

# Proposed Redevelopment

1400 West Main Road, Middletown, RI

PREPARED FOR

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## Impact Statement

The Project Site (“the Site”) is an existing development located on West Main Road in Middletown, Rhode Island. The approximately 11.16-acre Site operates as a retail development with multiple buildings and parking; a lumber yard occupies the West/rear portion of the Site with three buildings, while the front/east end of the Site consists of a currently unoccupied retail building.

The redevelopment project involves the renovation of one of the existing buildings (BLDG B), the renovation and extension of another building (Building C), the construction of three new buildings (Buildings A, D, and E), and the demolition of one existing building. Specifically, the project results in the following development program:

- Building A will be a 1,940 SF bank.
- Building B include 17,000 SF of office space, 16,294 SF of retail space, and a 6,000 SF restaurant.
- Building C will be a 28,100 SF storage space.
- Building D will be a 15,890 SF retail space.
- Building E will be a 5,000 SF storage space.

The project also includes modifications to the driveways and parking areas, landscaping, stormwater management improvements and utility infrastructure upgrades. Low impact development (LID) and other best management practices (BMPs) have been proposed to mitigate the impact of this activity.

## 1.1 Traffic and Parking Conditions (onsite and within surrounding area)

The Benny's retail store is not currently occupied; however, at full occupancy the building generated traffic during the weekday morning, weekday evening, and Saturday midday peak hours. The Riverhead Building Supply consists of three warehouse/storage buildings and occupies a portion of the former Benny's retail store. The Riverhead Building Supply currently generates traffic during the weekday morning, weekday evening, and Saturday midday peak hours and is projected to continue to generate comparable traffic under the redeveloped site.

The program consists of reusing the former Benny's building with 7,000 sf of general office space, 16,294 sf of retail space and a 6,000 sf restaurant. The size of the bank outparcel is 1,940 sf. The Riverhead Building Supply is projected to continue to generate comparable traffic under the redeveloped site and therefore, was not included in the trip generation comparison.

The Benny's redevelopment and new bank is projected to generate 114 (70 entering/44 exiting) vehicle trips during the weekday morning, 181 (91 entering/90 exiting) vehicle trips during the weekday evening, and 200 (103 entering/97 exiting) during the Saturday midday peak hours. Based on this assessment, the projected weekday morning, weekday evening, and Saturday midday peak hour traffic volumes of the redeveloped site will be comparable to the volumes that were generated by the Benny's retail store when it was fully occupied.

The developer has agreed to perform traffic counts during the weekday morning, weekday evening, and Saturday midday peak hours after the proposed redevelopment of the site and agrees to have VHB fine tune and optimize the traffic signal timings at the West Main Road/Stop & Shop driveway/McDonald's Driveway, as needed.

Refer to the full Traffic Assessment by VHB dated May 2, 2022 for additional information.

## 1.2 Municipal Utilities and Services

### 1.2.1 Water Supply

Existing water supply includes an 8-inch fire protection line and a separate 2-inch domestic line entering the site from the north via Pocono Road. The domestic line includes a meter pit. Three existing hydrants are located along the northern edge of the site that are to be removed and relocated to the north of the proposed pavement edge.

The existing domestic and fire service to Building B will remain. New domestic water service is proposed to buildings A and D. The existing 8-inch fire protection line will remain and will provide fire protection to the proposed hydrants and to buildings B and D. New fire protection service is proposed for Buildings C and D.

The water usage for the existing fully occupied site is calculated to be approximately 670 gpd (maximum daily flow). The proposed maximum daily flow is calculated as 15,550 gpd (combined between retail, restaurant, office, bank, and storage usage). The estimated

maximum daily flow is calculated with the usage rate multipliers per Rhode Island Rules & Regulations (250-RICR-150-10-6) "Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems."

### 1.2.2 Sewage Disposal

The existing site includes one sanitary sewer service to Building B that will remain. The proposed development will also include sewer services to Buildings A and D. Building D will require an interior ejector pump with a low pressure force main connected to the on-site gravity sewer from Building A.

The existing sanitary sewer flow is approximately 600 gpd (maximum daily flow). The proposed maximum daily sanitary sewer flow is anticipated to be 13,995 gpd. The estimated maximum daily flow is calculated with the usage rate multipliers per Rhode Island Rules & Regulations (250-RICR-150-10-6) "Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems."

### 1.2.3 Storm Drains

There is an existing detention basin along the eastern site frontage. The site's runoff is collected into catch basins and piped to the existing basin. Runoff from the site is generally untreated. The proposed stormwater design includes measures that improve water quality using low impact development measures to mitigate the impact of the redevelopment. Design elements include deep sump hooded catch basins, stone diaphragms, dry swales and qualifying pervious areas. The proposed development also includes the reduction of site impervious cover of approximately 31,434 square feet.

These measures were utilized to meet the requirements of the RI Stormwater Design and Installations Manual for a redevelopment to the maximum extent practicable. The water quality standard is met using the above measures. Although the stormwater peak runoff rate requirement is waived because it is a redevelopment, and the proposed site design results in a decrease of impervious surface, the post-development peak discharge rates from the 2, 10, and 25-year frequency storm are below pre-development rates. Additionally, the runoff volumes to the existing detention basin are reduced under proposed conditions in the 10 and 100-year storm event to below pre-development conditions because of an overall decrease in impervious surface. The proposed stormwater conveyance system has been designed to accommodate a 25-year storm event in accordance with the Town of Middletown Stormwater Ordinance. Minimum Standard 2: Groundwater Recharge has not been met due to the existence of low permeability soil (glacial till) as described in boring test logs included in the Stormwater Management Report. Groundwater recharge has been promoted via infiltration where possible.

### 1.2.4 Police

The site is an existing developed site. The proposed redevelopment provides for access by police around the development. No additional police services will be required above existing needs.

### 1.2.5 Fire Protection/Emergency Services

The site is an existing developed site. The proposed redevelopment provides for access by emergency vehicles around the development. No additional fire services will be required above existing needs.

### 1.2.6 Schools

There will be no impact on the school systems from this development.

## 1.3 Physical and Ecological Characteristics (of the site and surrounding land)

### 1.3.1 Wetlands

There are no wetlands within the site limits or immediate surrounding areas. There will be no impacts to wetlands from this development.

### 1.3.2 Floodplain

The site is not located within the 100-year flood plain. There will be no impacts to the floodplain from this development.

### 1.3.3 Vegetation

The site is mostly developed and impervious. The perimeter buffer areas will remain as much as possible. The project will increase vegetated areas and landscaping by approximately 31,434 square feet.

### 1.3.4 Wildlife Habitat

The site is mostly developed and impervious. The site's landscaped areas will be maintained as much as possible, limiting impacts to wildlife habitat.

## 1.4 Character of the Community

### 1.4.1 Scenic, Historic and Archaeological Conditions

The proposed project consists of the redevelopment of an existing retail and lumber yard to a new redeveloped retail, lumber yard and commercial site. The redevelopment includes preserving existing trees along West Main Road and within the existing perimeter buffer areas to nearby residential properties.

### 1.4.2 Scale, Placement, Lighting, Parking and Use of Open Space

The existing site includes an aged retail store and a lumber yard at the rear of the site. The proposed redevelopment is designed to improve and update the buildings and many of the site elements in terms of lighting, parking and open space. Although the proposed use of the site is similar to existing, the new design enhances parking and associated lighting with new light fixtures, more efficient vehicular circulation and additional landscaped areas.