

WEST MAIN/
CODDINGTON
DEVELOPMENT
CENTER

Planning Board
Public Meeting
February 26, 2020
6:00pm



AGENDA

Define Area

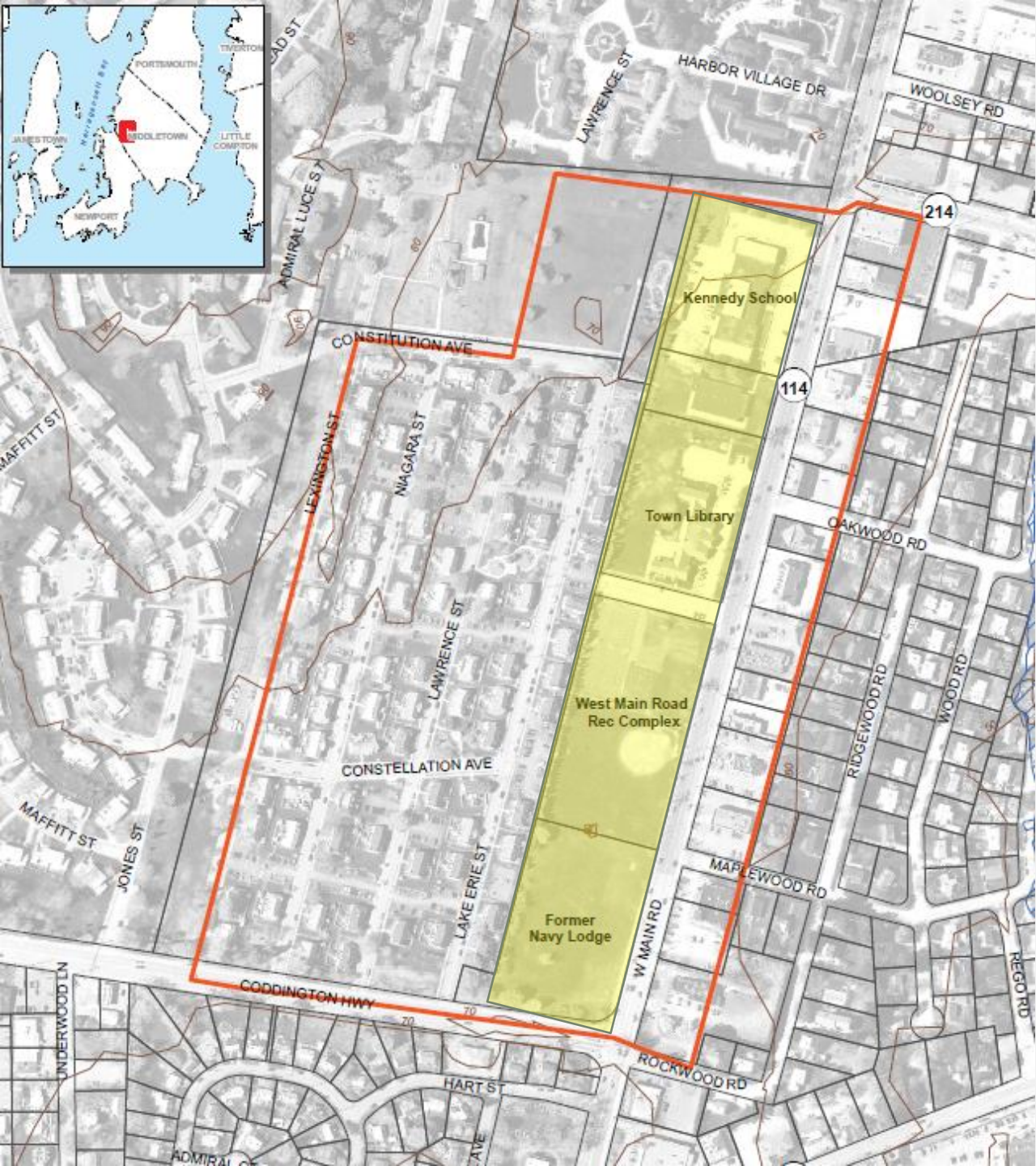
Review Goals

Current
Conditions

Summary of
Prior Studies

Planning
Board
Questions &
Feedback

Public
Questions &
Feedback



AREA OF INTEREST

- 15 acres
- Town-owned property
- West Main Road/ Coddington Hwy
- Includes:
 - Former Navy Lodge
 - West Main Road Recreation Complex (Potts Field)
 - Middletown Public Library
 - Former John F. Kennedy Elementary School

GOALS

- **Gather ideas and feedback from the public**
 - **Regarding: Land Use, Design, Redevelopment Options**
- Feedback will shape the Request For Information (RFI)
- RFI will solicit development interest
- RFI responses will provide:
 - Market realities
 - Identify potential infrastructure needs/upgrades
 - Identify potential zoning considerations/changes
 - Site design ideas

Tonight

Next steps



CURRENT CONDITIONS

Town acquired former Navy Lodge property in January 2018, property is vacant land

Former JKF school is leased to tenants

Rec Complex (Pottsy Field) contains baseball diamond, basketball court

Library building from 1970's in need of parking and capacity upgrades

Some vacant commercial properties across West Main Road

REVIEW PREVIOUS STUDIES



- 2011-VHB Master Plan
- 2014- Matrix Design Group Planning Study
- Available on our website:
planning.middletownri.com/master-planning/

MIDDLETOWN TOWN CENTER PLANNING STUDIES



PREPARED FOR
THE TOWN OF MIDDLETOWN,
RHODE ISLAND

BY:
MATRIX DESIGN GROUP
MARCH 2014

2011 VHB MASTER PLAN

- Had an appointed project steering committee
- Conducted community outreach
- Reviewed:
 - Zoning
 - Historic Resources
 - Landscaping
 - Recreation Conservation and Open Space Master Plan
 - Transportation
 - Market Analysis
- Provided preferred scenario (more on next slide)



2011 VHB MASTER PLAN PREFERRED SCENARIO

Thriving Mixed-
use center

Retail, office,
housing, civic use

Town Common

A “blueprint” or
“vision” for future
development



2011 VHB MASTER PLAN RECOMMENDATIONS

- Buildings close to street (walkable)
- Plazas and greenspace
- Consolidated driveways
- Mix of 1-, 2-, and 3-story buildings
- Improved sidewalks
- Internal roadways to improve traffic flow



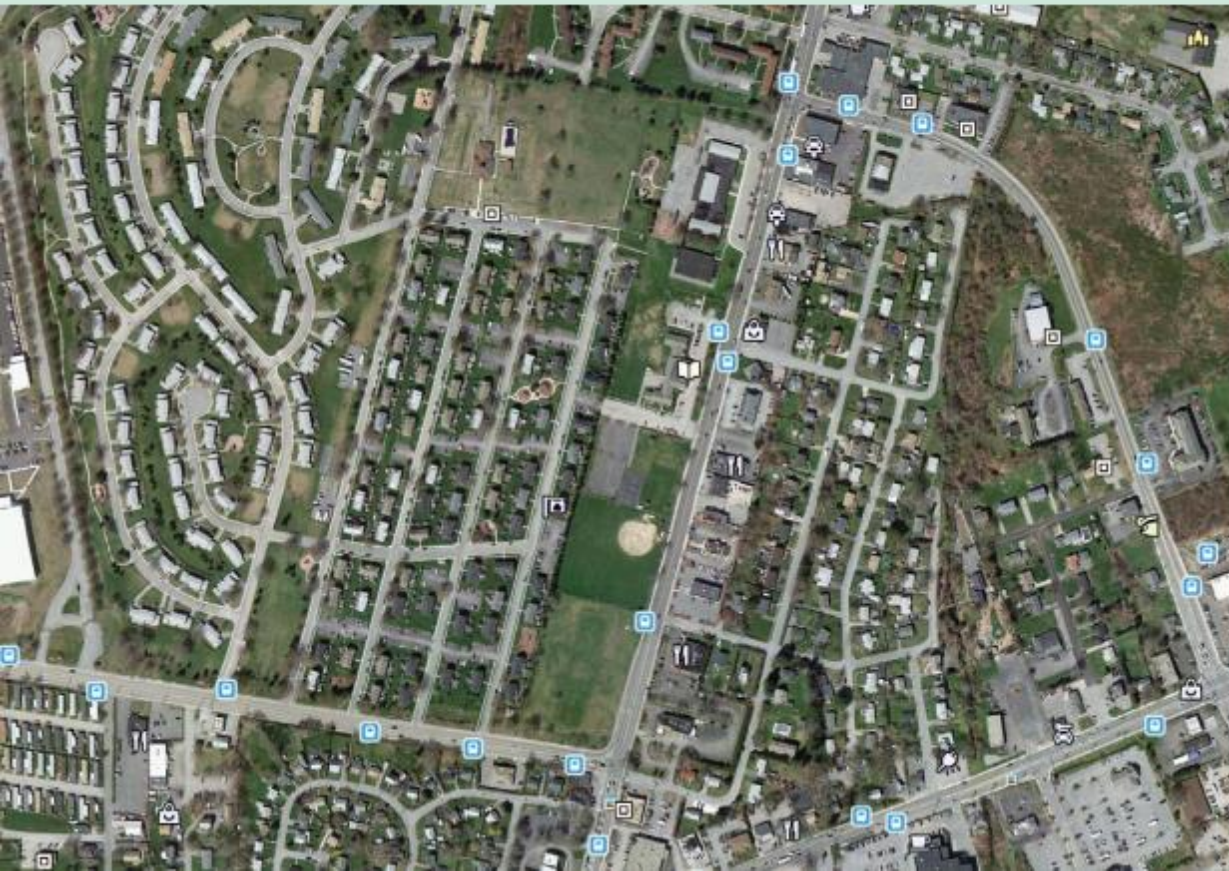
Character Sketch—Looking south along West Main Road towards the Core Study Area (Inset: existing conditions)

MIDDLETOWN TOWN CENTER PLANNING STUDIES



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MARCH 2014



2014 MATRIX DESIGN GROUP PLANNING STUDY

Follow-up to 2011 Master Plan

Series of public workshops to evaluate development options

Public reviewed conceptual plans, provided feedback

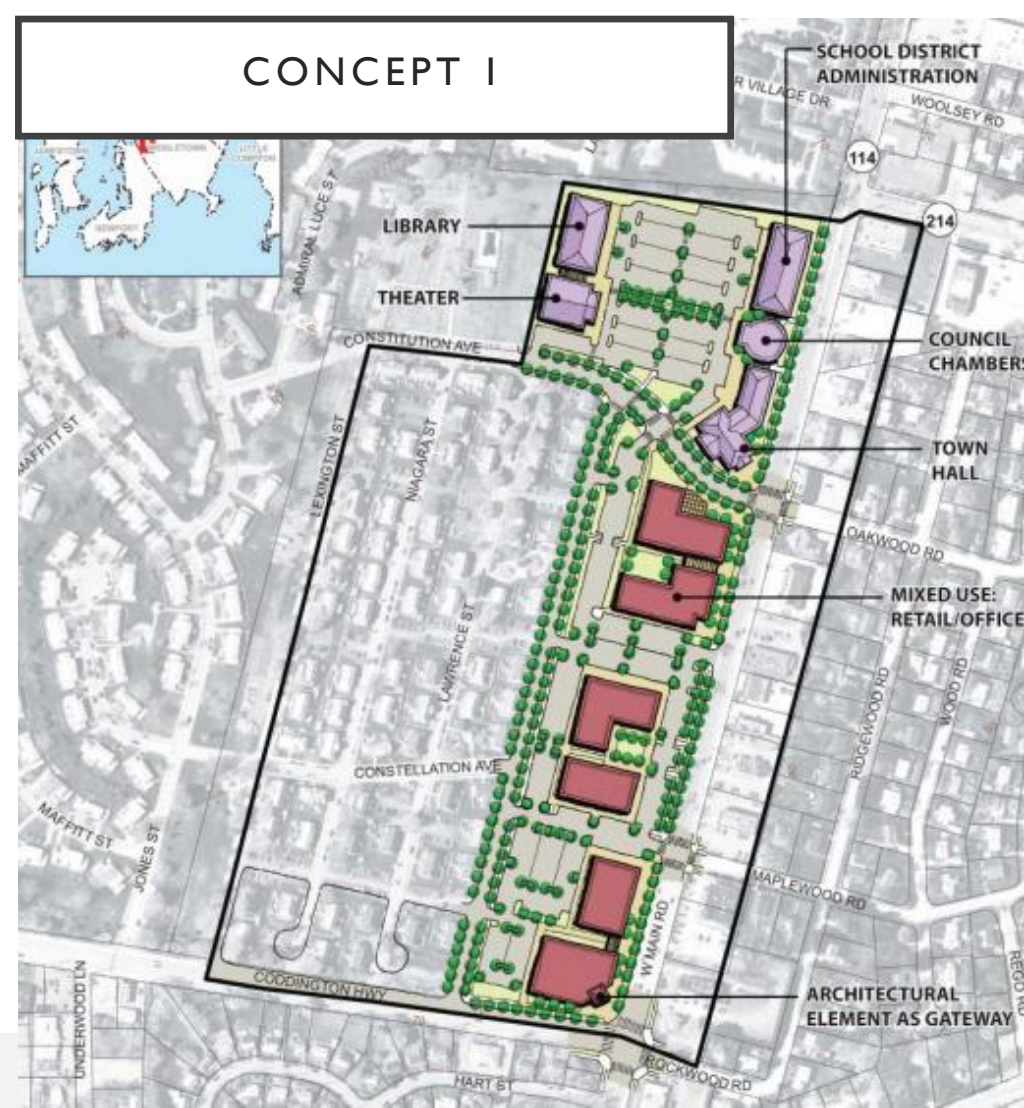
Evaluated strengths and weaknesses of the area

Provided recommendations

2014 MATRIX REPORT SUMMARY

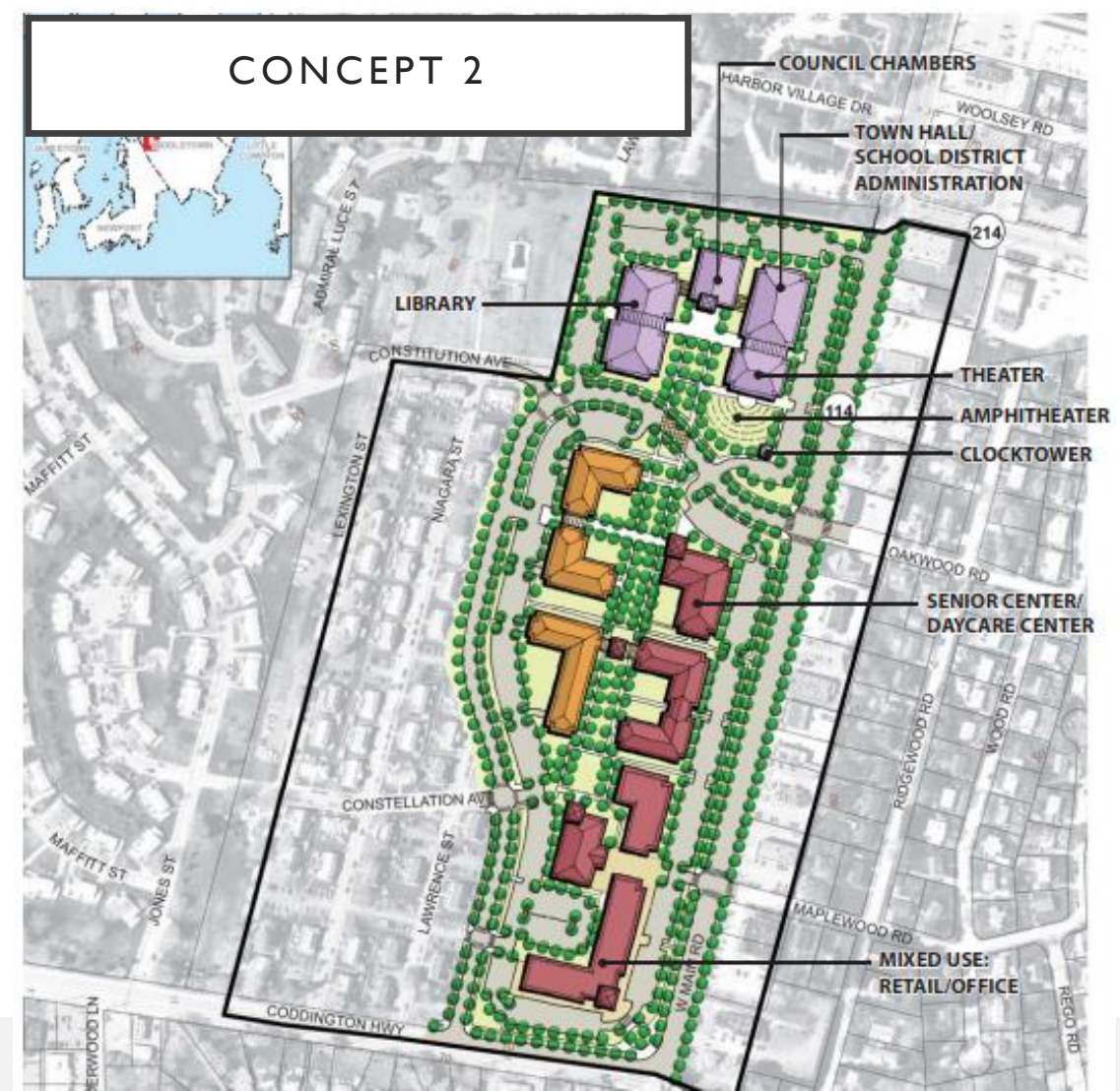
Strengths	Opportunities	Weaknesses	Threats
<ul style="list-style-type: none">• High visibility area• Lots of available infrastructure	<ul style="list-style-type: none">• Create a civic facilities area• Develop high quality architecture• Provide a mix of land uses• Create a Town Center	<ul style="list-style-type: none">• Narrow lot configuration• Need to relocate existing curb cuts	<ul style="list-style-type: none">• Across street development may not also be improved• Transportation issues• Timely relocation of existing facilities

CONCEPT 1



- Include civic uses
- Mixed- use office/retail/residential
- Parking in rear
- Pedestrian core

CONCEPT 2



2014 MATRIX REPORT RECOMMENDATIONS

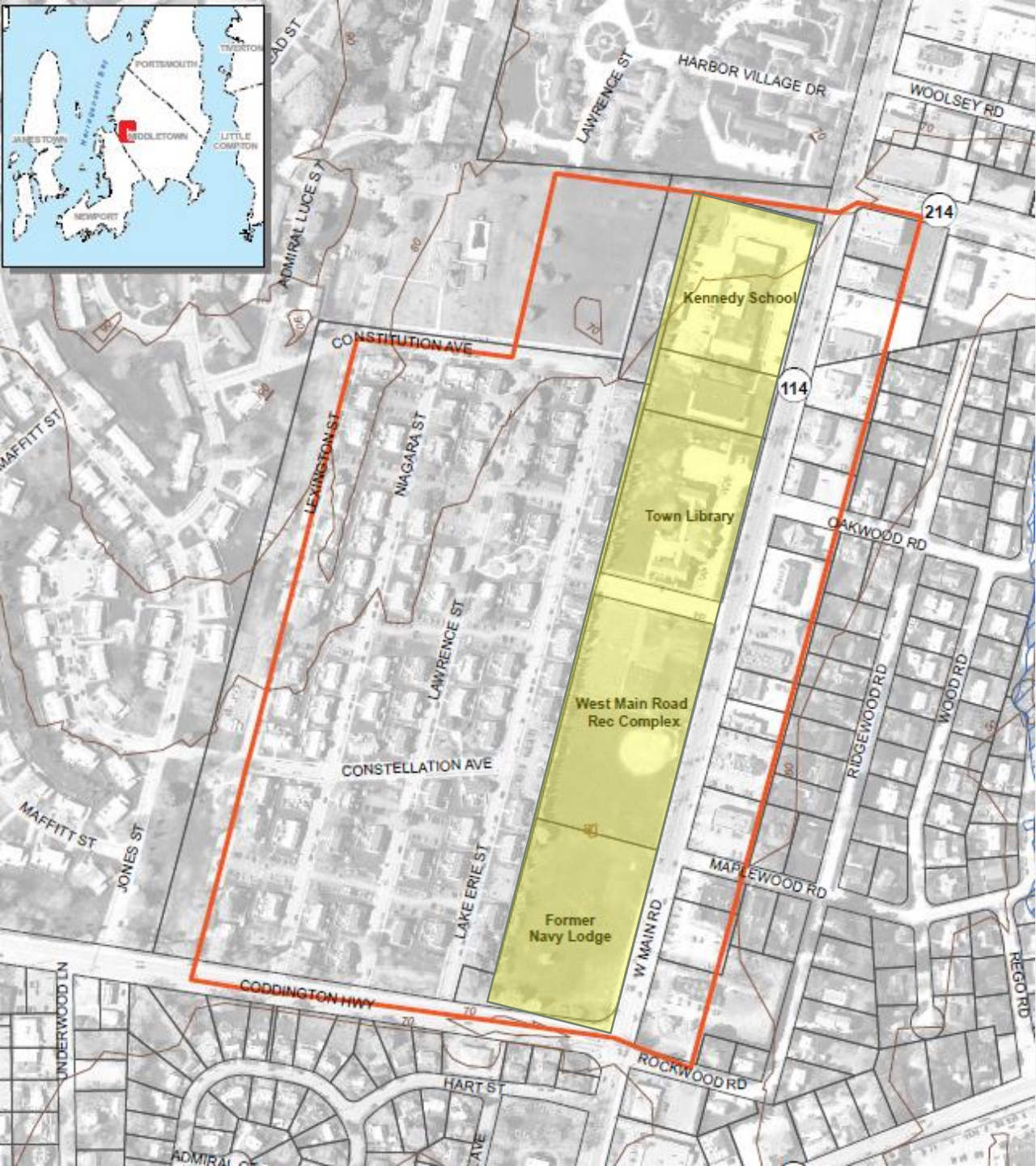
NEXT STEPS

- Gather ideas and feedback from the public
 - Regarding: Land Use, Design, Redevelopment Options



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 - Market realities
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GATHER IDEAS AND FEEDBACK FROM THE PUBLIC

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