

DEVELOPMENT IMPACT STATEMENT

PROPOSED SITE REDEVELOPMENT  
Newport County YMCA – Daycare Center Expansion  
792 Valley Road

INTRODUCTION

The Newport County YMCA owns & operates the property located at 792 Valley Road and identified as Lot 115 on Plat 1. The subject parcel is a 7.9± acres in area with a 52,921± sf expanded & renovated structure with associated parking, landscaping & infrastructure. The existing Daycare Center is on the south side of the facility and is accessed by the southerly driveway. The site redevelopment proposes an 4,916 +/- sf addition with comprehensive interior renovations, modifications to the adjoining site area, parking, landscaping, site lighting and stormwater management. Development Plan Review with waivers from the Commercial Design Standards with the Planning Board & a Special Use Permit for overall Building Footprint area with the Zoning Board of Review.

SITE:

OBA – Traffic Sensitive Office Business

Current use is allowed by right in the OBA district.

OBA Zone (Office Business)	Required	Proposed
Minimum Lot Size	40,000 sf	348,476+/- sf
Frontage	300 ft	793.6+/-
Maximum Lot Coverage	35%	16.6%
Maximum Height	35 ft	21.68 ft
Front Yard Setback	10 ft	114.1 ft
Side Yard Setback	35 ft	129.8 ft
Rear Yard Setback	50 ft	275.7 ft
Green Space %	25%	48.3%

## DEVELOPMENT IMPACT STATEMENT

### PROPOSED SITE REDEVELOPMENT

Newport County YMCA  
792 Valley Road

#### POTENTIAL IMPACTS

##### Traffic and Parking Conditions

The proposed improvements will provide safe & adequate access & site distance to the and will have minimal impact to overall traffic in the surrounding area. The proposed addition & interior renovations are merely to accommodate expanded operation. There will be no additional curb cuts proposed only a relocated curb cut for the main access to the facility off Valley Road as shown on the Site Plans. An additional 12 parking spaces have been added for a total of 234 spaces on site with an additional 36 spaces off-site for the YMCA's use.

Municipal utilities and services: The proposed redevelopment will have a minimal impact on Town utilities and services.

- Water Supply: The existing structure will maintain its domestic & fire connections in Valley Road.
- Sewage Disposal: The existing structure will maintain its sewer connection in Valley Road.
- Storm Drains: The proposal includes additional water quality treatment & attenuation provided in the proposed Stormwater practices. There will no negative impact on storm drains in Valley Road.
- Police: There will be no additional impacts. It is anticipated that the redevelopment will not require any further patrols than those already taking place in the surrounding area.
- Fire and Emergency Services: This will not create any additional burden. Site access & fire supply is adequate and available. If service is required, the department will respond in its normal fashion. The building will be built to current building code standards. If the rescue service is required, billing for the run is automatically sent to the individual's insurer, thus resulting in a payment for service.
- Emergency Services: N/A
- Schools: There is no additional impact.

### Physical and Ecological Characteristics of the Site

- Wetlands – there are wetlands present on the adjacent site but would not be impacted by the proposed development.
- Floodplain – there is no floodplain area on site. The proposed drainage system has been designed to meet all criteria set forth by the RIDEM Stormwater Management Policy and the Town of Middletown’s Stormwater Ordinance so that there will be no impact to the surrounding area.
- Vegetation – the applicant is proposing to maintain most of the vegetation along Valley Road to meet Landscape requirements for the redevelopment. Any vegetation removed will be because of construction activities and to maintain adequate site distances. New interior site landscaping will be provided to substantially meet the Town’s requirements & Applicant’s design preferences.
- Wildlife habitat – no impacts.

### Character of the Community

The proposed redevelopment of this property will serve to expand & enhance the current use, which is allowed by right in the Office Business (OBA) Zoning district. These improvements will have no negative impact on the Character of the Community.