
Development Impact Statement

“Aquidneck Commerce Center”
Proposed Office Space Addition
Assessor’s Map 114, Lot & 504
809, 811, 819 Aquidneck Avenue
Middletown, RI

Prepared For

CCB Capital and Real Estate
543 Thames Street
Newport, RI 02840

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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 as amended.

1.1 Site Description

The 1.95 acre ± “Site” is identified as Assessor’s Plat 114 Lot 504. The Site is located on the east side of Aquidneck Avenue between Green End Avenue and East Main Road. The Site is a mixed-use development consisting of two office structures and a multifamily residential structure. A paved parking lot fronts on Aquidneck Avenue while a second larger paved lot is present along the rear property line. The Site is accessed from a single, wide, two-way curb cut located central to the property frontage and also from a one-way curb cut located adjacent to the north property line. Each of these curb cuts crosses over the RIDOT stormwater system which runs along the edge of the roadway. The Site is supplied by municipal water and sewer via mains in Aquidneck Avenue. A RI Energy gas main is also present in this roadway. Overhead electrical and communication services are available on the east side of the roadway. The Site is surrounded by other commercial and small residential properties to the sides and to the rear. Stormwater controls include an infiltration basin in front of the multifamily structure, a sediment forebay to the rear of the multifamily structure, drainage swales, and catch basin inlets throughout the property.

There are no features protected by the state located on the Site. 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 Site and adjacent commercial properties along Aquidneck Avenue are zoned as 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, mixed-use development projects are allowed as an option to provide for village-style development of a mix of uses, including multi-family residential, small-scale retail, office, and public uses, while preserving open space, and to limit commercial sprawl.

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 Site include one or more of 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 owner intends to remodel the smaller of the two office structures (#811 Aquidneck) and to add a second story of office space. A total of 2,560 square feet of gross leasable office space area will be added to this structure. The footprint of the structure will be slightly reduced to remove a bump-out entryway. The area of the removed bump-out and an adjacent planting bed will be paved and striped to provide additional parking. No other revisions to the Site are proposed.

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.
- There will be no storage or parking of major recreation equipment, mobile homes or unserviceable vehicles
- All yard requirements shall comply with Section 716 of the Middletown Zoning Ordinance.

2.3 Mixed Use Developments (Article 27A)

The following information details the conformance with the Mixed-Use Development Project Regulations (Article 27A) of the Zoning Ordinance:

- The proposal preserves community character by expanding an existing commercial office use appropriate for a Limited Business District.
- Integrates the expanded use appropriately into an existing business area.
- Provides additional office space to meet the needs of the community.
- The commercial uses shall continue to limit the hours of operation to 6:00 AM to 8:00 PM
- The development shall comply with the maximum permissible sound levels allowed in a residential zoning district.
- Existing dumpsters shall not be emptied between the hours of 10:00 PM and 7:00 AM.
- Overall, a minimum of 25% and maximum of 60% of the GLFA of the final development shall be dedicated to residential uses.
- Consistent with section 521.3 of the Regulations, at least 25% of the developable land area shall be dedicated to landscaped areas.
- The existing residential structure conforms to the standards of Article 15 (Multifamily Dwellings)

3.0 TRAFFIC CONDITIONS

Trip generation calculations have not been performed for the additional office space.

3.1 **Proposed Development Traffic Conditions**

No change to traffic circulation within the site is proposed. No change to Site egress is proposed.

3.2 **Parking (Middletown Zoning Ordinance Article 13)**

Based on the GLA quantities for the existing buildings provided by the owner, the proposed development meets the parking requirements of Middletown. The three additional parking spaces will complete the requirement of the new office space. No public parking is required by any of the existing uses.

4.0 WATER SUPPLY - DOMESTIC

The project will be served by municipal water (Newport Water).

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” (250-RICR-150-10-06) provided the estimated sewer flow from the renovated 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-150-10-06).
2. Civil Engineering Reference Manual, Ninth Edition, 2003
3. International Building Code

Water Quantity Demand Calculations

The following chart illustrates the estimated water usage:

Additional Employees	Water Usage Rate (gpd/emp)	Water Usage from Calculated Occupancy (gpd)
3	15	45

RIDEM provides a conservative minimum flow of 100 gpd for a commercial use. Based this, the Average Daily Flow for the new structure is estimated at 100 gpd. RIDEM expected flows are considered to be a conservative estimate. As such, expected water usage from the additional office space would be less than 100 gpd. The maximum daily flow and maximum peak hourly flow can be calculated per the following formulas:

Max Daily Flow = Average Daily Flow x Max Daily Multiplier

Max Daily Flow = 100 gpd x 1.50

Max Daily Flow = 100 gpd = 150 gph

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

Max Peak Hourly Flow = 100 gpd x 2.5

Max Peak Hourly Flow = 250 gpd = 10.4 gph = 0.00039 cfs

5.0 SEWAGE DISPOSAL

The Town of Middletown provides public sewer disposal along Aquidneck Avenue. The existing sewer service for the Site will manage any flow from the office space addition.

6.0 STORMWATER

As there will be no significant increase in impervious surfaces, the stormwater generation of the Site is not expected to be measurably impacted. No changes to the site stormwater system are proposed.

7.0 ELECTRIC SERVICE

The structure will continue to be provided service from RI Energy. No exterior utility changes are proposed.

8.0 GAS SERVICE

The structure will continue to be provided service from RI Energy. No exterior utility changes are proposed.

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 Aquidneck Avenue, northwest of the modified structure. No changes to fire department access are proposed by this development.

11.0 SCHOOLS

As this project includes an expansion to a commercial use, it shall have no impact 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 maintain access to emergency services.

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 outdoor materials storage. Some single family uses still remain along Aquidneck Avenue and to the rear of the Site. Further to the north along Aquidneck, lies JH Gaudet Middle School.

13.2 Wetlands

There are no wetlands or other features protected by the state located on the Site.

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 Ur (Urban land), Ud (Udorthents), and NeB (Newport Silt Loam) as designated by the USDA Natural Resource Conservation Service. The silt loams are a type C hydrologic soil common to this area of Aquidneck Island. Class IV soil evaluations performed on site within the Ur and Ud zones revealed **sandy loams** with water tables varying from 15 to 33 inches. According to historical aerial photography, this site has been substantially developed since the 1980s.

13.4 Vegetation

There is no significant vegetation in the area of the proposed structure aside from unmaintained grasses and perimeter vegetation.

13.5 Wildlife Habitat

Since the site and the surrounding properties are a developed urban area, 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 owner will meet all environmental requirements of the Rhode Island Department of Environmental Management and the Town of Middletown. Based on the limited development proposed, it is not anticipated that there will be any change to the existing environmental impacts of the site.

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 the existing mixed-use. The property is located in an area consisting of similar uses and the expanded office use will complement the existing businesses. The property and its direct surroundings have the scenic value one might expect from a limited business district. The expanded office within a mixed-use development is not expected to detract from this value.

14.2 Archaeological Conditions

There are no special or unique archaeological conditions on the site as it is an existing developed property. 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 expanded office building is similar or smaller than the surrounding abutting commercial structures.

14.4 Placement

The renovated structure shall meet all setback requirements of Middletown. Setbacks to existing on and offsite structures will not be modified.

14.5 Lighting

Any 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).

15.0 CONCLUSION

It is our opinion that this proposed office expansion 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 additional, centrally located, office space, will be an asset to the town.