

Development Impact Statement
Town of Middletown – 650 Green End Avenue
Plat 120, Lots 27 & 27X

Pursuant to Section 310 of the Middletown Zoning Ordinance, the Town of Middletown provides the following Development Impact Statement in support of its Application for Comprehensive Permit for the proposed Senior Affordable Housing project at 650 Green End Avenue (Plat 120, Lots 27 & 27X):

- a) Traffic and parking conditions on site and within the surrounding area:

The site layout proposes reuse of the existing full-access curb cut at the east end of the site as well as reuse of the one-way “loop” at the west end of the site to maintain these vehicular access points matching the existing access configuration and function. One additional full-access curb cut between the east end of the site and the “loop” is proposed to facilitate more convenient access both to the ballfield parking and other uses on site. Proposed parking is conveniently located near existing and proposed buildings as shown on the Site Plan C-5, with internal vehicular circulation to the rear of the site via two-way vehicular travel east of the buildings and a one-way exit west of the buildings due to the location of the existing building close to the property line preventing adequate width for two-way. A total of 78 parking spaces are required per Middletown zoning standards as summarized on C-5. A total of 72 parking spaces are proposed, including 6 spaces meeting ADA requirements. The existing 27 ballfield parking spaces will be maintained in their current location for ballfield parking.

- b) Municipal utilities and services, including water supply, sewage disposal, storm drains, police, fire protection, emergency services, schools, and other town services:

The site is serviced by public sewer and water, as shown on the Site Plan C-7. Confirmation of the pipe sizes and capacity has been requested from the Newport Water Department and the and the Middletown Public Works Department. Letters confirming that the that the water and sewer utilities will service the proposed project have been requested. Relevant information will be added to the plans as soon as it is received. The proposed site disturbance is limited to the area of existing paved and building areas. There are currently no systems for the mitigation of stormwater runoff quantity or quality on the site. The proposed drainage design will improve existing drainage conditions by providing water quality treatment and quantity control practices to meet applicable state and Town requirements.

- c) The physical and ecological characteristics of the site and surrounding land, including wetlands, floodplain, vegetation, wildlife habitat, and other environmental conditions:

The proposed site disturbance is limited to the areas already disturbed with paved and building surfaces, along with associated maintained planted areas. There are no jurisdictional wetlands or floodplain areas on the site.

- d) The character of the community, including scenic, historic, and archaeological conditions; scale placement, lighting, parking, and use of open space:

The site currently includes one baseball field with associated dugouts, spectator areas, batting cage and other supportive facilities, none of which will be disturbed by the project. The rear of the site includes a garden area and walking paths. These will be maintained. The proposed site design includes an outdoor courtyard, with path connections to the baseball field and the path systems at the rear of the site. More detailed hardscape and landscape planting design to be provided as part of future design development.