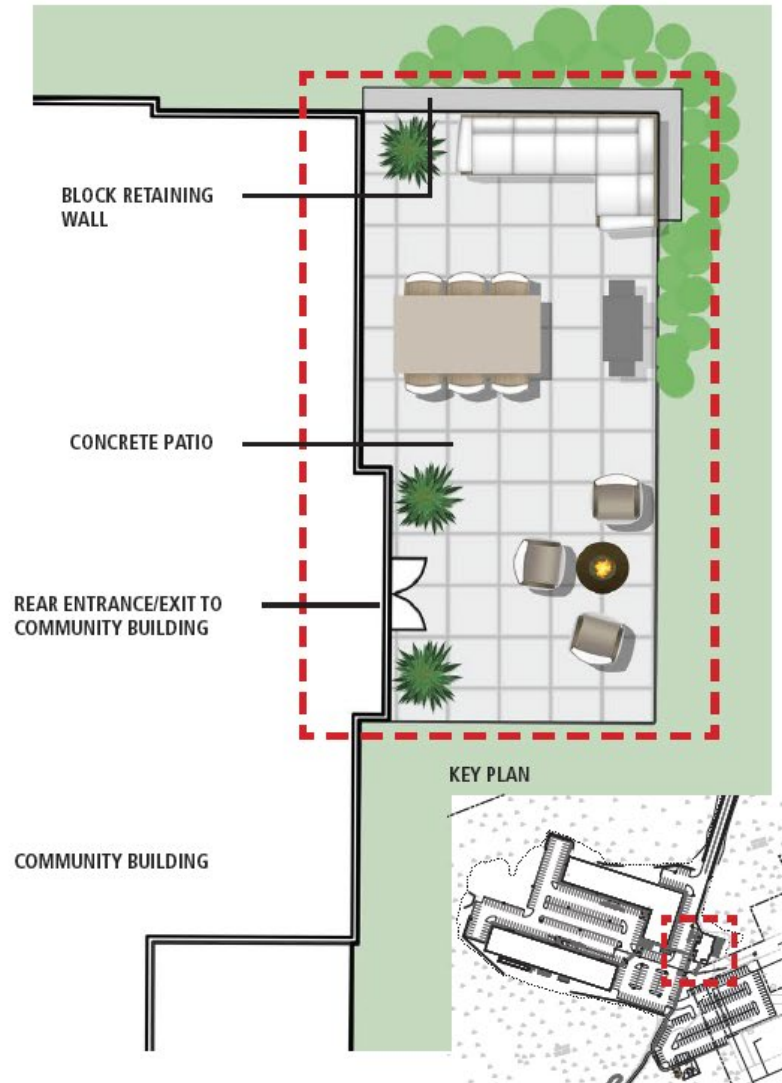
- Adds 128 Spaces
- 438 Total Spaces
- Parking Ratio of 1.8
- Maintains access along Paper Road via drive lane

Concept Drawings

Landscaping, Outdoor Space, Amenities



Outdoor Amenities



OUTDOOR LOUNGE FURNITURE



OUTDOOR DINING



FIRE PIT/FIRE TABLE



OUTDOOR GRILLING

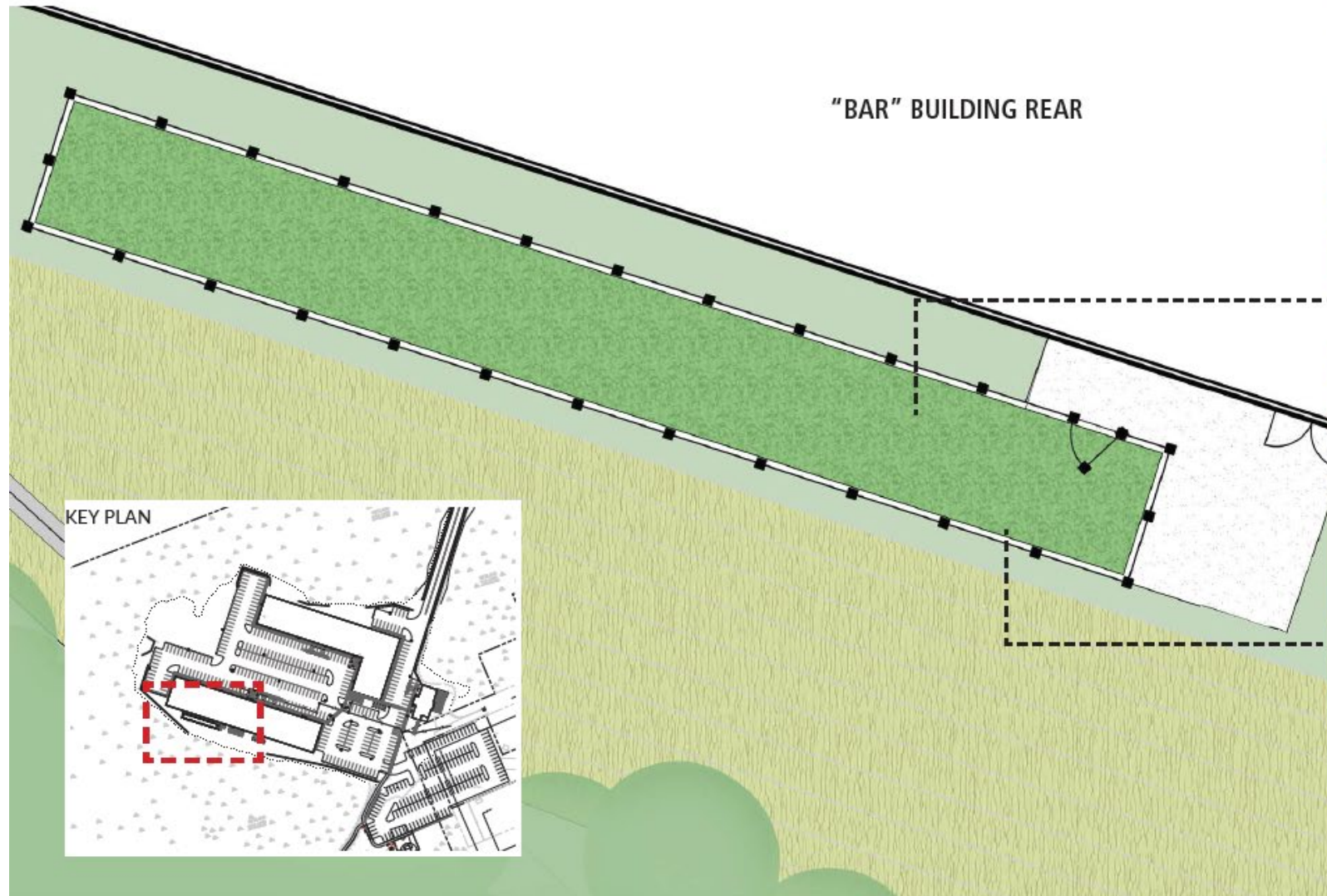
Outdoor Amenities

Nature Walk, Basketball



Outdoor Amenities

Pet Run



"BAR" BUILDING REAR

KEY PLAN



90'X10' SYNTHETIC TURF PET RUN

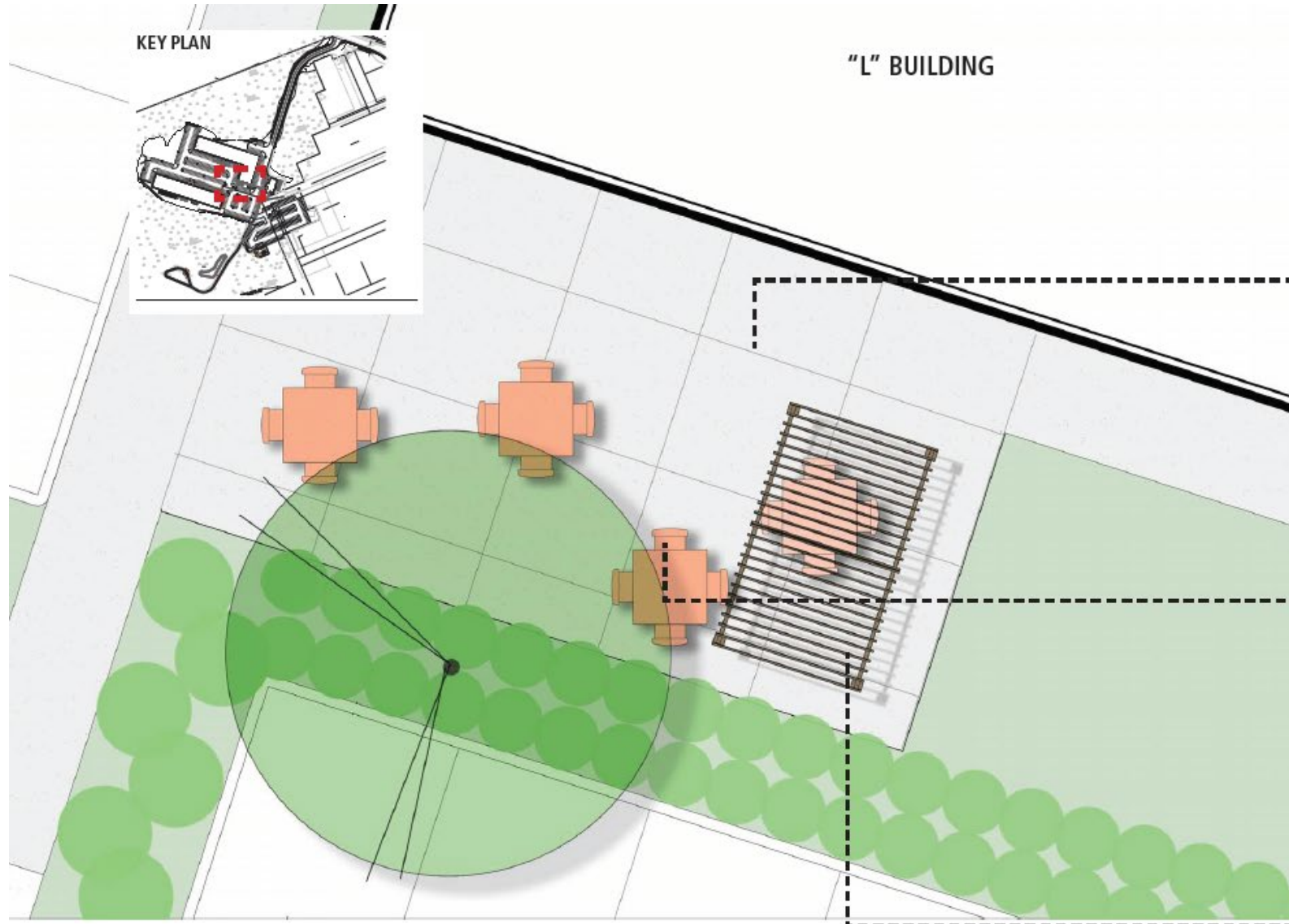


FENCING AND GATE AROUND PET RUN



Outdoor Amenities

"L" Building Plaza



SMALL PLAZA SPACE



CAFE STYLE SEATING



CONTEMPORARY PERGOLA

Building Amenities

"L" Building



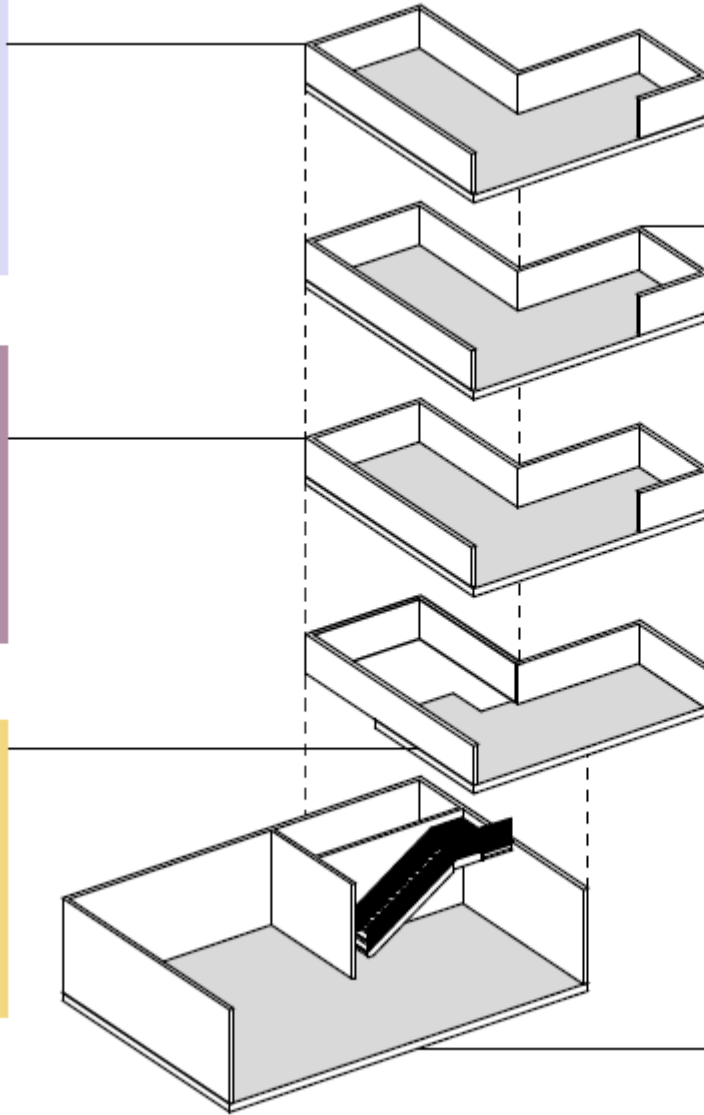
THEATER
FIFTH FLOOR AMENITY



MAKERSPACE
THIRD FLOOR AMENITY



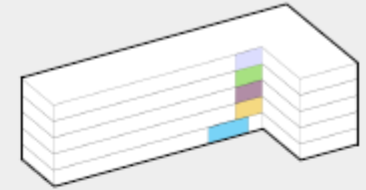
YOGA STUDIO
SECOND FLOOR AMENITY



WIGGLE AND WORK
FOURTH FLOOR AMENITY



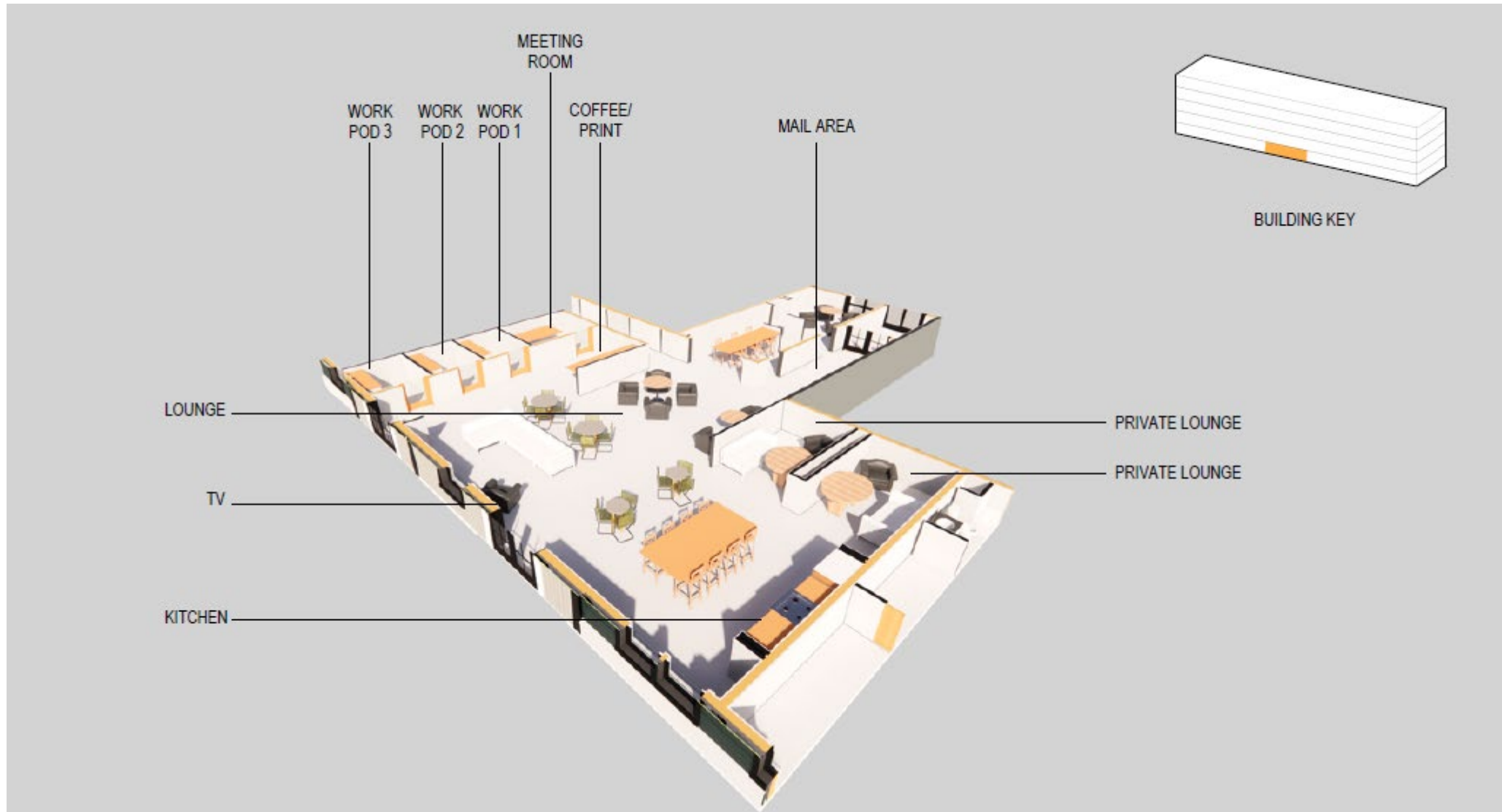
GYM
GROUND FLOOR AMENITY



BUILDING DIAGRAM

Building Amenities

"Bar" Building



Accessibility

Accessibility – Pond Street

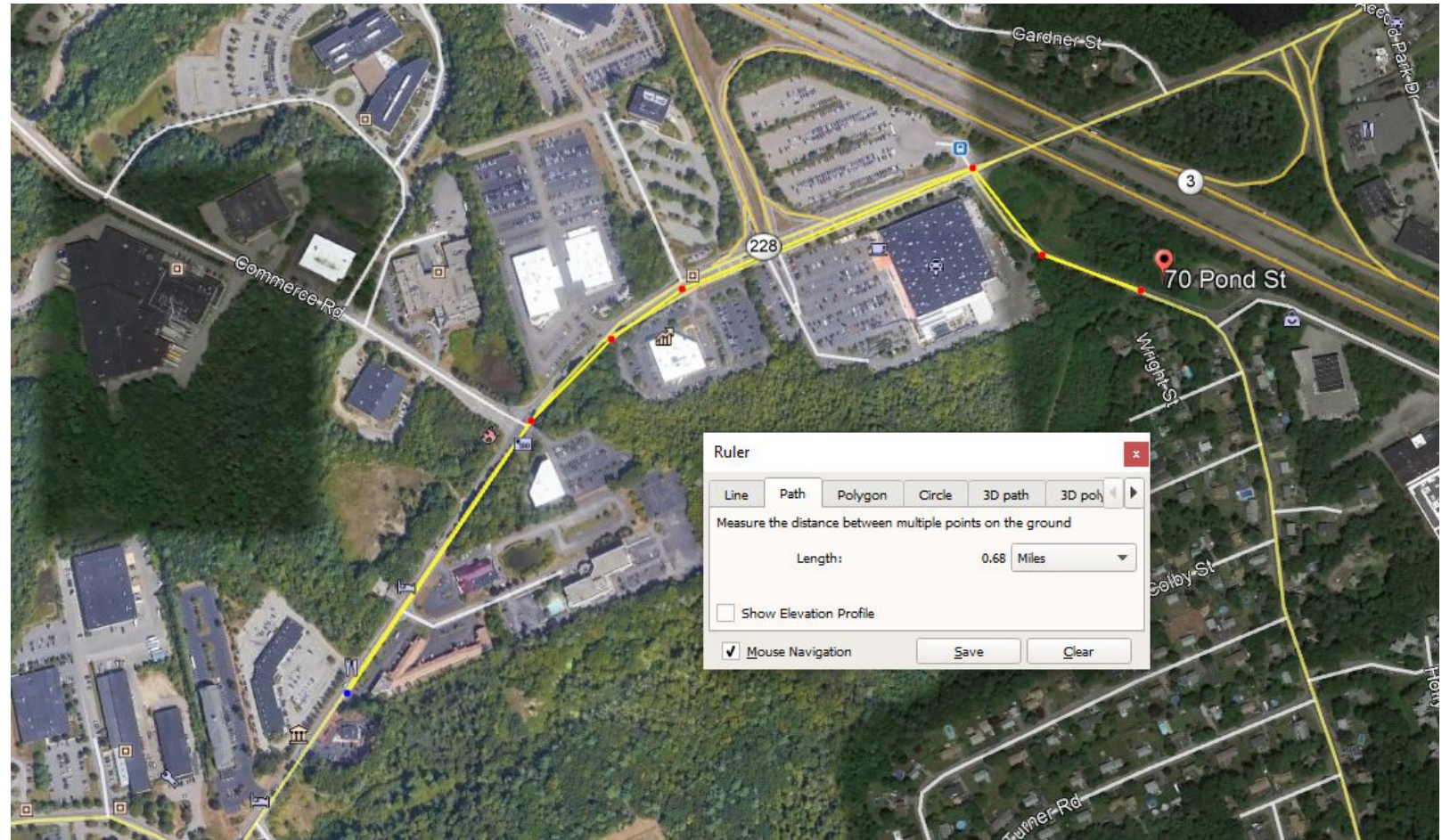
Driveway sidewalk would lead to Pond Street, which has no sidewalk or bike lane.



Accessibility – West of Site

Closest developments other than Home Depot, Comfort Inn, and Doubletree:

- Season's Café, TKO Shea's Sports Café and a Dunkin's (may no longer be in operation), AAA, Registry of Deeds, Hair Salon and Liquor store – 0.68 miles
- We would not consider this a "significant commercial development" or destination.



Accessibility – West of Site

Hingham Street

There are no sidewalks on this portion of Hingham Street, and it is a high traffic area that would be dangerous to pedestrian access.



Accessibility – East of Site

Local Attractions

- Burger King
0.48 miles
- 99 Restaurant
0.54 miles
(on Auto Mile)
- Not your Average Joes
0.59 miles



Accessibility – East of Site

Hingham Street

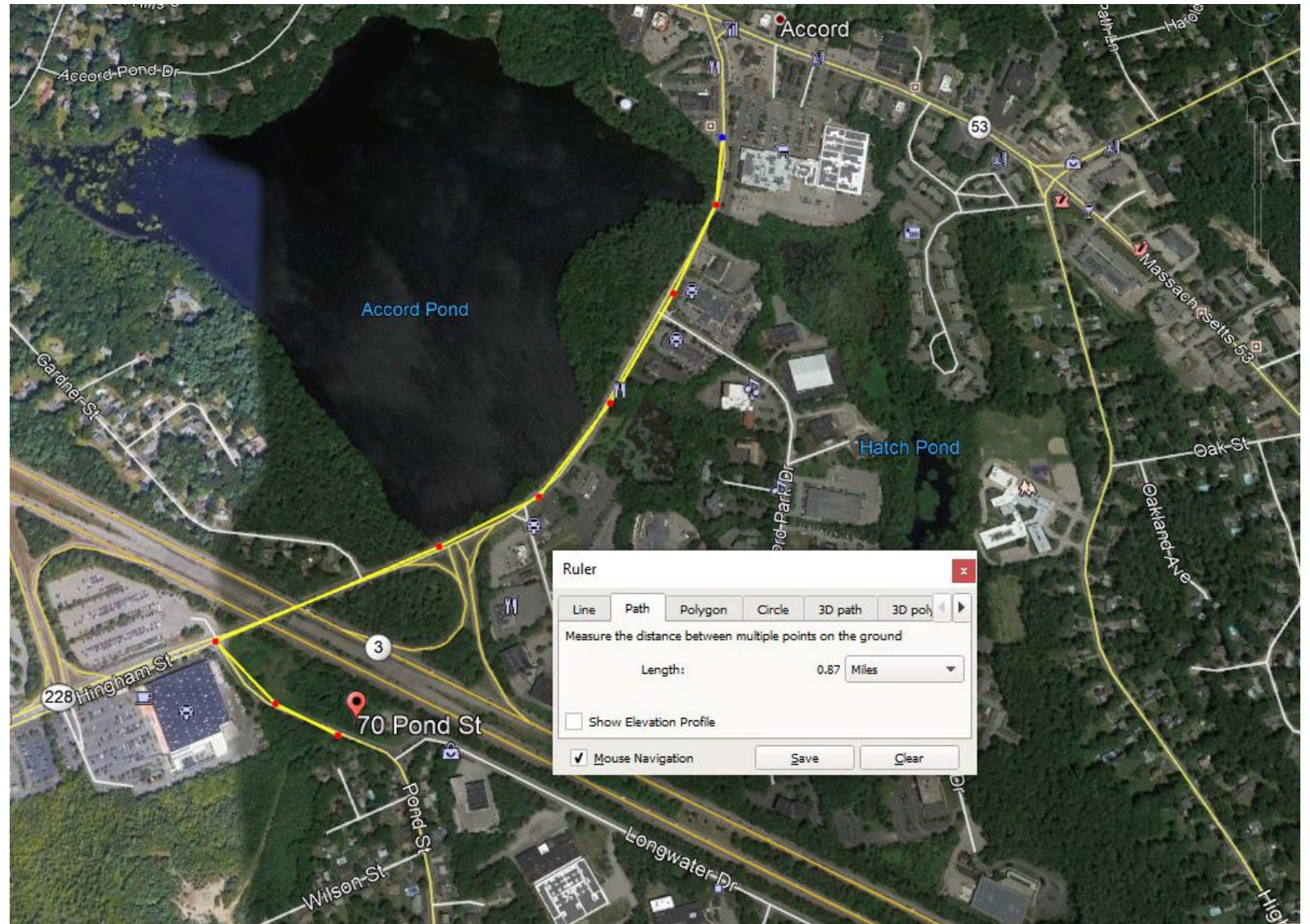
There are no sidewalks on this portion of Hingham Street.

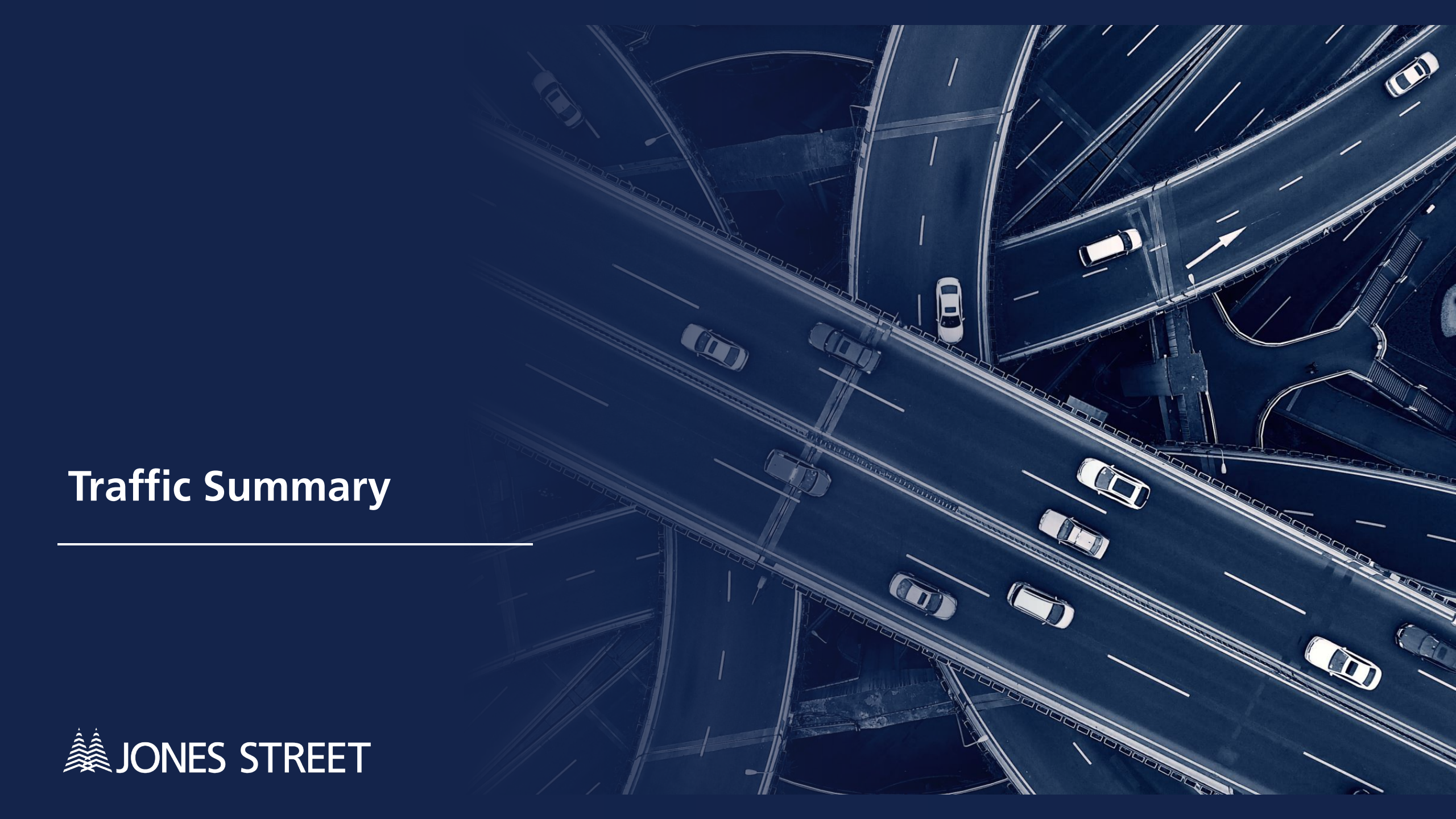


Accessibility – North East of Site

There are no sidewalks on this portion of Hingham Street.

- Home Goods (0.87 miles)
- Big Y (0.87 miles)





Traffic Summary

Traffic Study Summary

Hingham Street (Route 228) at	Weekday Morning Peak Hour					Weekday Afternoon Peak Hour				
	2018-2019 Traffic Volumes	Original Trip Distribution %	Site Generated Traffic	% Increase		2018-2019 Traffic Volumes	Original Trip Distribution %	Site Generated Traffic	% Increase	
Route 3 Southbound Ramp/Home Depot Driveway	4,361	25%	20	0.5%		5,090	25%	24	0.5%	
Pond Street/MassDOT Park & Ride	3,686	75%	60	1.6%		3,907	75%	75	1.9%	
Route 3 Northbound Ramp	3,806	50%	40	1.1%		4,025	50%	51	1.3%	

Study Area: Pond Street at proposed site driveway access, Pond Street at Longwater Drive, Pond Street at Hingham Street (Rt 228)/MassDOT Park & Drive; Hingham Street (Rt 228) at Rt 3 SB ramps/Home Depot Driveway will be added per peer review comments. Data collected in March 2019 (Pre-COVID) and seasonally adjusted to increase counts by 4% to account for below average data for Route 3 for the month of March.

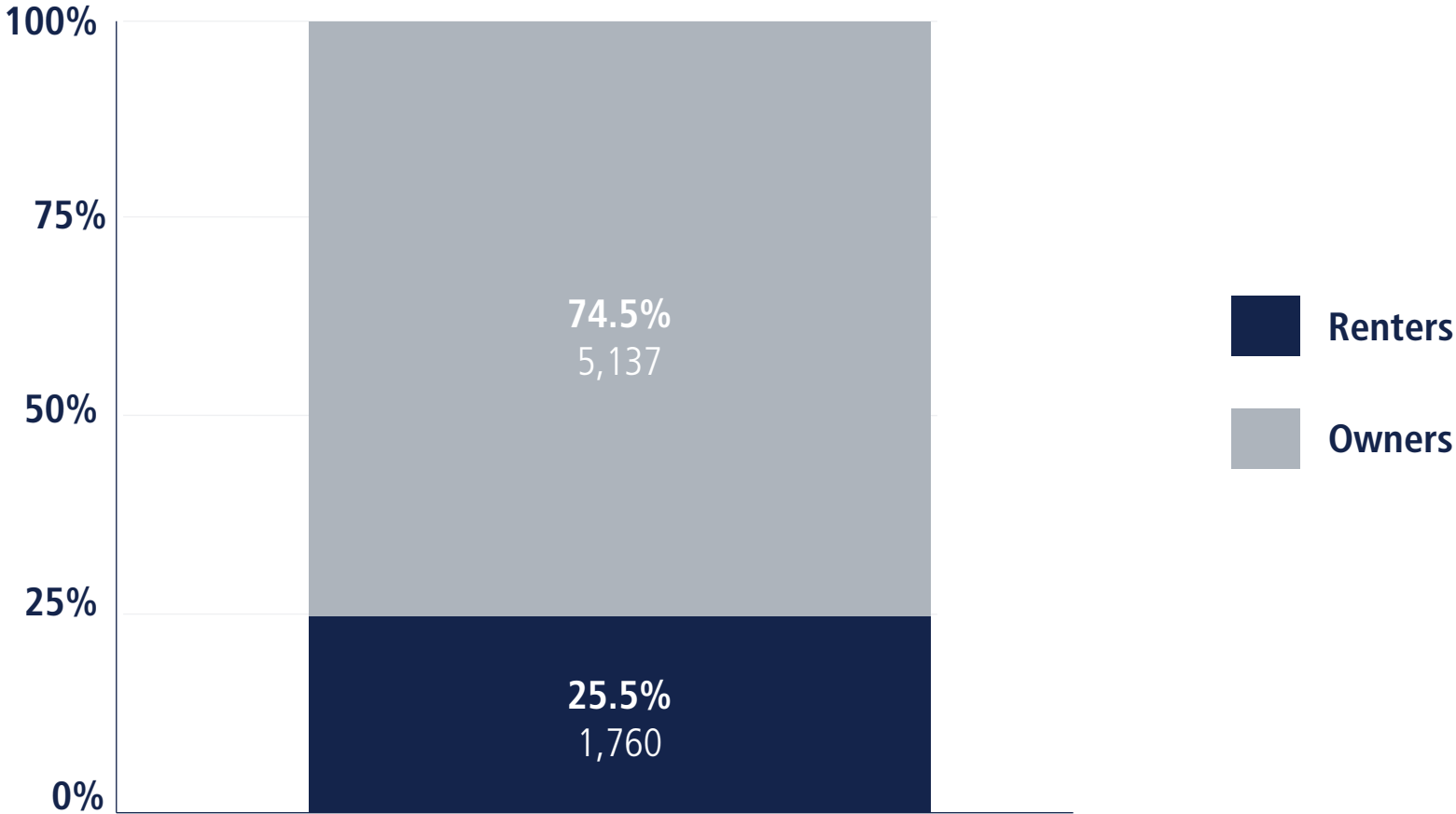
The increase in traffic generated by the development is less than 2%

- Well below acceptable range of 5%
- Increase of approx. 6 seconds of delays at both peak hours
- Addition of exclusive southbound left-turn lane on Pond Street is anticipated to reduce spill-back toward intersection of Hingham Street
- Sight distance exiting driveway onto Pond Street exceeds AASHTO requirements (industry standard) based on speed field measurements taken on Pond Street

Rockland Housing Statistics

Tenure Mix

Rockland



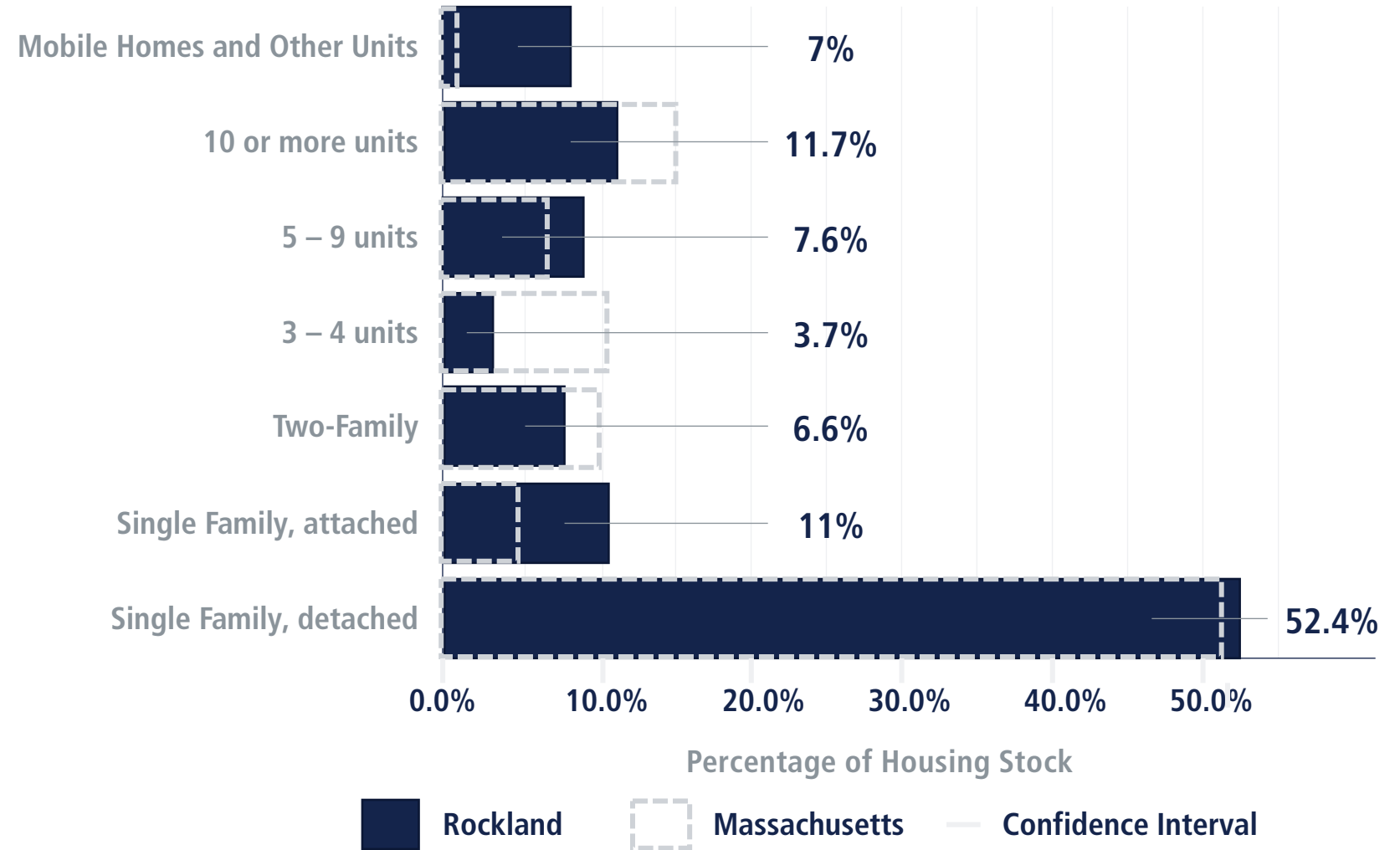
Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates. Table DP04: Selected Housing Characteristics

Housing Units by Building Type

Rockland

The housing stock is overwhelmingly single family or single family attached.

- 63.4% Single family or single family attached
- 36.6% Two or more family housing
- 11.7% 10 units or more

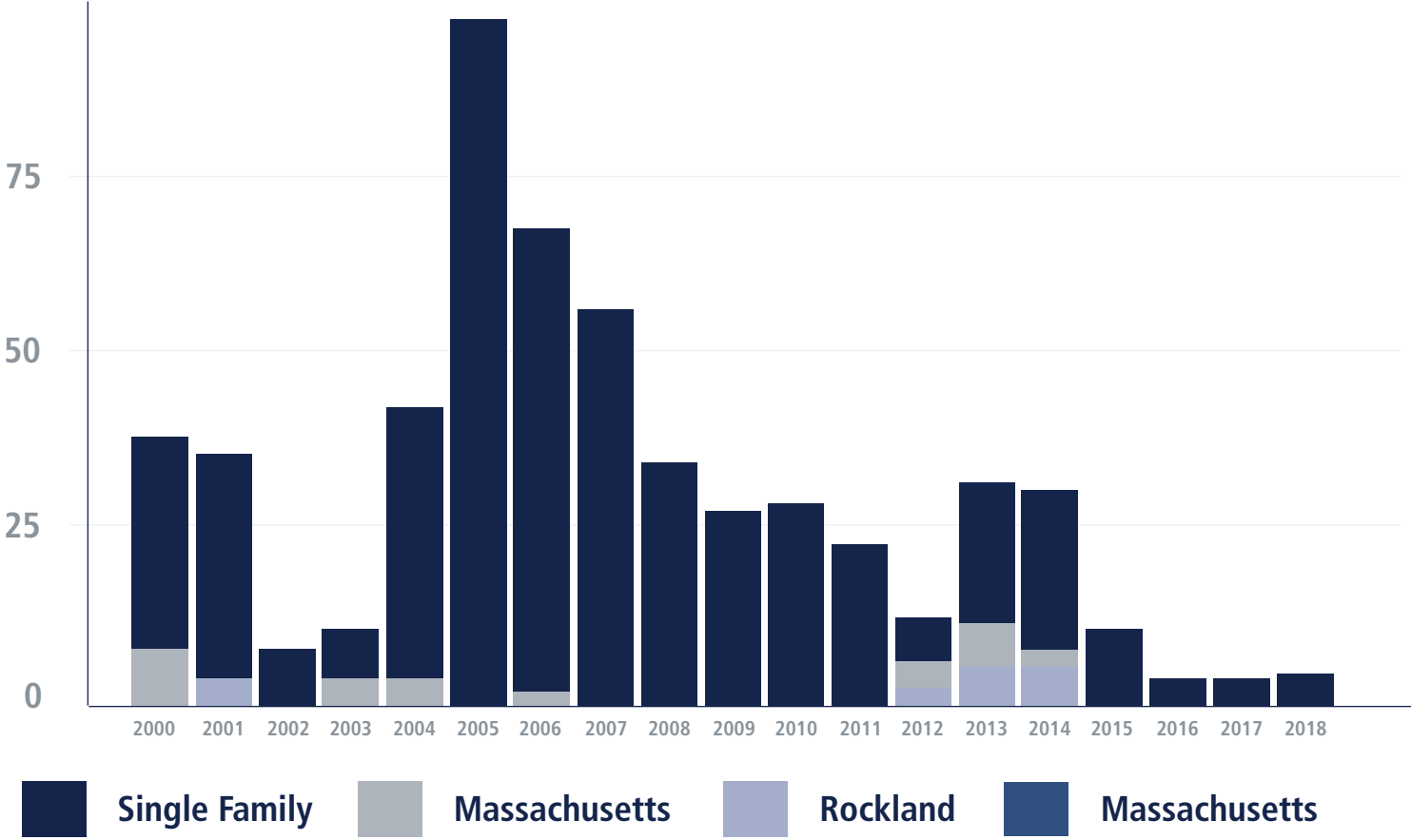


Source: U.S. Census Bureau American Community Survey, 2014-2018 5-year estimates. Table DP04: Selected Housing Characteristics

Annual Housing Units Permitted by Building Type

Rockland

No Multifamily (5 or more units) permitted between 2000 and 2018.



Source: U.S. Census Bureau - Annual Building Permit Survey (Reported and Imputed)

Cost Burden Percentage

40% of Renters are either Cost Burdened or Severely Cost Burdened.

Cost Burdened

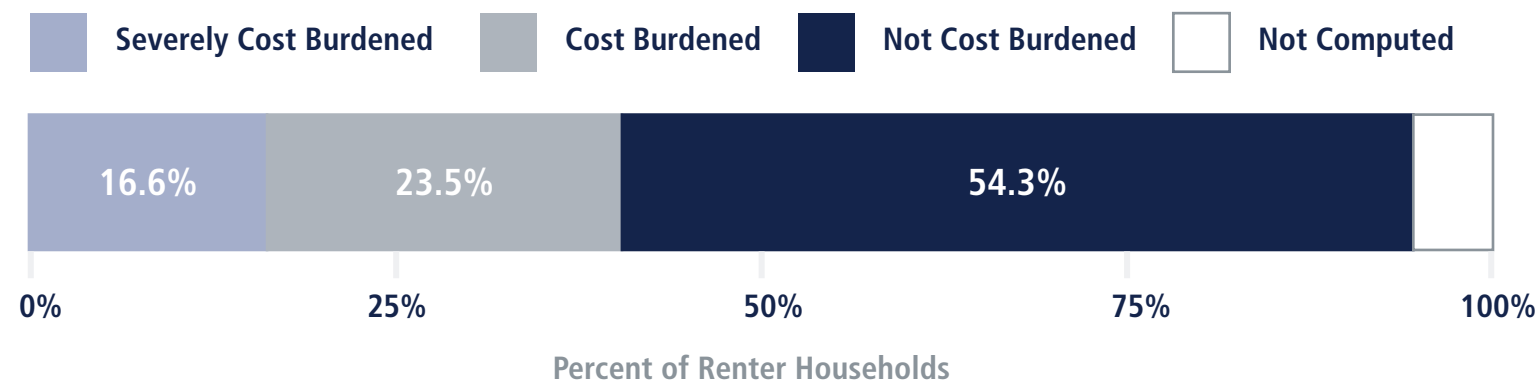
30% of income spent on housing

Severely Cost Burdened

50% of income spent on housing

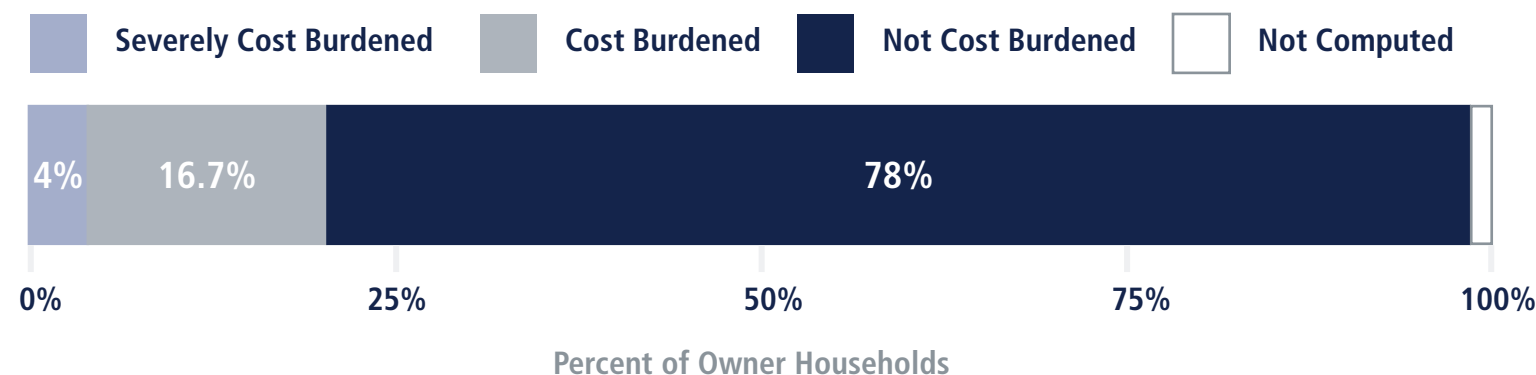
If supply is limited and housing costs are high, your community's housing prices might be putting a serious strain on residents. One common measure of affordability is the proportion of total household income spent on housing. If a household is spending more than 30 percent of their income on housing expenses, then they are often considered to be 'cost burdened.' If that number reaches 50 percent, then the household is considered 'severely cost burdened.' With that in mind, take a look and compare renters to owners in your community on the cost burden metric. More often than not, renters tend to have higher levels of housing cost burden than owners.

Rockland Renter Households by Cost Burden



Source: U.S. Census Bureau American Community Survey, 2014 – 2018 5-year estimates. Table B25070: Gross rent as a percentage of household income in the past 12 months.

Rockland Owner Households by Cost Burden

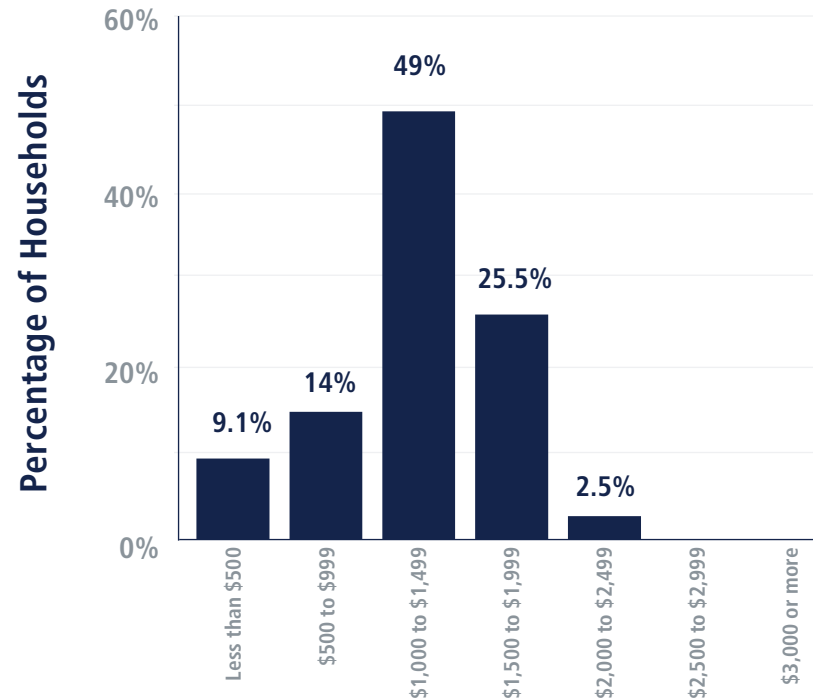


Source: U.S. Census Bureau American Community Survey, 2014 – 2018 5-year estimates. Table B25091: Mortgage Status by selected monthly owner costs as a percentage of household income in the past 12 months.

Monthly Housing Costs

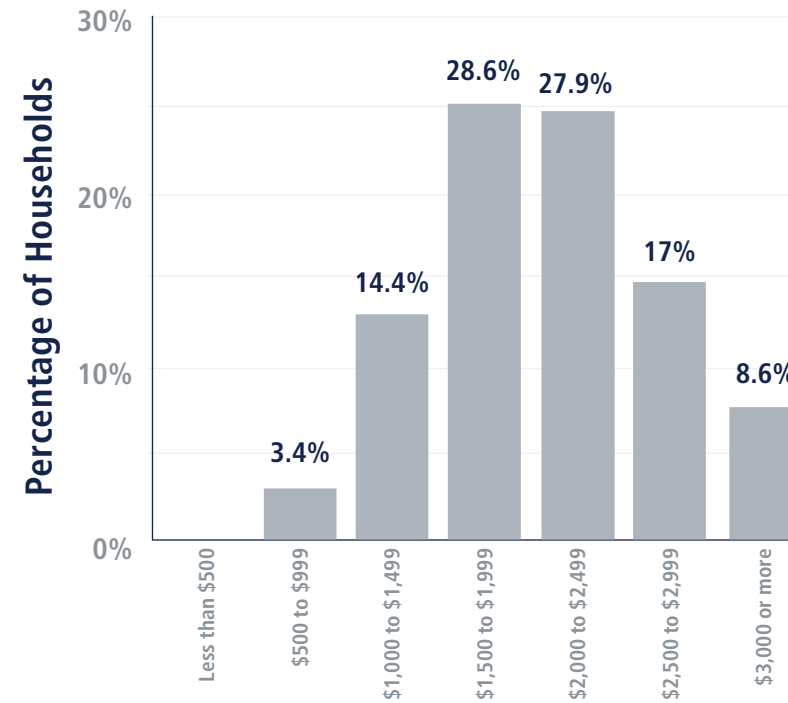
50% of Renters spend \$1,000 to \$1,500 per month on housing. 50% of Owners spend \$1,500 to \$2,500 per month on housing. Delta of \$1,500 per month.

Monthly Housing Cost
Renter Households – Rockland



Monthly Housing Cost

Monthly Housing Costs
Owner Households – Rockland

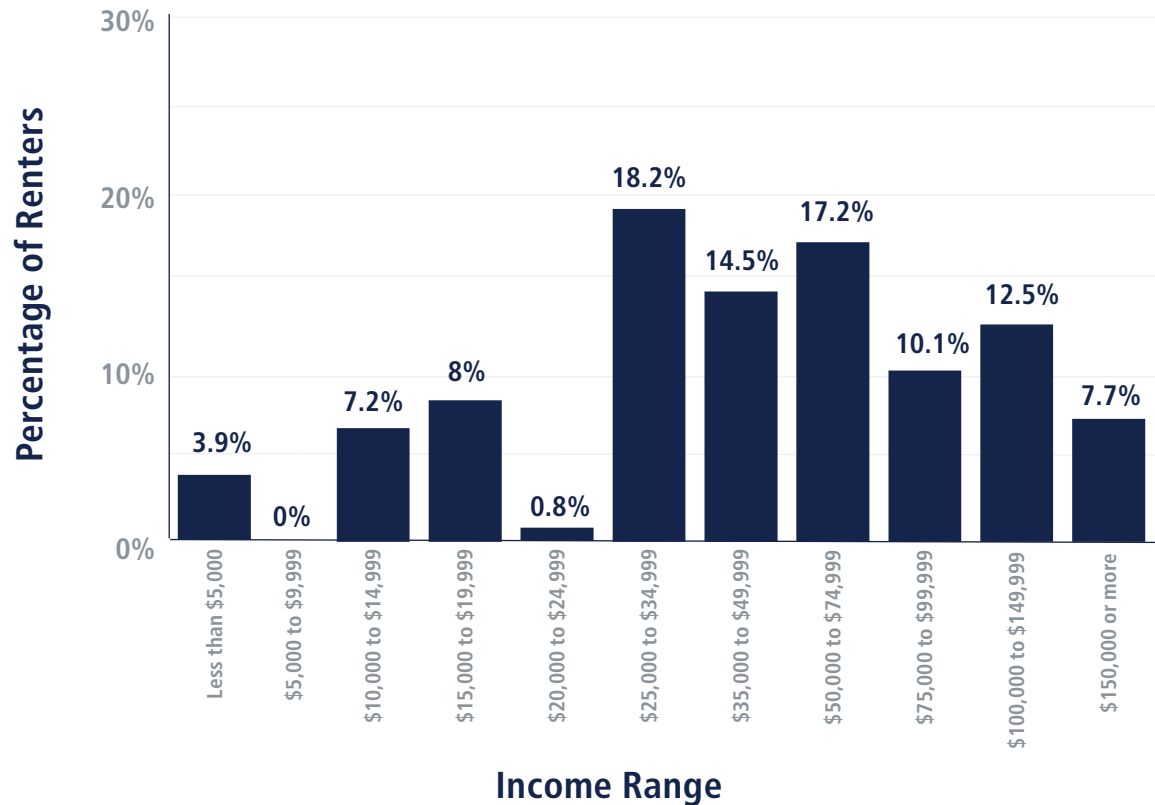


Monthly Housing Cost

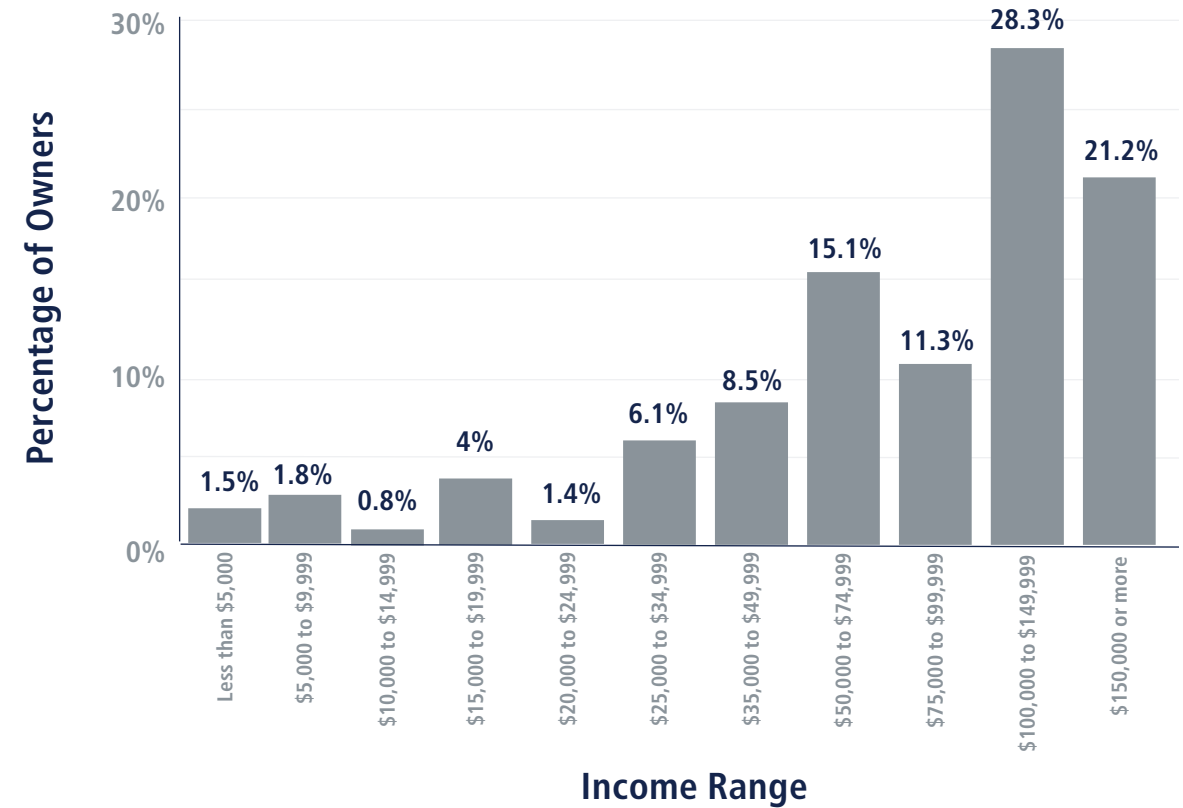
Household Income

50% of Renters make between \$25,000 - \$75,000 per year. 50% of Owners make between \$100,000 - \$150,000 or more per year. Delta of up to \$125,000 per year.

Renter Households by Income – Rockland



Owner Households by Income – Rockland



Conclusion

A thorough evaluation of Rockland housing statistics demonstrates that:

- One out of four Rockland residents rent
- There is a low stock of multifamily housing
- A low stock in multifamily housing causes higher rental rates
- There is a large gap in household income between renters and owners, making barriers to home ownership high
- There is a high percentage of cost burdened or severely cost burdened renters
- There is a need for affordable housing in Rockland

