

Development Impact Statement

“Valley Crossing I: Medical Office”

Assessor’s Map 107NE, Lot 402B
0 Valley Road
Middletown, RI

Prepared For

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1.0 INTRODUCTION

This Development Impact Statement is required under Section 310 – Development Impact Review of the Town of Middletown Zoning Ordinance, October 2006.

1.1 Site Description

The Site includes a 2.25 single parcel which was formerly Parcel “B” of a three-lot subdivision of Lot 402 completed in 2021. The Site is, and has historically been, a vacant property. The Site fronts on Valley Road (RI RT 214), a state maintained right of way. The Site also has a small amount of frontage at the rear of the lot on Bristol Road, a town-maintained roadway. There is no formal access to the Site from either roadway. The Site abuts vacant commercial properties to the north and south, both of which also front on Valley Road. To the rear and northeast of the Site lie small residential properties. Ground cover on the Site is limited to grasses, with larger shrub vegetation along the perimeter edges. Municipal sewer and water mains are available to the rear of the Site in Bristol Road. Overhead electrical and communication services are available on the east side of Valley Road. There are no stormwater quality or control devices located on the property. The frontage along Valley Road includes a bituminous concrete sidewalk with precast concrete curbing. Both the sidewalk and the curbing are in poor condition.

A small area of freshwater wetlands is located in the northeast corner of the property. These wetlands were delineated by Natural Resource Services, Inc. in January of 2019. There is no perimeter wetland associated with this small area of wetlands. The property is located in the Town of Middletown Watershed Protection District Zone 2. The ultimate receiving waterbody for the property is Bailey’s Brook (WB ID RI0007035R-01). This waterway has been assessed with a TMDL for bacteria (enterococcus).

1.2 Zoning

The existing subject property and the adjacent commercial properties along Valley Road are zoned Limited Business, Traffic Sensitive (LBA). This district was established to provide areas for day-to-day localized shopping needs, convenience shopping services to neighborhood areas, and to provide limited specialized business uses in certain parts of town. Within the LB District, a general professional office is designated as a permitted use.

Residential properties located to the rear of the Site are zoned Medium Density Residential (R20).

1.3 Regulations and Guidelines

Regulations and Ordinances that helped to shape the development of the project Site were the following:

1. Town of Middletown Comprehensive Amendment Zoning Ordinance.
2. Town of Middletown Rules and Regulations Regarding the Subdivision and Development of Land.
3. State of Rhode Island Stormwater Design and Installation Standards Manual.
4. Urban Hydrology for Small Watersheds. (TR-55 Manual)
5. Rhode Island Department of Transportation Standard Specifications for Road and Bridge Construction.
6. Rhode Island Department of Transportation Standard Details.
7. Soil Erosion and Sediment Control Handbook.

2.0 SITE IMPROVEMENTS

The applicant intends to construct a medical office building on the property. The development will occupy the majority of the Site. A single 15,000 square foot structure is proposed. The site shall be accessed via a new paved driveway from Valley Road. This driveway will require a curb cut, as the Site currently has none. This new curb cut is to be situated sufficiently far from the southern property line so as to provide appropriate sight lines and RIDOT edge clearance. Parking is to be provided surrounding the structure. Vehicle access around the structure is provided for proper circulation. A gated access to Bristol Road is proposed at the rear of the development for emergency vehicles. An enclosed trash area is to be located to the rear of structure. The one-way aisle to the north of the structure will provide the loading zone required by the zoning ordinance. Concrete sidewalks are to run along all sides of the medical office. The proposed lot coverage shall be within the maximum 35% lot coverage allowable by the zoning ordinance.

2.1 District Regulations (Middletown Zoning Ordinance Article 6)

The project as proposed does not require any dimensional variances from the Zoning Ordinance (Article 6).

2.2 Supplementary Regulations (Article 7)

The following information details the project's conformance with the Supplementary Regulations (Article 7) of the Zoning Ordinance:

- The front, side and rear yards shall be unoccupied and unobstructed by buildings or structures
- No accessory structures are proposed within ten (10) feet of a proposed property line
- All proposed structures shall not exceed the District Dimensional Regulations.
- Any fencing shall not exceed 6 feet in height
- There will be no storage or parking of major recreation equipment, mobile homes or unserviceable vehicles
- Stormwater management shall be provided in accordance with Section 715 of the Middletown Zoning Ordinance. All stormwater best management practices shall be installed prior to construction of the building or surfacing of the parking area.
- All yard requirements shall comply with Section 716 of the Middletown Zoning Ordinance.
- There will be no farm activity on the project site.
- The property meets the increased frontage requirement of Section 720 of the Middletown Zoning Ordinance.
- Any landscaping shall conform to Section 723 of the Middletown Zoning Ordinance.

3.0 TRAFFIC CONDITIONS AND ANALYSIS

A trip generation calculation and a traffic safety analysis were prepared by BETA Group, Inc. in June of 2022 for the proposed development. This study showed that the proposed project access and circulation plan has been designed to maintain a desirable level of traffic safety and efficiency on the servicing

roadway system, The safety of Valley Road (RI Route 214) and specifically at the proposed intersection with the site driveway was reviewed for geometry and site distances. It was determined to provide sufficient sight distances in accordance with AASHTO criteria for visibility and decision making of drivers attempting to enter/exit main street traffic from the driveway location.

In addition to safety, the proposed medical office project was estimated to add a minor volume of traffic during the daily peak hours. These new vehicles would not change or negatively affect the good operating conditions that presently exist along Valley Road.

Based on the data collection and analysis, BETA concluded that the commercial development would not have a detrimental impact on traffic safety and operations of the adjacent serving roadways, and that adequate and safe access will be available at the site access driveway intersection with Valley Road as defined on the permit plans.

A copy of this analysis has been attached to this statement.

3.1 Proposed Development Traffic Conditions

The proposed medical office building will be accessed from a new curb cut on Valley Road, a state-maintained right-of-way (RI RT 214). The site does not currently have a functional curb cut. The new curb cut will meet the edge clearance requirements of the RIDOT. This section of Valley Road serves as a major arterial roadway between West Main Road (RI RT 114) and East Main Road (RI RT 138), and serves a number of commercial properties.

The proposed intersection of the driveway with Valley Road will be reasonably sloped with the excellent visibility up the access and towards the proposed structure. This intersection will be at approximately a ninety (90) degree angle to the existing roadway. The access location has no significant existing trees that or any proposed vegetation near the intersection thereby providing acceptable visibility.

The proposed two-way entrance has been designed with a 24-foot-wide clearance. The aisles of the parking area are provided with 24-foot-wide clearances. A sidewalk will be provided along the parking area and around the structure.

3.2 Parking (Middletown Zoning Ordinance Article 13)

The proposed development meets or exceeds the parking requirements of Middletown. The town ordinance requires one parking space per 100 square feet of examination, treating room, office, and waiting space (minimum four spaces). Assuming that 2/3rds of the proposed floor area qualify as these categories (with the remainder area comprising storage, commons areas and utility space), a total of one hundred (100) spaces would be required. The proposed development proposes a total of one hundred (100) paved spaces. No public parking is required by the proposed use.

The project also proposes one loading zone location; however, it is not anticipated that significant loading or unloading of goods will be required for the operation of the facility.

4.0 WATER SUPPLY - DOMESTIC

The project will be served by municipal water (Newport Water). The domestic water connection is proposed from Bristol Road to the rear of the site so as to avoid cutting Valley Road.

Water Quantity Methodology

The Rhode Island Department of Environmental Management, Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems provided the estimated sewer flow from the residential structure. The Civil Engineering Reference Manual was used to calculate the Max Daily Flow and Max Peak Hourly Flow.

References

1. The Rhode Island Department of Environmental Management, Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems; 250-RICR-150-10-6.
2. Civil Engineering Reference Manual, Ninth Edition, 2003
3. International Building Code

Water Quantity Demand Calculations

The following chart illustrates the estimated sewer flow:

Number of Doctors	Sewer (gpd)	Total Sewer Flow (gpd)
10	250	2,500

It is understood that wastewater flow is generally less than water consumption, typically about 85% of water consumption. Therefore, the estimated water demand is approximately 115% of the estimated sewer flow.

Estimated Daily Water Demand = 2,875 gpd

Based on the estimated water consumption of 2,875 gallons per day, we will calculate the maximum daily flow and maximum peak hourly flow on the following formulas:

Max Daily Flow = Average Daily Flow x Max Daily Multiplier

Max Daily Flow = 2,875 gpd x 1.50

Max Daily Flow = 4,312 gpd = 180 gph

Max Peak Hourly Flow = Average Daily Flow x Max Peak Hourly Flow Multiplier

Max Peak Hourly Flow = 2,875 gpd x 2.5

Max Peak Hourly Flow = 2,875 gpd = 300 gph = 0.0111 cfs

5.0 SEWAGE DISPOSAL

The Town of Middletown provides limited public sewer disposal along Valley Road Avenue. No main is present along the frontage of the property. A connection is proposed to the existing sewer main in Woolsey Road. This connection will include a pressurized service from the structure running to a new sewer manhole at the intersection of Bristol Road and Woolsey Road before transitioning to a gravity service. All sewer work will be performed in accordance with the Town of Middletown Public Works standards.

6.0 STORMWATER

Stormwater control for this development will be provided by pervious pavement with a deep stone reservoir and a subsurface infiltration system. A vegetated swale along the front of the property will provide conveyance of stormwater from abutting and upstream properties through the property and towards Bailey Brook to the north. Discharge from the pervious pavement subdrains will also be conveyed by this swale. In order to prevent parking lot runoff from entering Valley Road, a trench drain is proposed in the entrance drive. This device is routed back into the site and into the conveyance swale. A second swale is to be provided along the upstream edge of the property to capture and convey stormwater from upstream residential properties. This swale will discharge to the freshwater wetlands on the property. This device is to provide additional stormwater treatment for upstream off-site impervious surfaces in order to offset pollutants generated by the development. Only a small portion of the site will drain via surface flow towards Valley Road, as in the existing conditions.

The proposed drainage system has been designed to maintain or reduce the peak runoff rate to equal or less than that of the existing conditions during the Type III, 24-hour design storms for the 1, 2, 10, 25 and 100-year storm events. The proposed drainage system will also be designed to provide water quality treatment in conformance with current RIDEM recommendations.

For detailed description and calculations please refer to the project Drainage Report.

7.0 ELECTRIC SERVICE

RI Energy provides overhead electrical services along Valley Road. The project proposes to tie into the overhead service and run underground conduit to the proposed structure. RI Energy is expected to have the capacity and willingness to service the project; however, they have not yet reviewed the proposed connection. All construction and design will be in accordance with the RI Energy Rules and Regulations.

8.0 GAS SERVICE

A connection to the RI energy gas main in Bristol Road is proposed. RI Energy is expected to have the capacity and willingness to service the project; however, they have not yet reviewed the proposed connection. All construction and design will be in accordance with the RI Energy Rules and Regulations.

9.0 POLICE

Police enforcement shall be provided by the Middletown Police Department. Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should receive similar protection.

10.0 FIRE PROTECTION

Fire protection shall be provided by the Middletown Fire Department. A fire hydrant is located on Valley Road across from the property, adjacent to the NAPA Auto Parts driveway. The parking lot access shall be approved by the Fire Department. A dedicated fire service connection is proposed from the main in Bristol Avenue which will serve the medical office building.

11.0 SCHOOLS

As no new residential units are proposed, the project is not anticipated to have any effect on the public school system.

12.0 EMERGENCY SERVICES

Since the project is surrounded by similar use developments and does not contain any special or unusual features, the project should have similar access to emergency services. The project provides secondary emergency access to a public roadway by way of a gated connection to Bristol Road.

13.0 PHYSICAL AND ECOLOGICAL CHARACTERISTICS

13.1 Surrounding Lands

Surrounding land use consists primarily of small-scale commercial uses including retail, office space, and restaurants. The other two lots of the Happy Valley subdivision are currently vacant, but they are expected to house additional commercial uses in the near future. To the rear of the site, lies a dense residential neighborhood.

13.2 Wetlands

A small area of freshwater wetlands is located in the northeast corner of the property. These wetlands were delineated by Natural Resource Services, Inc. in January of 2019. There is no perimeter wetland associated with this small area of wetlands.

13.3 Flood Plain & Soils

According to the Flood Insurance Rate Mapping for the Town of Middletown the site is located in Zone X. Zone X is within the area of minimal flooding for the 100-year flood.

The soil types on site are mapped as PmA and PmB (Pittstown silt loams) by the USDA Natural Resource Conservation Service. These silt loams are type C hydrologic soils common to Aquidneck Island. Class IV soil evaluations performed in the area of development revealed **sandy loams** near the surface with **silty loams** below. The depths to seasonal high groundwater were assessed between 18 to 60 inches below grade.

13.4 Vegetation

There is no significant vegetation on the property aside from unmaintained field grasses and perimeter vegetation. A small number of street trees are present along Valley Road.

13.5 Wildlife Habitat

Since the site is surrounded by developed urban areas, the subject property is not considered a significant wildlife habitat. To the best of our knowledge, there are no endangered or threatened species living on the site.

13.6 Environmental

The applicant will meet all environmental requirements of the Rhode Island Department of Environmental Management and the Town of Middletown. Construction of this development will improve the environmental conditions of the site with sediment collection measures, a reduction in peak run-off, and an increase in water quality of the site stormwater discharge. There will be an overall reduction in specific pollutants, such as bacteria, to the downstream impaired waterway.

14.0 CHARACTER OF THE COMMUNITY

14.1 Scenic

An evaluation of the site surroundings reveals that the site is located in an area appropriate for a small-scale commercial use. The property is located in an area consisting of similar uses and will complement local needs for medical services. The property and its direct surroundings have the scenic value one might expect from a limited business district. The proposed use is not expected to detract from this value as the property provides minimal value in its current state. A buffer to the adjacent residential use is proposed.

14.2 Archaeological Conditions

There are no special or unique archaeological conditions known to exist on the site as it is located centrally in town. If any archaeological artifacts or remains are found during construction, work will stop immediately and a historic/archaeological expert will be consulted to determine the significance of the find. The archaeological remains, if they are found to be significant, will be preserved based on the Town and expert's recommendation and/or opinion.

14.3 Scale

The scale of the proposed medical office building is reasonable in relation to the size of the property. Allowable lot coverage within the LBA zone is 35% while the proposed building represents only 16% of the developable land area (as defined by the town zoning ordinance). The structure is to be only a single story which will limit the visual impact to the area.

14.4 Placement

The placement of the proposed structure shall meet all setback requirements of Middletown. More than 138 feet of separation is provided to the nearest residentially zoned property. Screening and general appearance were considered during development so as to have the minimal impact to neighbors, while still maintaining visibility from Valley Road.

14.5 Lighting

All proposed lighting shall be consistent with Article 27B and shall be dark sky compliant.

14.6 Abutting Properties and Property Value

This development will have no detrimental effects on abutting property values since abutting properties are of primarily the same type of land use (limited business). The proposed development is proposed sufficiently far from abutting residential uses to anticipate that there will be no negative impacts to these property values.

15.0 CONCLUSION

It is our opinion that this proposed development will have no negative environmental impacts on the Town of Middletown as a whole or to abutting property owners. The quality of the development and its intended purpose to provide a desirable, centrally located, medical office facility, which will be an asset to the residence of the town.