



West Main/Coddington  
Development Center Master Plan  
MIDDLETOWN, RHODE ISLAND

# West Main/Coddington Development Center Master Plan

MIDDLETOWN, RHODE ISLAND

## Public Meeting January 20<sup>th</sup> 2011

# January 20<sup>th</sup> Public Meeting - Agenda

## ■ Overview

- Project Goals
- Process
- Study Area
- Photo Tour
- Stakeholder Interviews

## ■ Existing Conditions / Issues & Opportunities

- Existing Zoning
- Historic Resources
- Urban Design
- Utilities
- Transportation
- Real Estate Market

## ■ Discussion

## ■ Next Steps



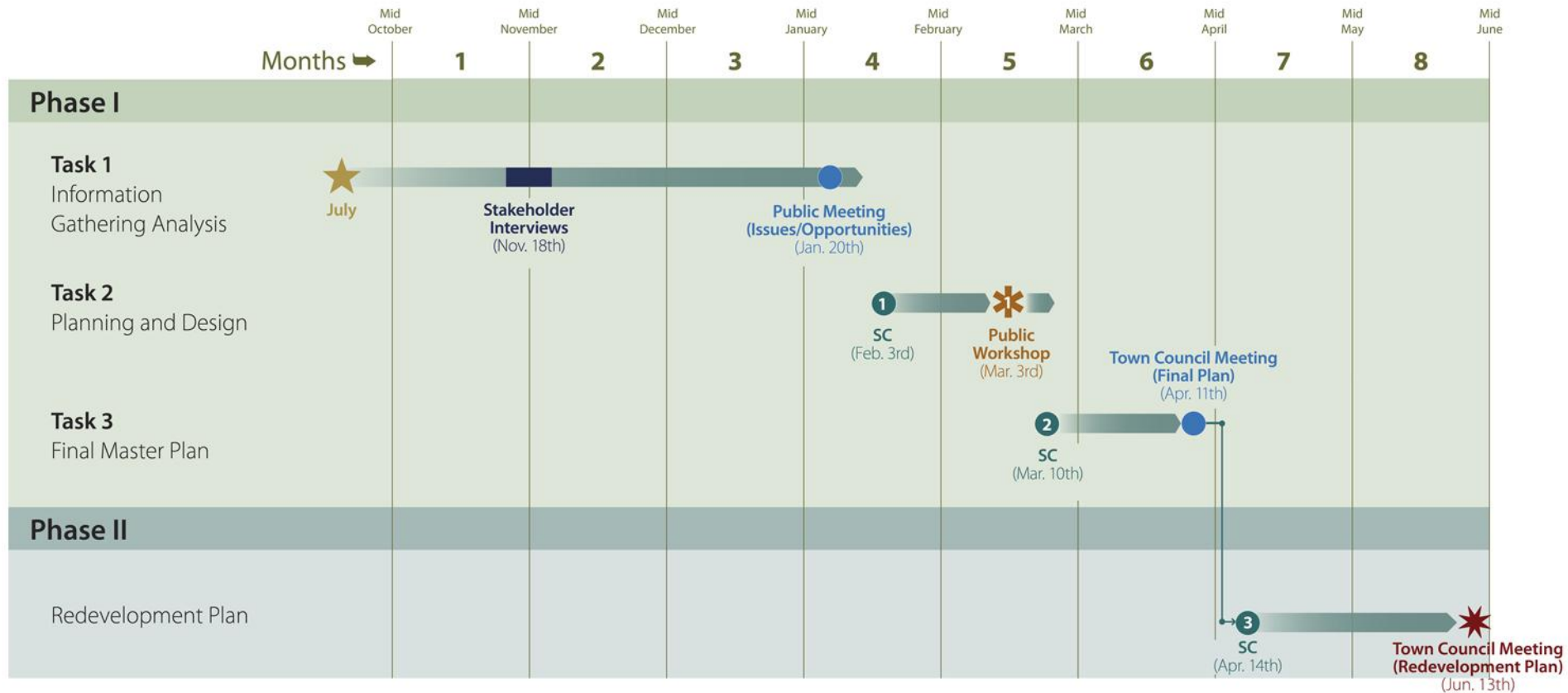
# Overview

## Project Goals

- West Main / Coddington Development Master Plan will serve to guide development and redevelopment within the project boundaries.
- Study will focus efforts on the Core Area - 14 acres of land
  - (Navy Lodge, Recreation Complex, Library, JKF School)
- Identify recommendations and strategies for:
  - Redevelopment options for the Core Area
  - Integration of the surrounding areas into the redevelopment Core Area
    - Pedestrian and vehicle connections
    - Options for enhancement and future redevelopment of private property that compliments for the core area
  - Streetscape improvements
  - Transportation improvements



# Process / Schedule



- ★ Kickoff Meeting
- # SC—Steering Committee Meetings
- \* Public Workshops
- Public Meeting

## Prior Studies

- West Side Master Plan (November 2005)
  - Anchorage / Middletown Growth Center: Provide for efficient mixed-use and diverse residential choices
  - Anchorage redevelopment: model for mixed-use and affordable housing on former military land
  - Commercial mixed-use Improvements: streetscape, landscape and additional uses to enhance the commercial strips along the developed corridor

## Prior Studies

- Implementing the West Side Master Plan (September 2006)
  - Anchorage Mixed Use District
    - Prior Visioning:
      - Redeveloping the former Navy housing at the Anchorage area into a mixed use / mixed income development
      - Implementing streetscape improvements and redevelopment of strip shopping centers on West Main Road and Coddington Highway to promote mixed use development
  - Zoning Code Options
  - Design Guidelines for mixed use and residential buildings
  - Next Steps – Consider developing overlay district





## Parallel Studies

- Navy Reuse Plans
- Aquidneck Island Transportation plan



# Study Area - Context



- Legend**
- Study Areas**
-  General Study Area
  -  Core Study Area



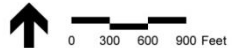
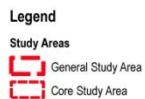
**Figure X-1**

Context

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# Study Area



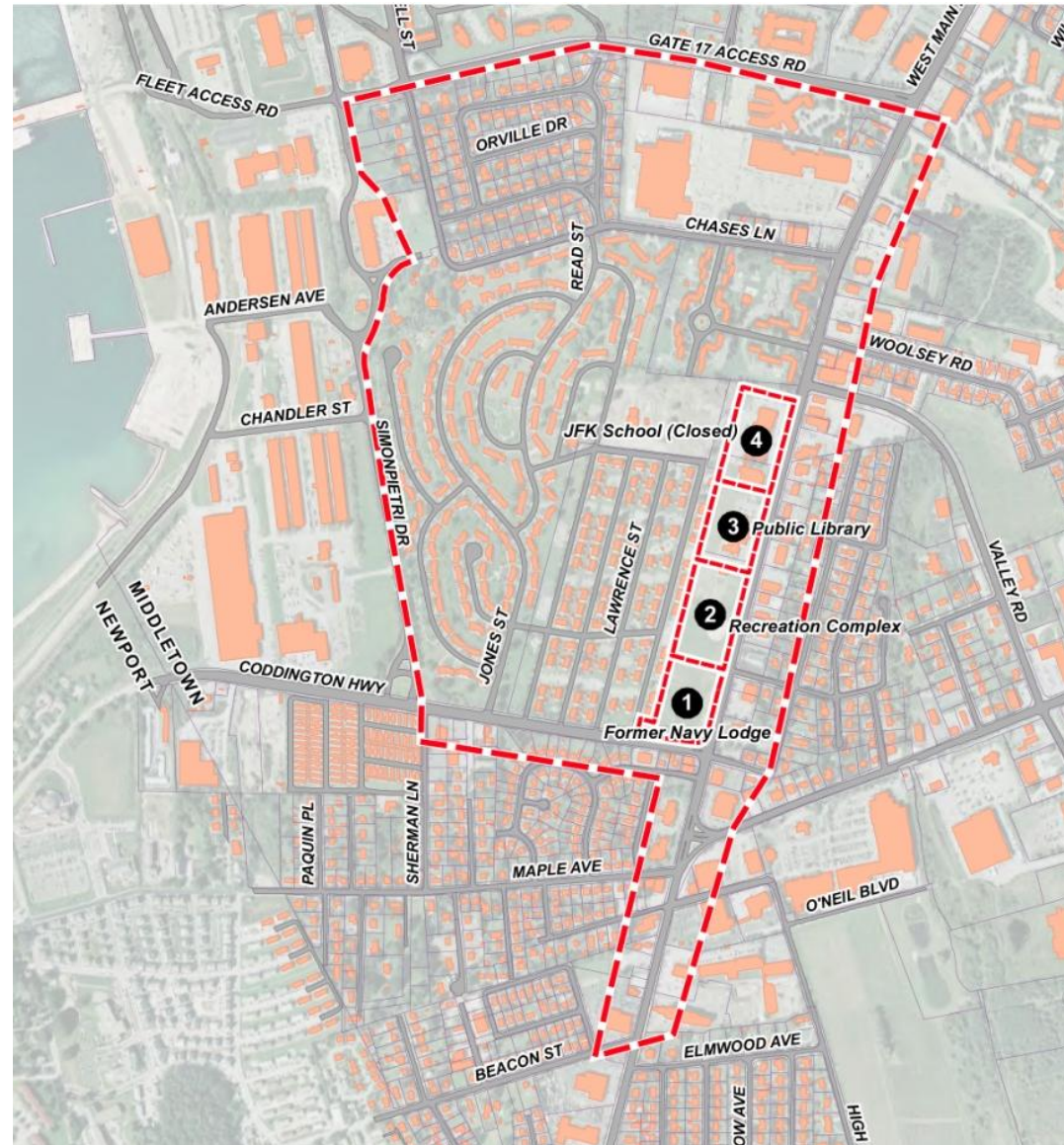
**Figure X-1**

Study Area

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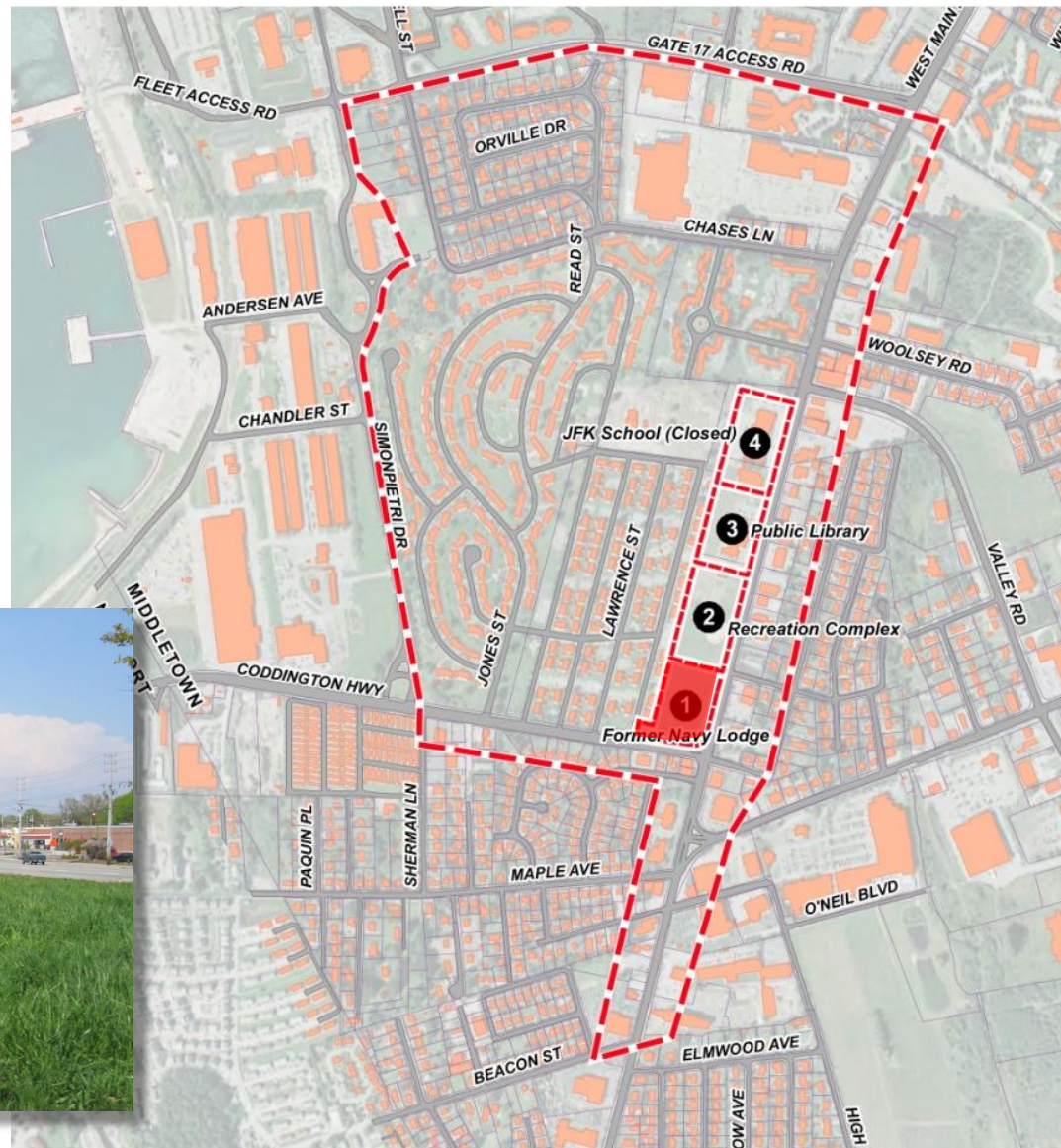
# Study Area & Core Study Area

- Study Area +/- 245 Acres
- Core Study Area +/- 14 acres
  - Four Key Parcels



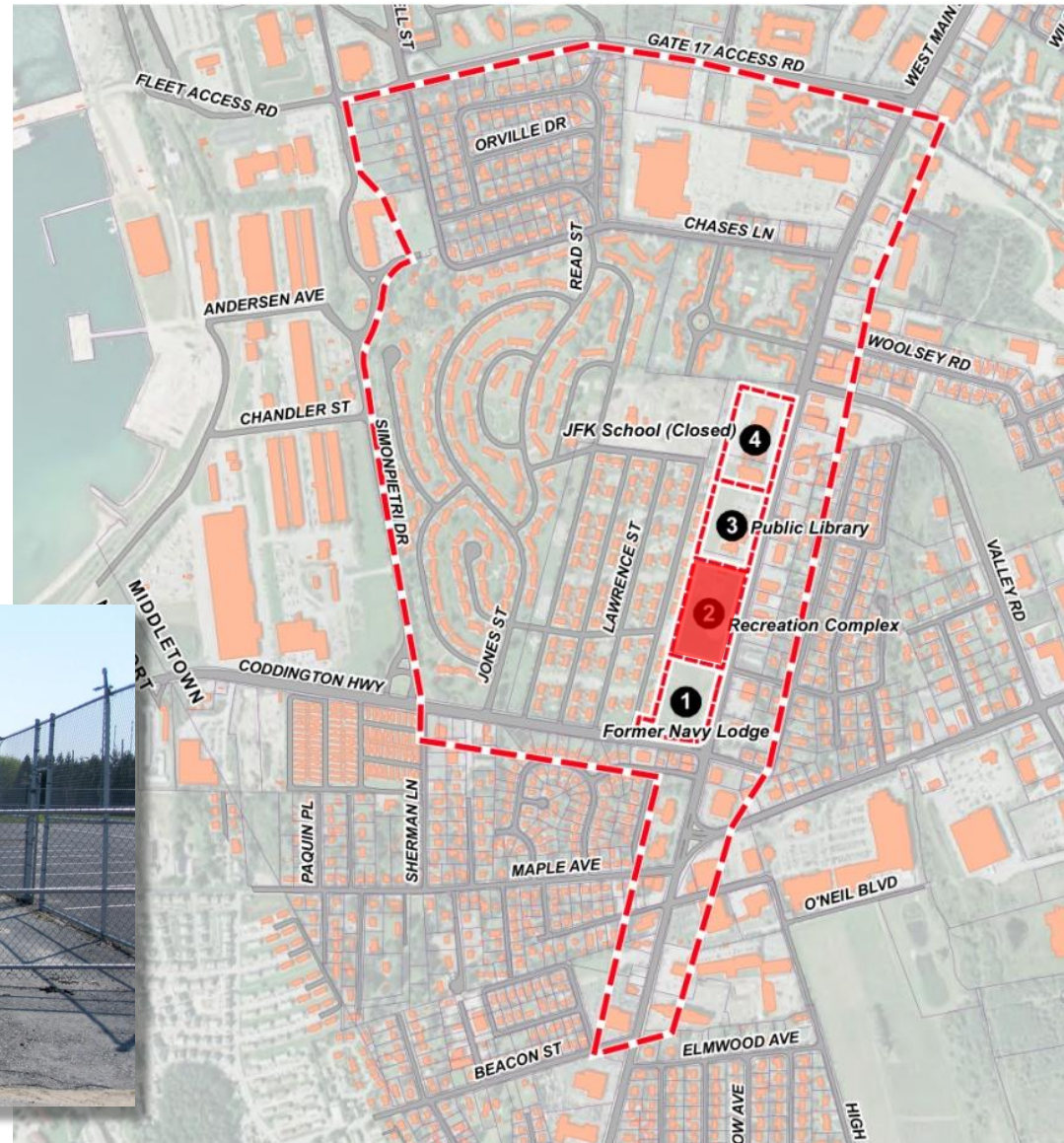
# Core Study Area

## 1 Former Navy Lodge Site



# Core Study Area

- 1 Former Navy Lodge Site
- 2 Recreation Complex



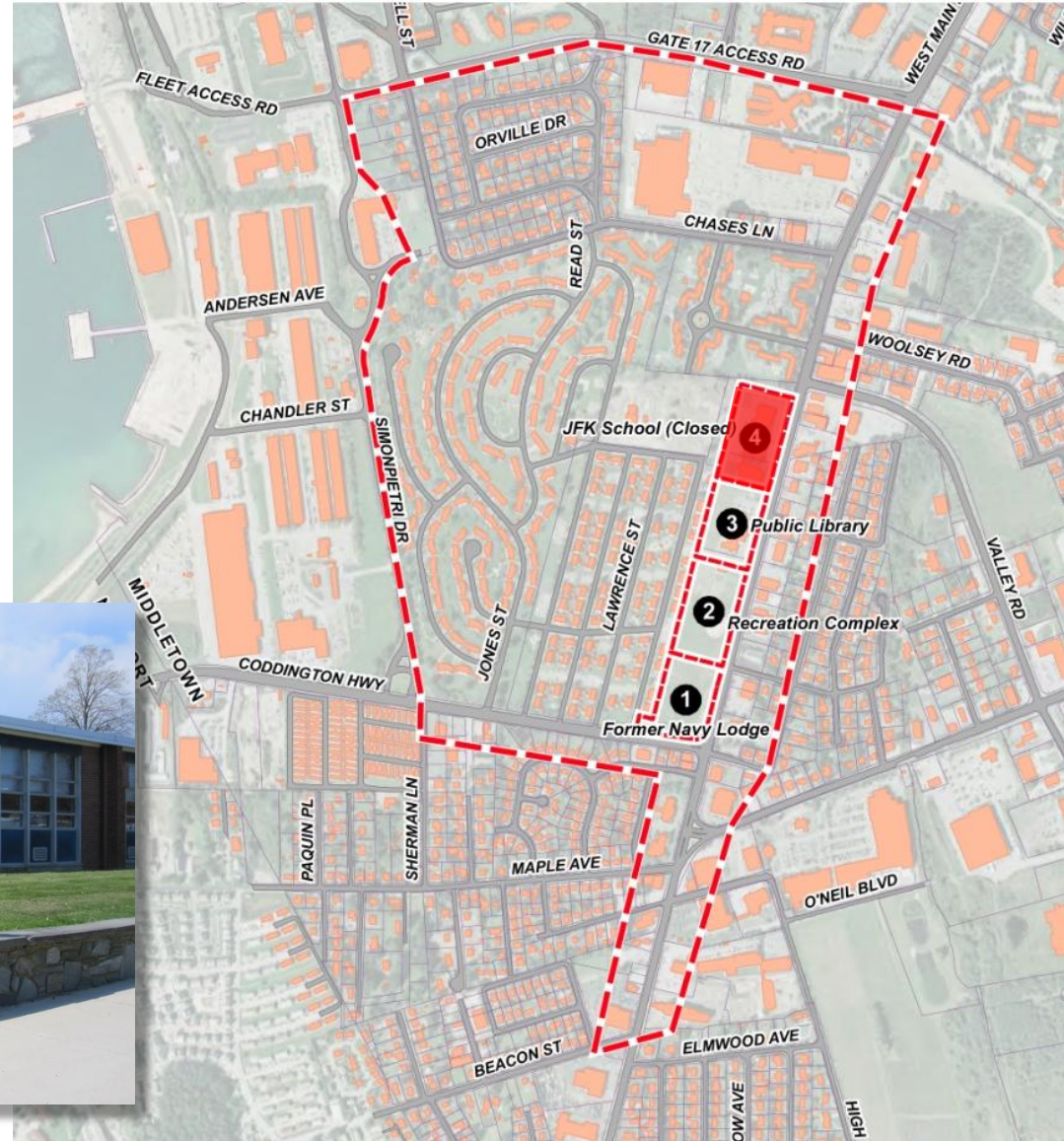
# Core Study Area

- 1 Former Navy Lodge Site
- 2 Recreation Complex
- 3 Public Library



# Core Study Area

- 1 Former Navy Lodge Site
- 2 Recreation Complex
- 3 Public Library
- 4 JFK School (Closed)





# **Photo's**

***Core study area &  
directly adjacent areas***



# Existing Conditions



# Existing Conditions





# Existing Conditions



# Existing Conditions





# Existing Conditions





# Existing Conditions



# Existing Conditions





# Existing Conditions





# Stakeholder Interviews



# Stakeholder Interviews

- Department of Public Works, Town Engineer
- Open Space and Fields Committee
- Middletown Public Library
- Middletown Public Schools
- Newport Navy Base
- Library Board of Trustees
- Landings Real Estate Group (The Anchorage)
- Picerne Properties (Harbor Village)
- Abutting business property owners

# Stakeholder Interviews – Summary of interviews

- Utilities /Town :
  - Understanding of the utilities in the area
  - Likely that future development will need to separate sewer or provide improvements to facilitate future development
  - Noted potential Deed restrictions for Public Uses of School and Library Sites (30 years) - Now expired?
- Recreation complex
  - Can potentially be moved to another location in Town, if agreed upon
  - Open Space Report supports the relocation of these facilities
  - Expressed an interest in making this area attractive as it is an entry point in to Middletown
  - Expressed interest in making the area more walkable
- Public Library
  - Facilities are +/- 9,000 s.f., and are maxing out on space
  - Need for more parking
  - Facilities have undergone recent and ongoing repairs
  - Members of the Library committee expressed need to further review their needs and costs
  - Bus access is very important
  - Timeline of these alternatives is an important consideration
  - The West Main / Coddington Master Plan could explore several alternatives for the Library

# Stakeholder Interviews – Summary of interviews

- JKF Elementary School
  - School was used for Kindergarten through -4<sup>th</sup> grade
  - School has been closed for 1-2 years
  - School has not yet reverted back to the Town
  - There is a potential short term need to continue to use the building for school uses
  - Long term :Middletown School's plan calls for consolidation of facilities onto a campus
    - Open opportunity for mid to long term redevelopment for non school uses
- Newport Navy
  - BRAC process for disposing of Navy Lodge underway
  - Navy needs to maintain their access to utilities
  - Portion of Navy Lodge site being used for turning lane easement

# Stakeholder Interviews – Summary of interviews

- Landings Real Estate Group (The Anchorage)
  - Owned since 2007
  - +/- 240 units
  - Roads are private
  - Easement from Lake Erie to Navy Lodge site
  - Interest in the redevelopment of the former Navy Lodge site: Perhaps as Retail / Office space
- Picerne Properties (Harbor Village)
  - Harbor Village - Formerly 200+ units of naval housing
  - Own East Bay Village (North on West Main) – 240 units
- Abutting business property owners
  - Expressed an interest in what was to be developed on the Site, suggesting that retail uses and parks/recreational uses would be appropriate
  - Other potential uses: Welcome Center Visitor Center Retail outlet Center
  - Expressed concerns about traffic in the area – noting left turns
  - Expressed concern that future development complement existing development



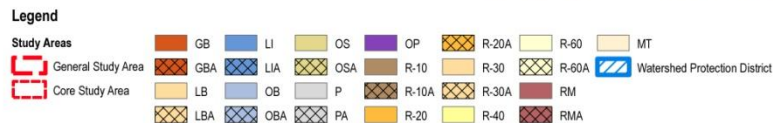
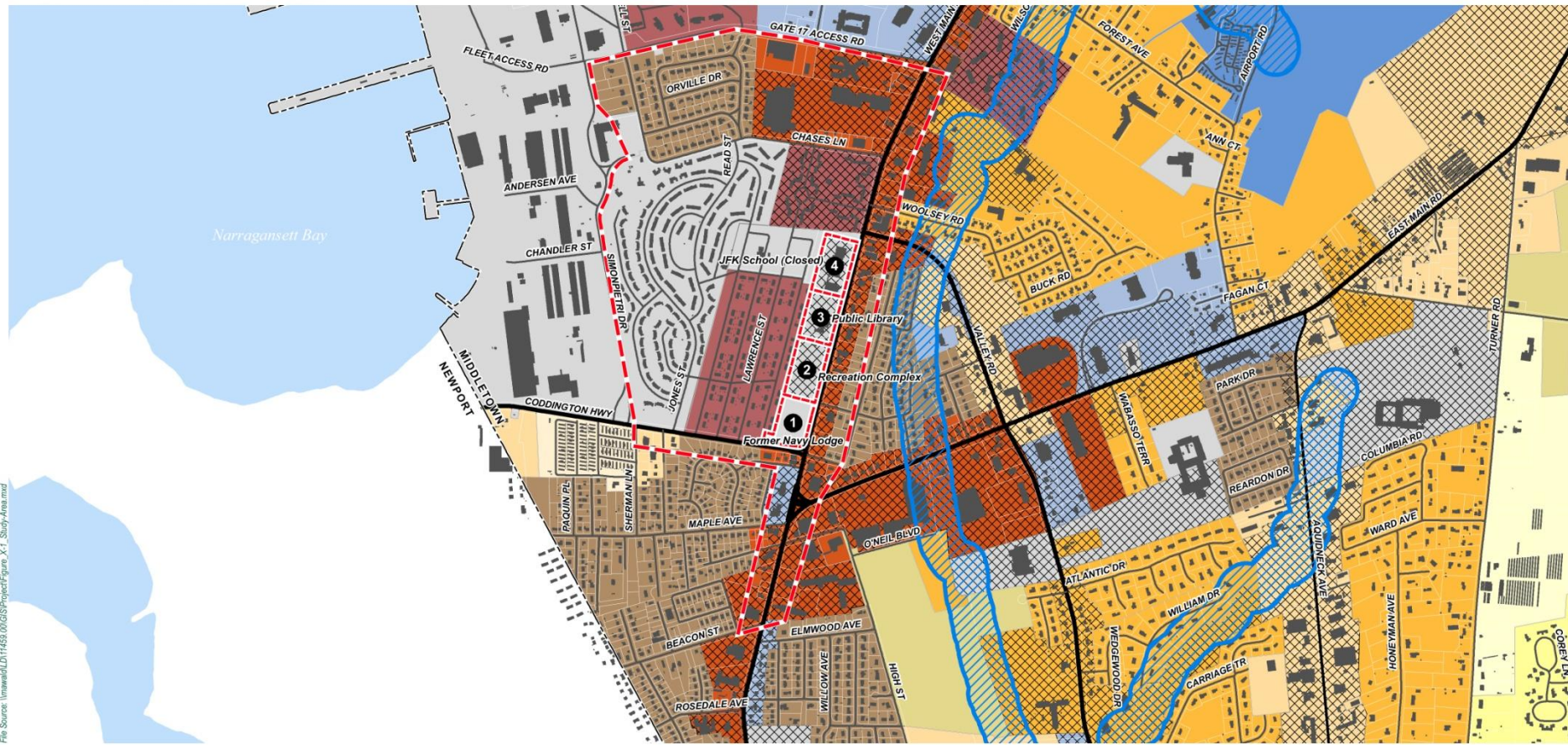
# Issues & Opportunities

- Existing Zoning
- Historic Resources
- Urban Design
- Utilities
- Transportation
- Real Estate Market



# Existing Zoning

# Existing Zoning



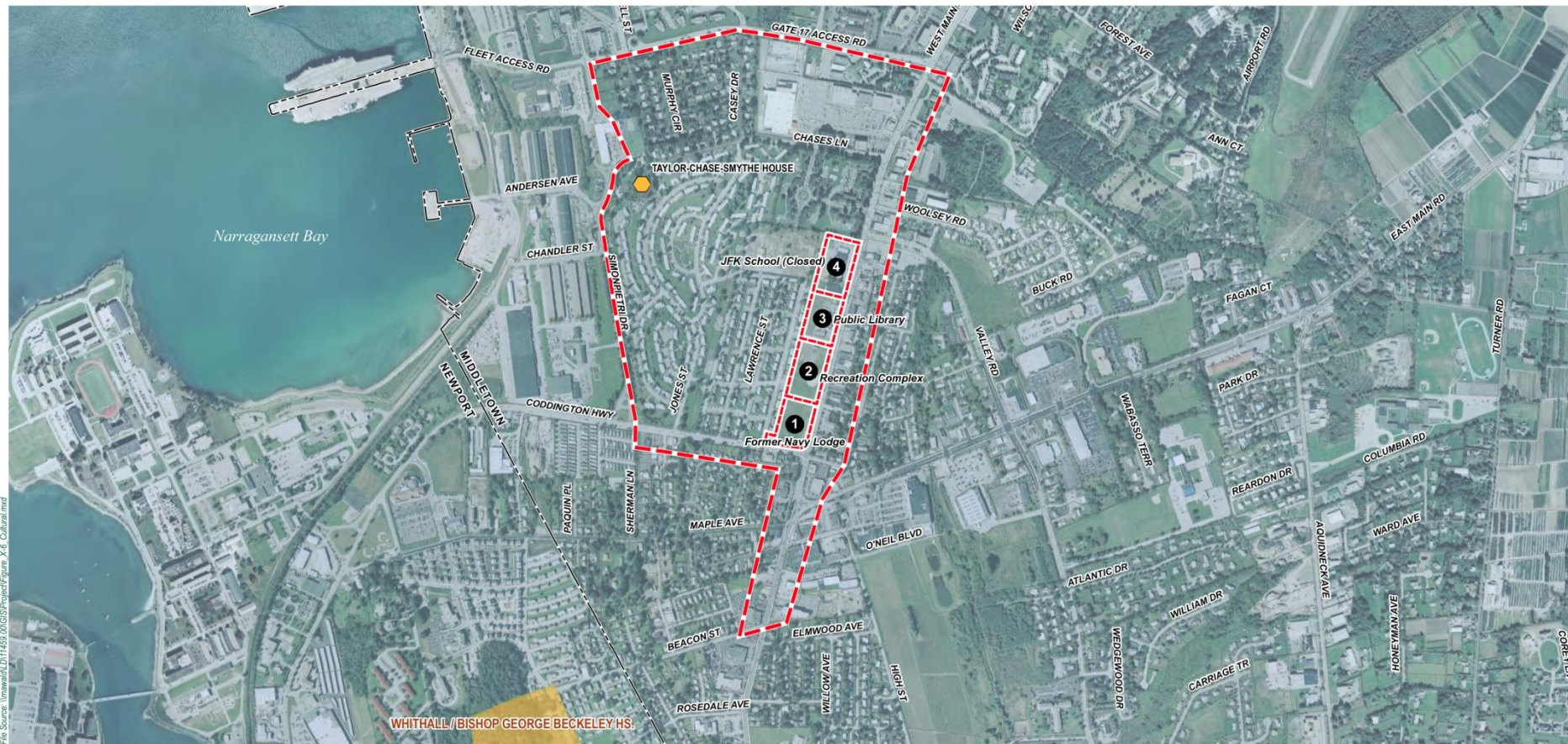
**Figure X-3**

Zoning

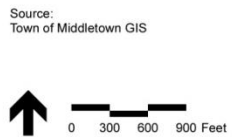


# Historic Resources

# Historic Resources



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**Figure 4**  
Cultural Resources

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January 2011



# Urban Design

# Urban Design

- Study Area



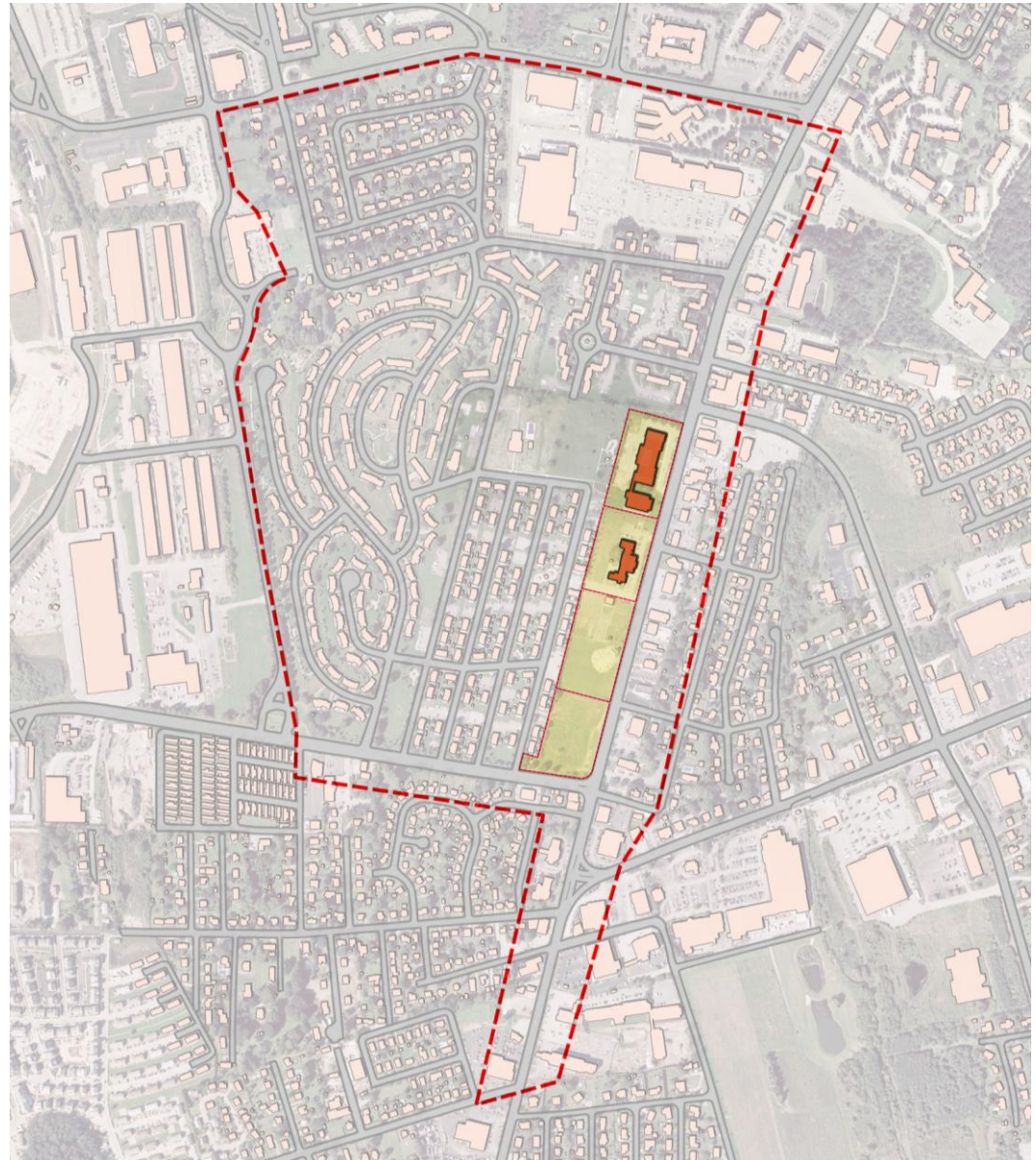
# Urban Design

- Study Areas
- Building Footprints



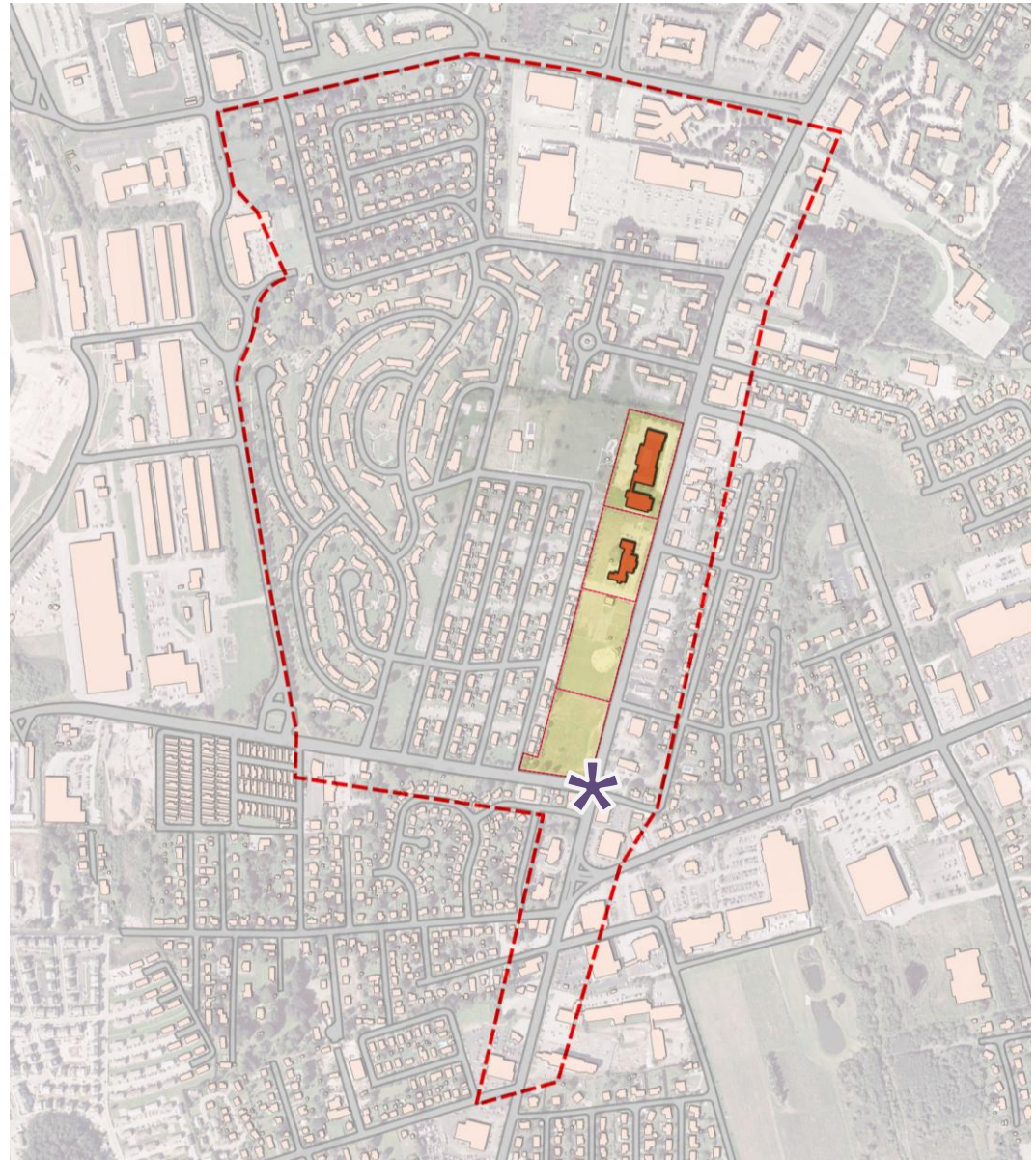
# Urban Design

- Study Areas
- Building Footprints
- Core Study Area



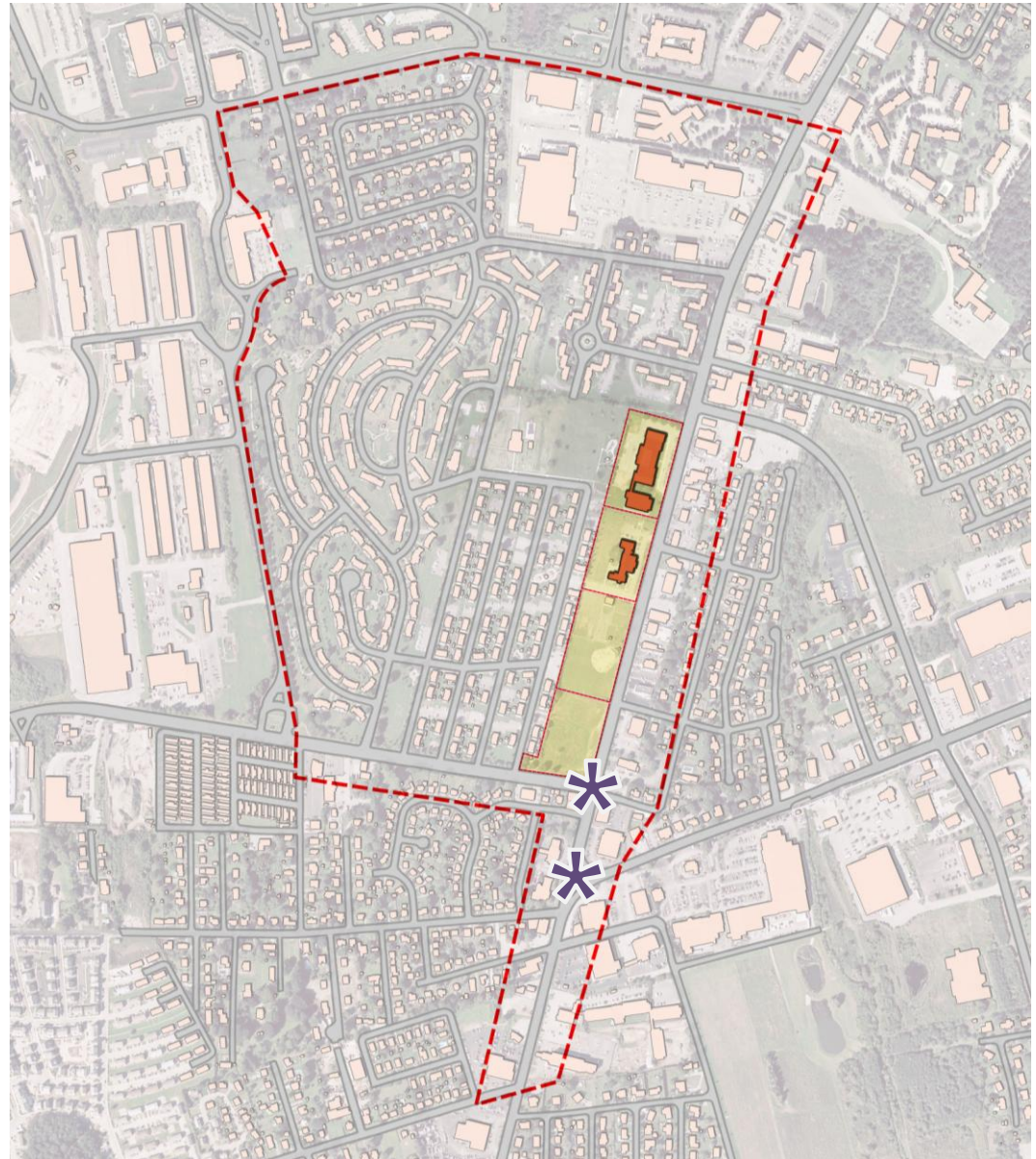
# Urban Design

- Study Areas
- Building Footprints
- Core Study Area
- Gateway Opportunities...
  - at Coddington?



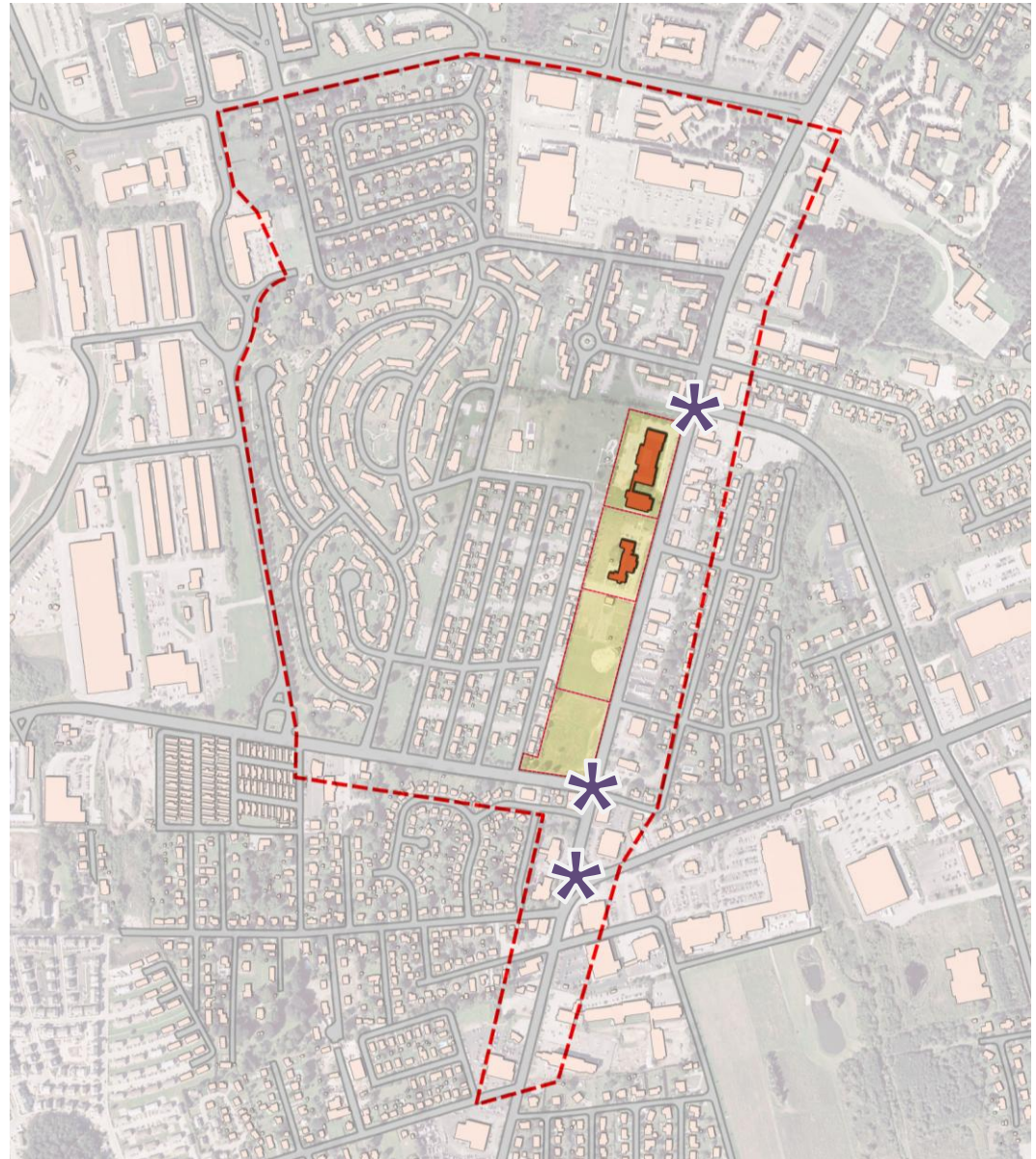
## Urban Design

- Study Areas
- Building Footprints
- Core Study Area
- Gateway Opportunities...
  - at Coddington?
  - at East Main?



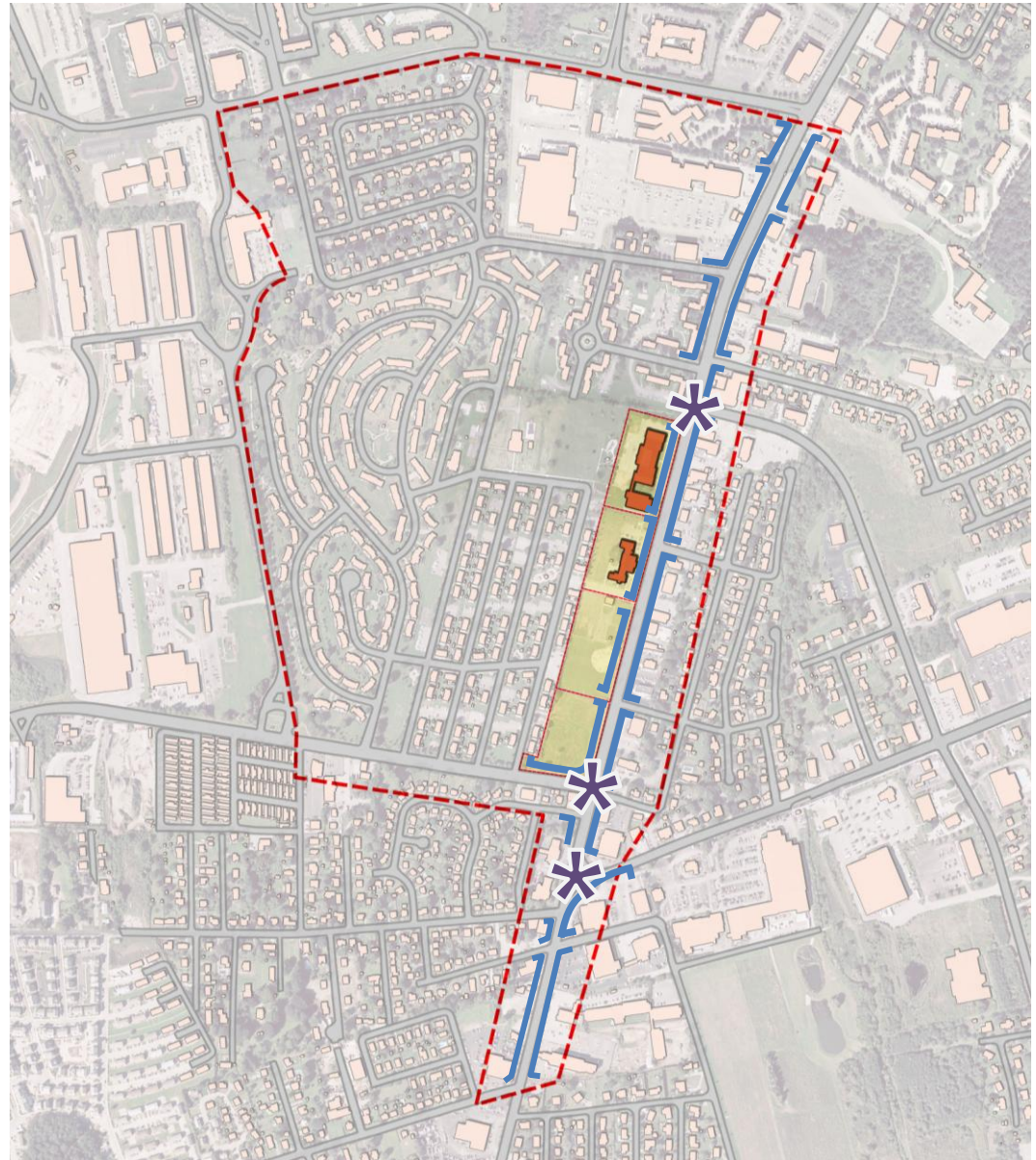
# Urban Design

- Study Areas
- Building Footprints
- Core Study Area
- Gateway Opportunities...
  - at Coddington?
  - at East Main?
  - At Valley?



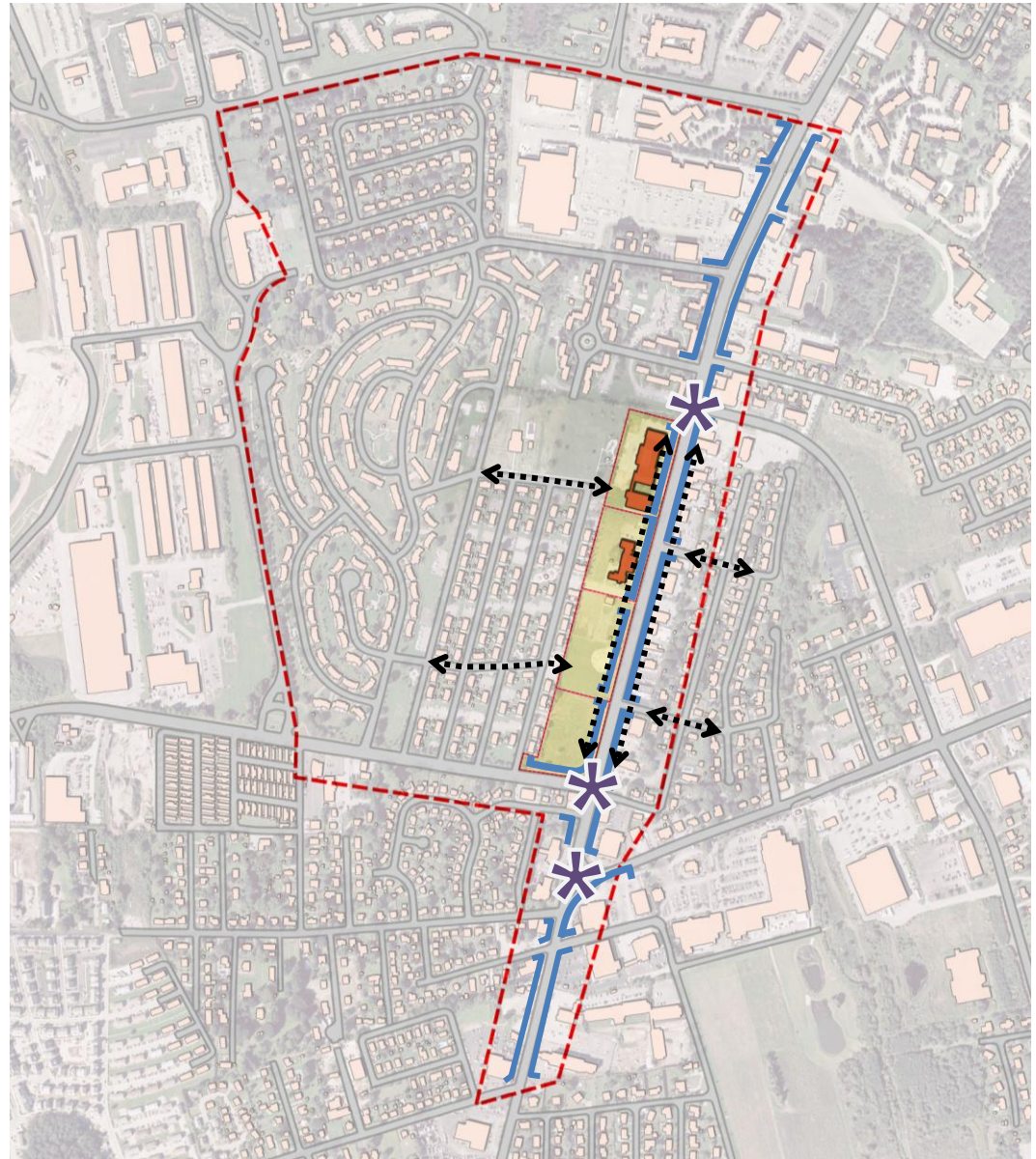
## Urban Design

- Study Areas
- Building Footprints
- Core Study Area
- Gateway Opportunities...
  - at Coddington?
  - at East Main?
  - At Valley?
- Streetscape / Street edges



# Urban Design

- Study Areas
- Building Footprints
- Core Study Area
- Gateway Opportunities...
  - at Coddington?
  - at East Main?
  - At Valley?
- Streetscape / Street edges
- Connections



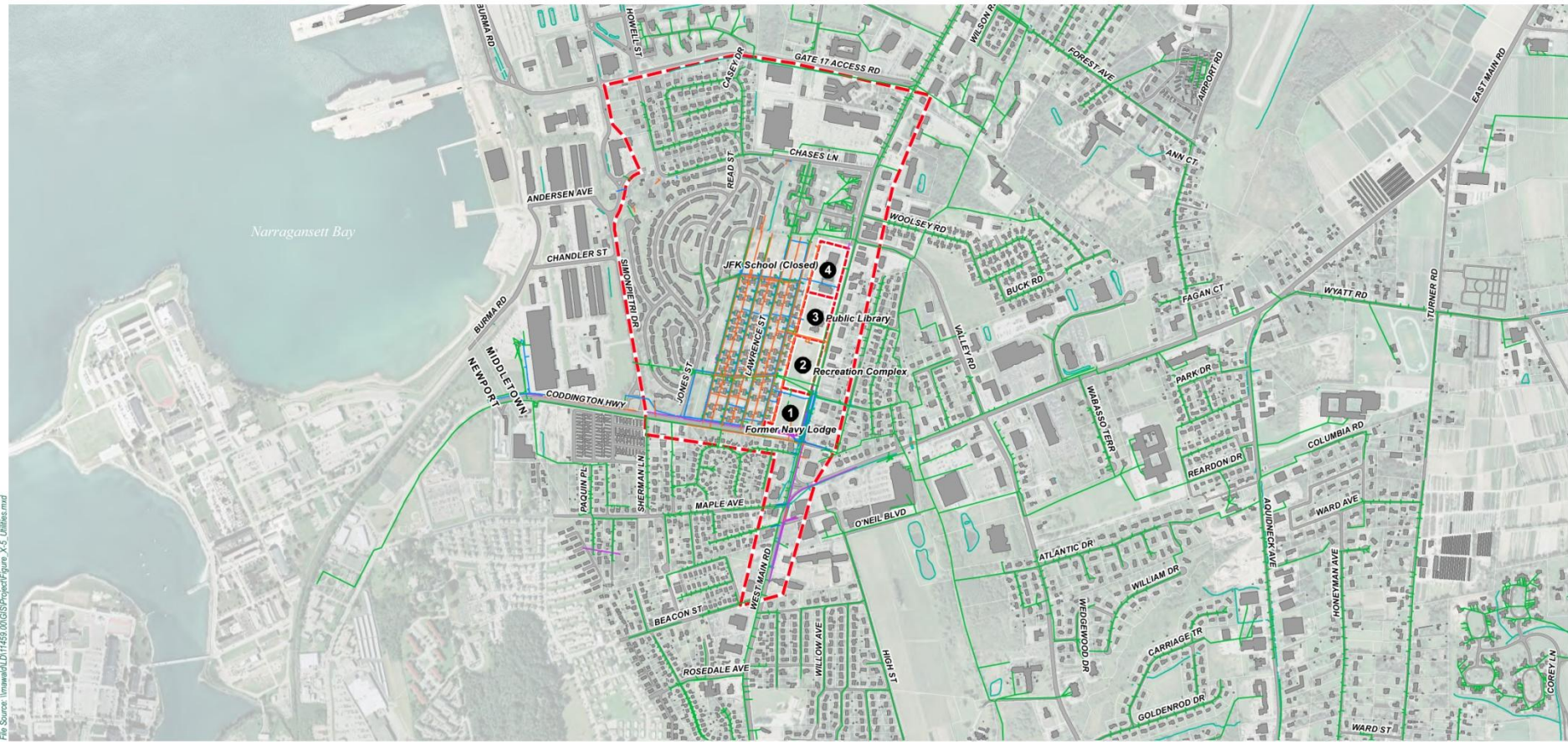


# Utilities

## Utility Infrastructure

- Stormwater detention required to mitigate any increases in impervious area.
- Development projects would be required to meet new RI Stormwater Regulations.
- Upgrades to the municipal sewer system may be required if the proposed development results in an increased sewer flow.
- Gas, Electric, and Telecommunications (including fiber) services are available.

# Utilities



**Legend**

- Existing Stormwater
- Existing Gas
- Existing Sewer
- Existing Telecomm
- Existing Water

**Study Areas**

- General Study Area
- Development Core Study Area



**Figure X-5**

Existing Underground  
Utility Infrastructure

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# Transportation

# Transportation Issues & Opportunities

## Access Management

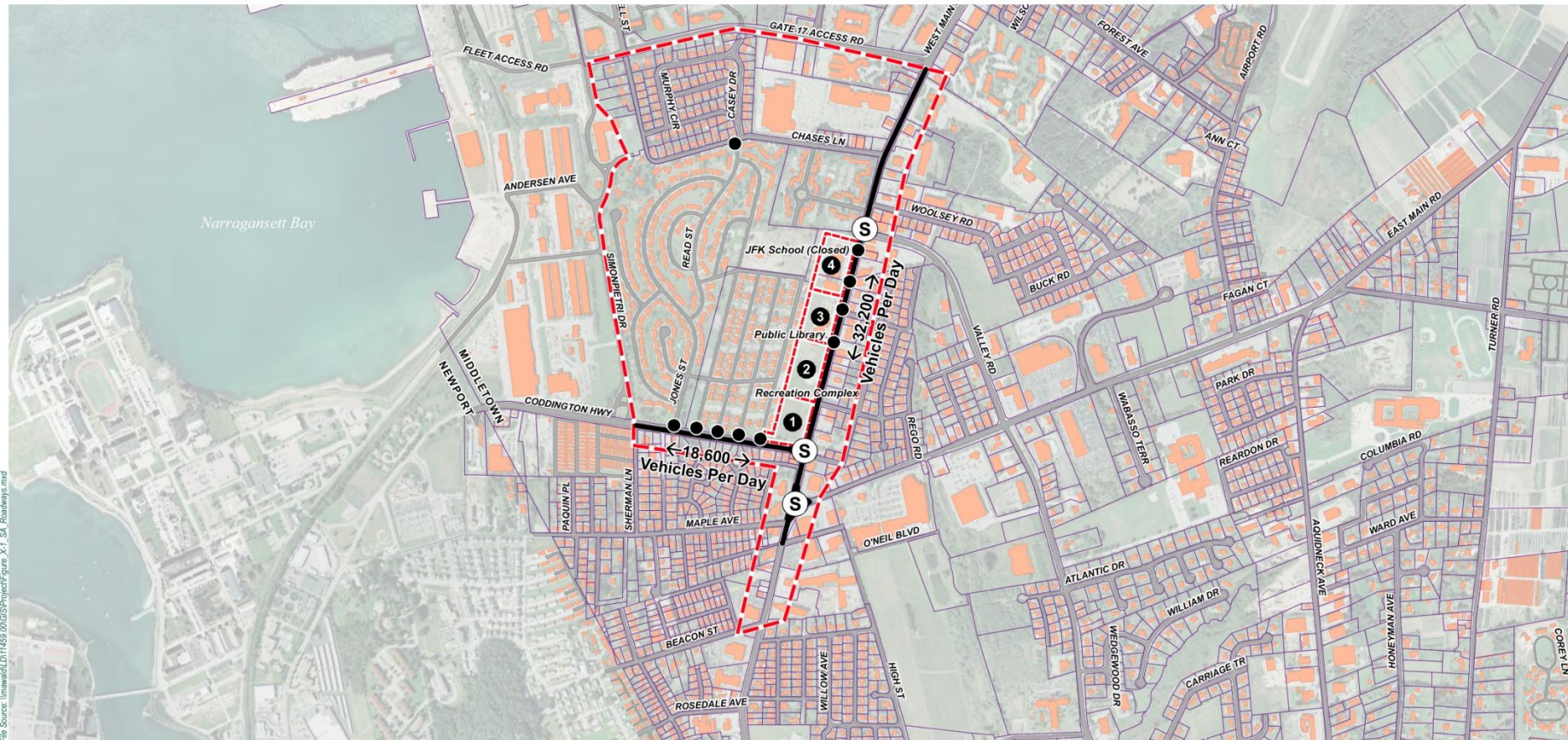
### ■ Issues

- Numerous driveways opening along adjacent roadways
- Numerous collisions caused at side streets and driveways

### ■ Opportunities

- Provide internal circulation between parcels
- Locate internal parking/intersection conflicts away from intersection with roadway
- Limit the access points to adjacent roadways
- Restrict left-turning movements at uncontrolled intersection
  - Left-turning movements can be made at signalized intersections or at roundabouts
- Provide direct connection to “The Landings” and other adjacent residential developments

# Study Area Roadway Network



**Figure X-1**

Study Area Roadway Network

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# Transportation Issues & Opportunities

## Public Transportation System

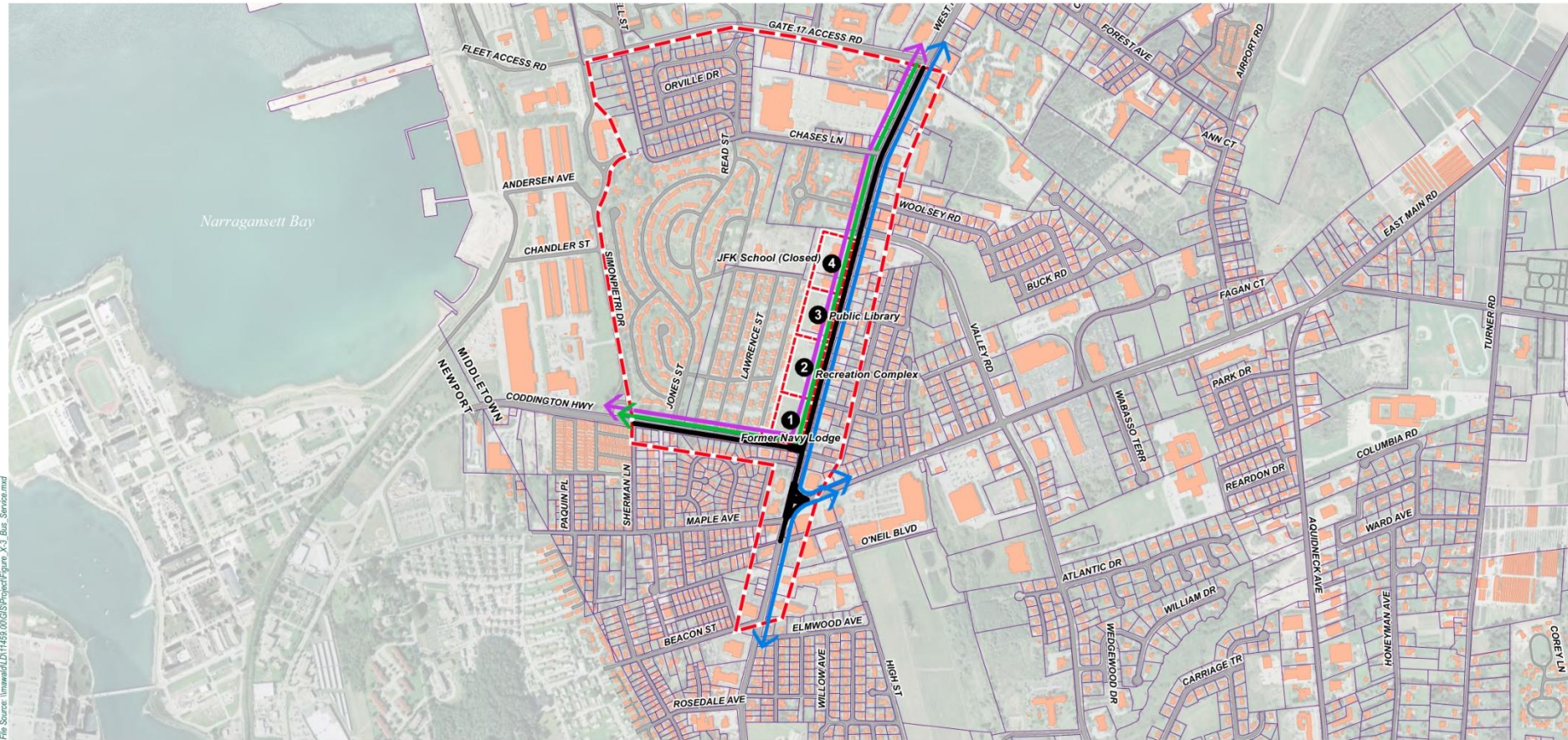
### ■ Issues

- Existing weekend service limited
- Lack of bus stop amenities (shelters, benches)

### ■ Opportunities

- Encourage Transit Oriented Developments
- Improve transit experience
- Encourage employers to embrace transit
- Provide additional bus service

# Bus Service



**Figure X-3**

Bus Service

# Transportation Issues & Opportunities

## Pedestrian Transportation System

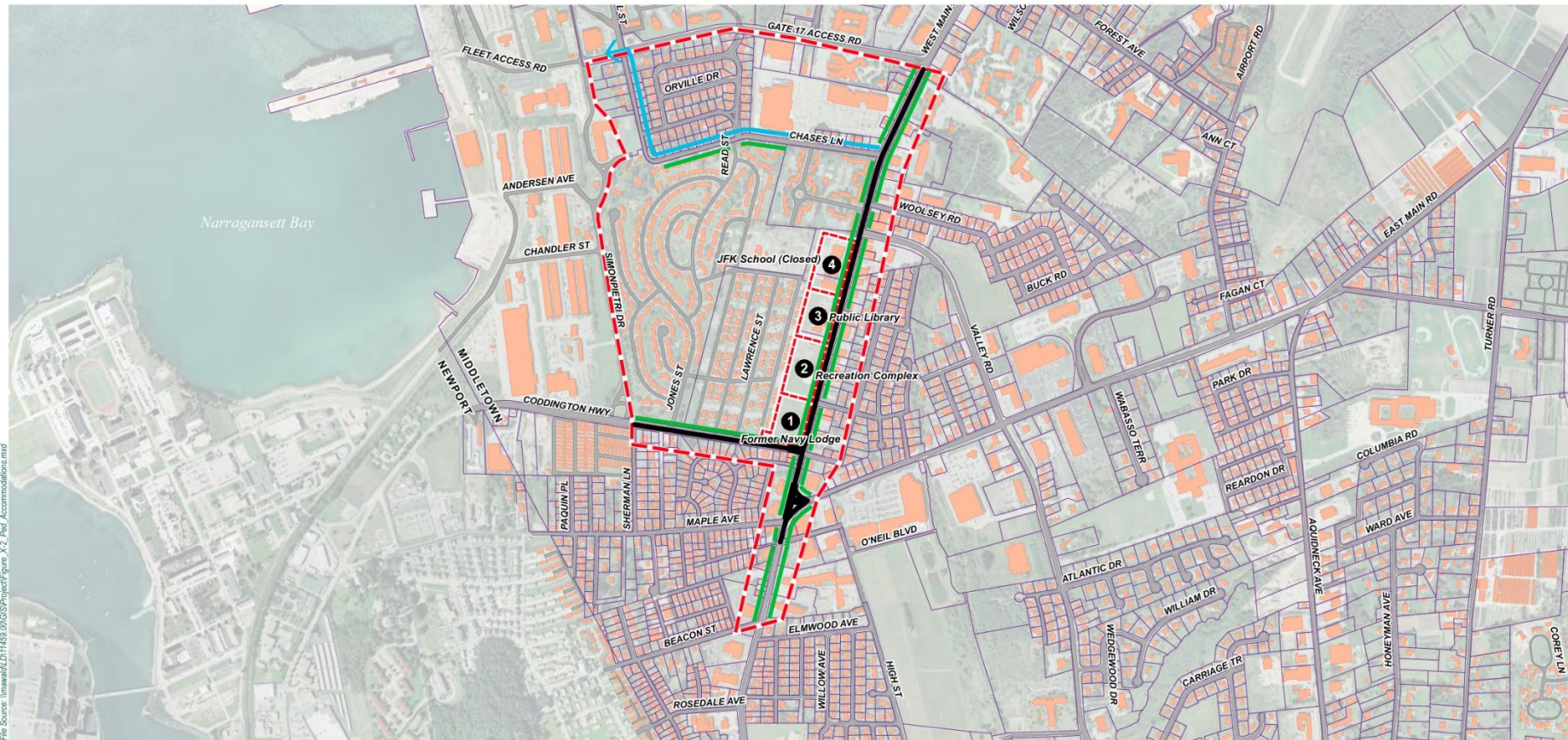
### ■ Issues

- Lack of pedestrian accommodations south of Development Center
- Lack of direct connection from “The Landings” and Coddington Cove Navy Housing to Development Center

### ■ Opportunities

- Incorporate pedestrian accommodations in future design projects
- Provide direct pedestrian connections between adjacent developments to the Development Center

# Pedestrian Accommodation



**Legend**

- Study Area Roadway
- Suitable Bike Route
- Sidewalk

**Study Areas**

- General Study Area
- Development Core Study Area



**Figure X-2**

Pedestrian Accommodations

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# Transportation Issues & Opportunities

## Bicycle Transportation System

### ■ Issues

- Adjacent roadways not “suitable” roadways for bicyclists
- Lack of connection to “suitable” roadways

### ■ Opportunities

- Provide connection to existing “suitable” roadways for bicyclists
  - Chases Lane/Burma Road (Defense Highway) bike route
  - Coddington Highway bike route (with proposed road diet)
- Provide critical connection from proposed Shoreline Bikeway (Burma Road) to Coddington Highway and eventually to Downtown Newport

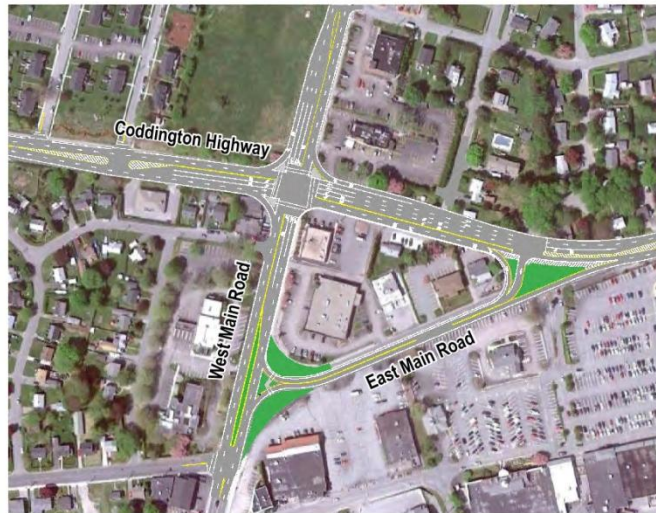
# Aquidneck Island Transportation Study

## *Intersection Alternatives*

Geometric Improvements Concept



East Main Road Realignment Concept



Roundabout Concept

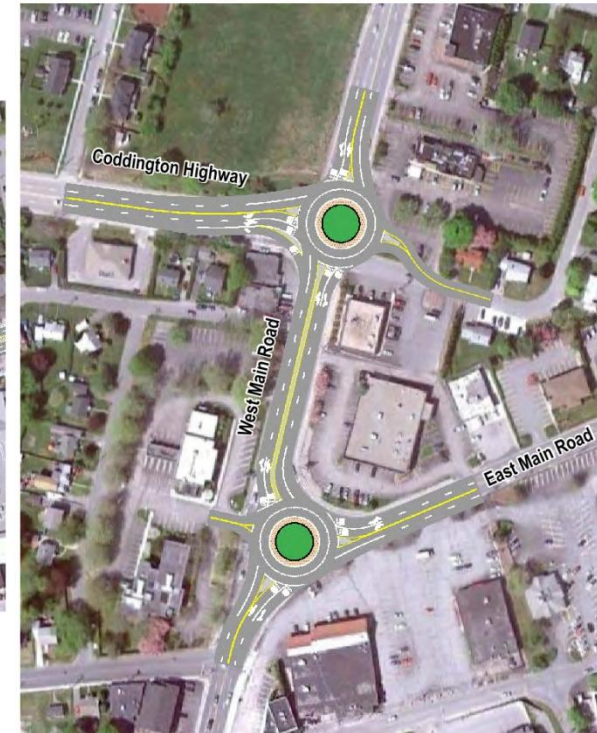


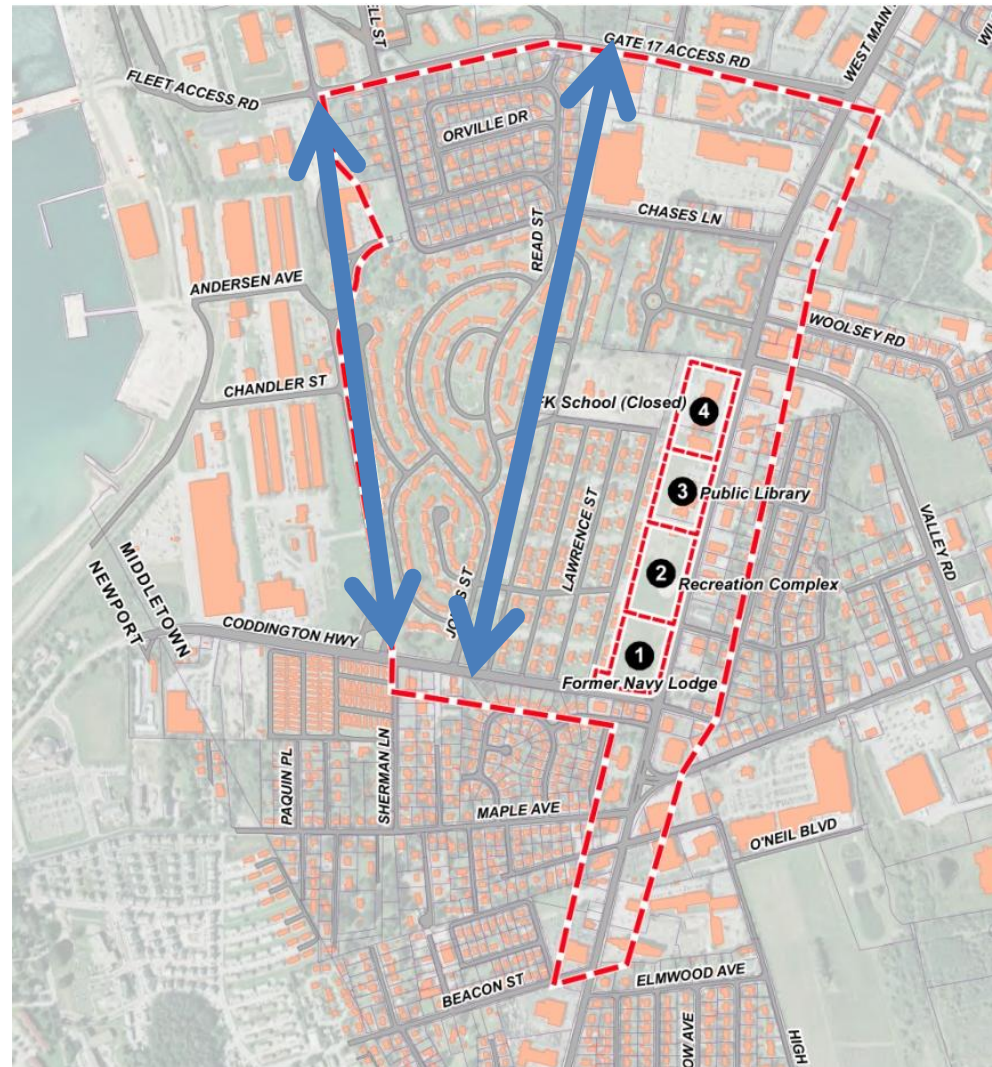
Figure X-4

Intersection Alternatives



# Aquidneck Island Transportation Study

- Burma Road Extension?





# Market Study

## Purpose and Approach

- To consider the long-term development and/or re-positioning opportunities for the West Main/Coddington Master Plan with a focus to analyzing the market based alternatives for redevelopment of the former Navy Lodge site and adjoining parcels
- In-field analysis of site, location and market characteristics
- Review of prior and existing studies, research and development initiatives coupled with assessment of recent trends and real estate indicators in local market
- Recommend suggested development alternatives, including potential for office, retail, residential and community uses

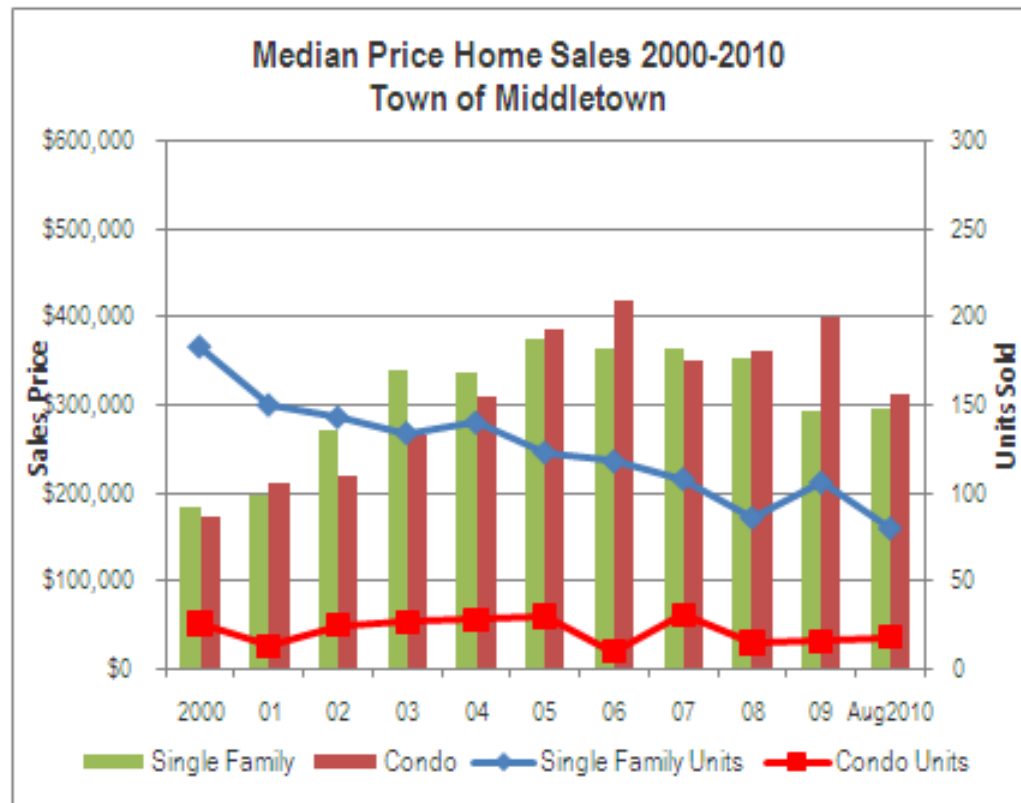


## Site and Location Characteristics

- Highly visible location at intersection West Main and Coddington
- Combined site (north to include JFK school) of 15-acres
- Good average daily traffic counts exceeding desired threshold for many retail uses
- Town is receptive to alternative and flexible zoning to facilitate future development opportunities

## Residential Real Estate Indicators

- Approximately 7,900 units with less than 300 added over past decade
- Negligible increase in median home values 1990 to 2000
- Average single-family sales 183 to 80 (August) = 125
  - Pricing at \$185k to \$296k = average of \$307k
- Average condo sales 26 to 18 (August) = 22
  - Pricing at \$174k to \$313k = average of \$310k

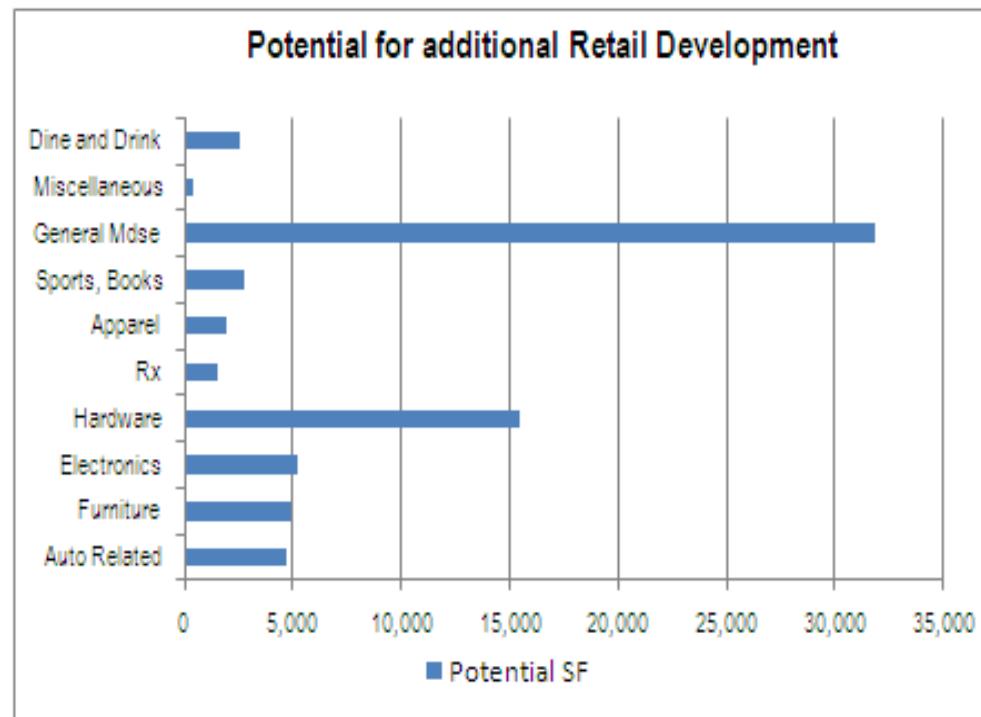


## Office Real Estate Indicators

- Demand driven by small, entrepreneurial start-up firms
- Demand for off-base defense-related office space, especially larger space, limited
- Some latent demand for new medical office space, but would likely take tenants from existing, older office space for renters who might prefer to own
- Middletown has approximately 1.2 million SF of office space in 74 properties, estimated vacancy around 12% and asking rents of slightly less than \$15/SF
- Little new construction has occurred in recent years with 13,300 square recorded over the last decade and no new construction since 2005

## Retail Real Estate Indicators

- All of Newport County retail demand of \$29,800 per household = \$929 million total demand (2009)
  - Sales exceed demand in 2009 by \$53 million indicating seasonal spending and tourist economy
- However, certain retail categories under served and there is sales leakage of \$260 million
  - Could support new 71,000 SF of retail



## Preliminary Recommendations

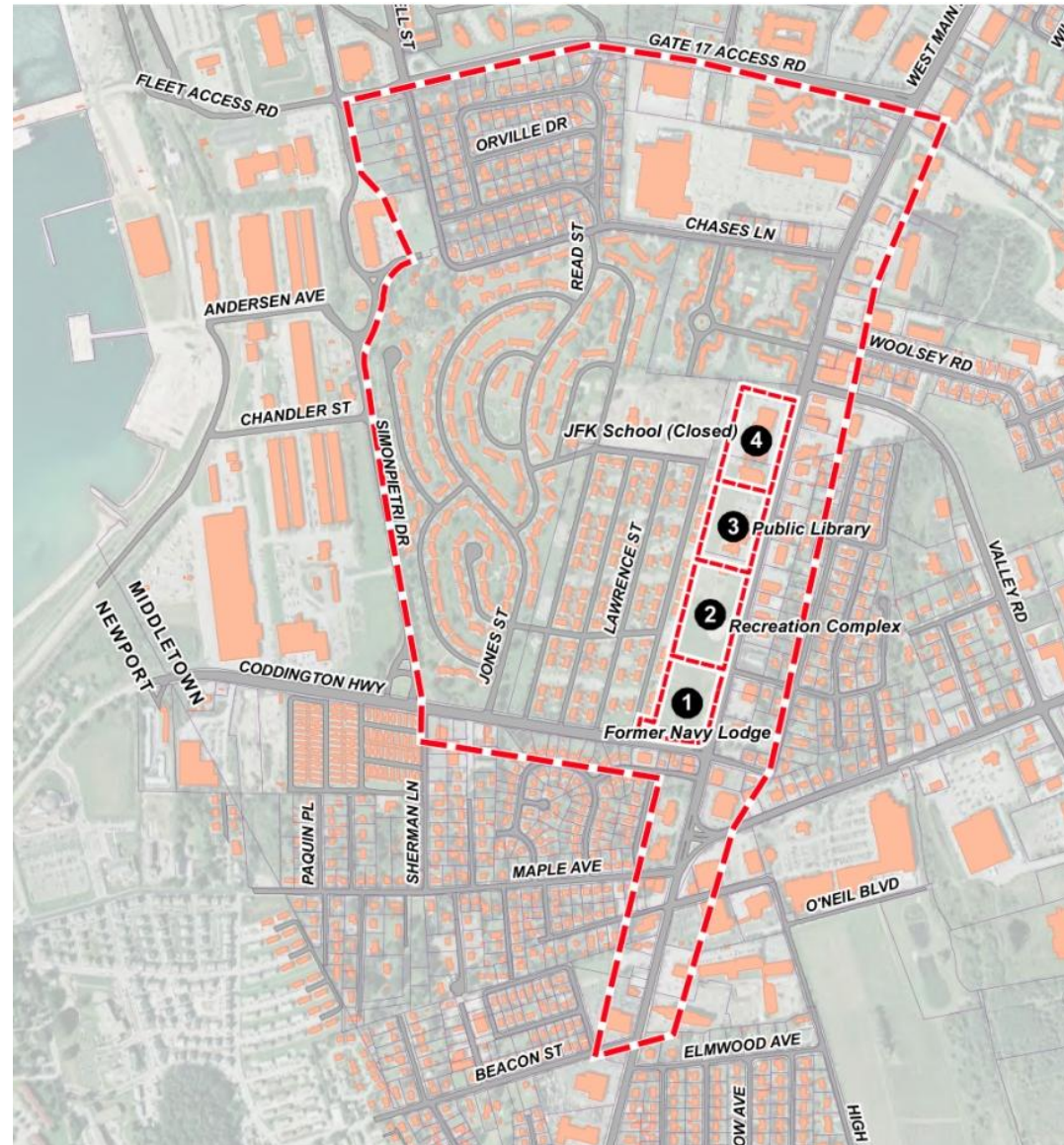
- Phased development over time reflecting market demand and site conditions
- Strongest market demand indicators for some retail component as part of Phase 1
- Phase 2 opportunities for some limited office and/or residential (unless all retail desired)
- 
- Phase 2 more of a mixed use development with retail down and office up, or office down and residential up
- Phase 2 opportunity for community and municipal uses for remainder of site – further review and study



# Discussion

# Questions

- What are the biggest challenges?
- What are the biggest opportunities?
- What is your vision for the area?





# Next Steps

See website:

[www.middletownri.com](http://www.middletownri.com)

Save the date March 3<sup>rd</sup> 2010  
Public Meeting #2