

Wellness Center St. George's School

372 Purgatory Road
Middletown, RI

PREPARED FOR

St. George's School
372 Purgatory Road
Middletown, RI 02842

PREPARED BY



1 Cedar Street, Suite 400
Providence, RI 02903

May 16, 2022



1

Development Impact

Project Description

Saint George's School proposes to construct a new Wellness Center addition with a 5,441-sf building area and a total gross square footage of 6,900-sf including the basement level. The new Wellness Center will be an addition to the existing field house, located immediately north of the athletic lobby and will enhance the proximity to the athletic program they are intended to support. The addition will house the weight and fitness equipment and a trainer workspace.

Traffic and Parking

The school is not increasing the number of students, faculty, or staff because of the building addition and therefore no new traffic will be generated, and no new parking is required or proposed. Parking will be accommodated using existing parking facilities.

Municipal Utilities

Water

Proposed Domestic and Fire water will be provided from existing services within the Field House building which is connected to the existing campus distribution system. There are no water distribution improvements or new connections to the municipal water system required for the building addition.

Sewer

The sewer for the addition will be connected into the existing building. A new connection to the municipal sewer system is not required.

Stormwater

The project consists of two best management practices (bmp's), a bioretention area and an underground detention system. Water quality requirements and stormwater control of peak flow runoff have been met. The project disturbs less than 1 acre of land and therefore a RIPDES permit is not required.

A copy of the Stormwater Management Report is included in the submission.

Character of the Community

The Project will be consistent with the character of the adjacent athletic facilities. The main portion of the addition will have a single pitched roof to accommodate a glass curtain wall and emphasize the interior space's orientation and connection to the athletic fields. The roof and materiality are intended to reflect the context of the academic building on the East side of the playing fields. The connecting portion of the addition will have a small flat roof to transition between the existing facility and the new addition.

The new addition is designed to be complementary to the adjacent building and otherwise discreet and invisible from off campus. There is a tall evergreen buffer at the property line between the Wellness Center addition and the abutting residential properties to the north, and larger existing structures block views to the south, east and west. As a result, the entire addition will not be visible from any abutting properties.