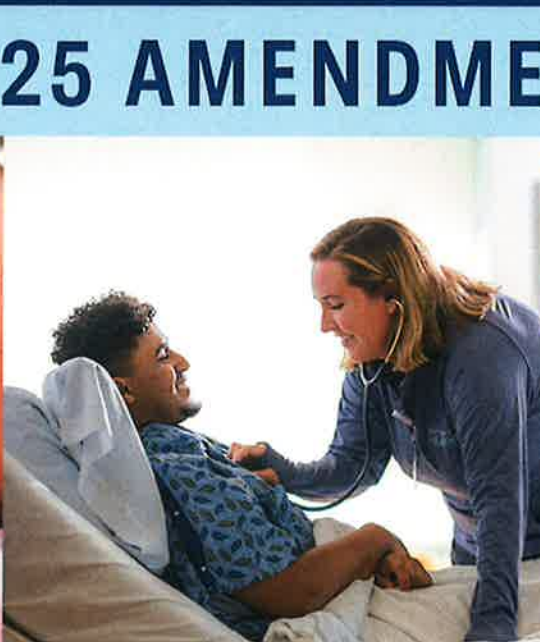
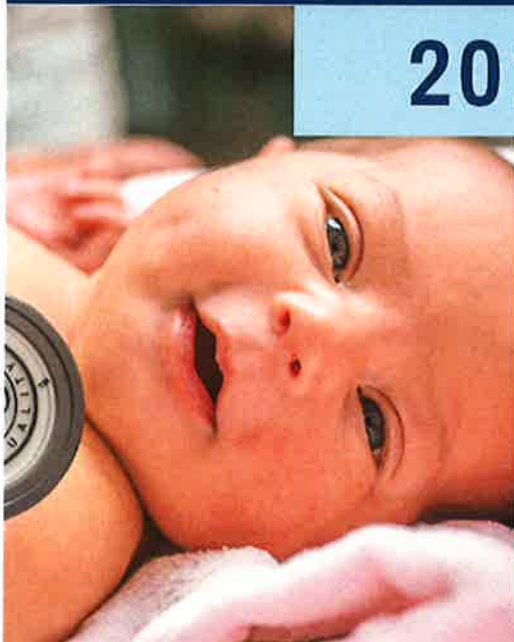




# SOUTH COUNTY HEALTH | INSTITUTIONAL MASTER PLAN 2022

## 2025 AMENDMENT



## Zoning Ordinance Section D, Subsection 2

### Existing Buildings and Facilities Inventory

This section of the 2022 Master Plan is amended by adding structures located on a newly acquired property, 11 Kenyon Avenue, to the Existing Buildings and Facilities Inventory. The buildings on this property will be demolished to make way for a new parking lot for employees.

**Building name** – residential/office structure at 11 Kenyon Ave. (with small outbuilding)

**Exterior size or footprint** – House app. 1,700 sq. ft.; Garage app. sq. ft. 700

**Height in stories** – 2 plus basement (outbuilding 1)

**Physical condition** – fair

**Primary use** – vacant/unused

**Percent used for patient care** – 0

**Percent used for administrative offices** – n/a

**Accessory use or ancillary use** – n/a

**Calculated interior gross floor areas (GFAs) for categories of services types** – n/a

**Identification of parking spaces associated with the uses within the building** – n/a

## Zoning Ordinance Section D, Subsection 4

### Parking and Circulation Analysis

This section of the 2022 Master Plan is amended by providing an Institutional Master Plan Amendment Transportation and Parking Memorandum dated July 22, 2025, from VHB and an updated 2025 parking plan (the South County Hospital Parking Plan May 2025).

The Memorandum and Parking Plan are attached as Appendix A and B respectively. As set forth in the VHB memorandum, since the 2002 Master Plan, South County Health has increased the number of available parking spaces from 821 to 845. The proposed development of the 11 Kenyon Avenue property for employee parking will add another 56 parking spaces to the inventory. This additional parking capacity in close proximity to the Hospital will help expand parking and improve traffic circulation on the main campus and reduce trips by approximately 100 per day on Kenyon Avenue. We expect no significant impact on traffic in the vicinity of the campus.

## Zoning Ordinance Section D, Subsection 5

### Proposed Changes in Land Holdings

This section of the 2022 Master Plan is amended to reflect a property acquisition since the 2022 Master Plan.

On March 31, 2025, South County Health purchased the nearby property at 11 Kenyon Avenue which is on the corner of Kenyon Avenue and Salt Pond Road. The money for the acquisition was donated by a generous individual who has asked to remain anonymous. The acquired lot is 38,295 sq. ft.; approximately 600 feet from the South County Health’s campus. *(See Jackson Surveying Class 1 survey attached as Appendix C and maps showing location of property attached as Appendix D.)* Prior to the acquisition, the zoning classification was R-10. On March 10, 2025, the South Kingstown Town Council granted South County Health’s application to change the zoning classification to GI (Government Institutional) to support South County Health’s intention to develop the parcel for parking.

## Zoning Ordinance Section D, Subsection 7

# Proposed Capital Improvements

**This section of the 2022 Master Plan is amended to incorporate one capital project.**

### **Parking Lot at 11 Kenyon Ave.**

South County Health intends to develop a parking lot for employees at 11 Kenyon Avenue. The additional 56 parking spaces will provide critically needed, additional parking. Employees working during the day at the Hospital will be assigned to the 11 Kenyon Lot.

As depicted on South County Health’s preliminary landscaping plan, attached as Appendix E, persons parking at 11 Kenyon will cross Kenyon Avenue at a crosswalk at the intersection with Salt Pond Road. Landscaping and other barriers will inhibit persons from crossing at places along Kenyon Avenue other than at the intersection. After crossing Kenyon, they will then walk up the existing sidewalk to the Hospital. The Hospital is committed with Town approval to keeping the sidewalk clear of snow and ice which will also benefit all the pedestrians in the community residing along this part of Kenyon Avenue. Pedestrian improvements include the addition of striped crosswalks at the Kenyon Avenue – Salt Pond intersection, Kenyon Avenue – Town Farm Road intersection, and at the main entrance to the Hospital. A copy of the Pedestrian Routing/Facilities Plan is attached as Appendix F.

A parking lot for the Hospital campus is a permitted use in the GI Zone. South County Health will seek approval for the project from the Planning Board under the Board’s Development Plan Review process. Approval from the Rhode Island Department of Environmental Management will also be necessary because part of the property is within the jurisdictional area of RIDEM due to a freshwater wetland located on the eastern side of Salt Pond Road. No other permits or approvals are required.

South County Health’s landscape architect, Don Leighton, working in consultation with neighbors on Kenyon Avenue and Normandy Road, has developed landscaping plans to improve the appearance of the property and to mitigate the visual impacts of the development on the neighbors. More specifically, we have three goals relative to landscaping. First, we seek to

incorporate into the plan existing trees that contribute positively to the neighborhood. Second, we will establish a landscape buffer between the parking lot and adjacent or nearby neighbors. Third, we will provide an “open view” landscape within the parking lot layout for safety and easy monitoring of people’s use.

VHB’s design minimizes excavation of areas not previously excavated on the property and provides a new stormwater treatment and mitigation system for the parking facility. Erosion and sedimentation control measures have been designed to provide protection to offsite resource areas via construction of silt rock erosions control barriers and sediment traps to reduce construction sediment.

Our design includes carefully chosen and located lighting elements. Working with experienced lighting designer Evelyn Audet, we have incorporated into the project aesthetically appropriate lighting that minimizes light trespass into neighboring properties. We anticipate utilizing controls which utilize time parameters and dimming to reduce ecological impact and neighbor disturbance. Ms. Audet’s engagement will include ensuring in the construction phase that the contractor installs the lighting as designed and approved by the Planning Board.

## APPENDICES

- A VHB Institutional Master Plan Amendment Transportation and Parking Memorandum dated July 22, 2025
- B VHB South County Hospital Parking Plan May 2025
- C Jackson Surveying Class 1 survey (11 Kenyon Ave.)
- D Campus Map
- E Preliminary Landscape Plan
- F Pedestrian Routing/Facilities Plan



To: South County Hospital  
Health Care System

Date: July 22, 2025

## Memorandum

Project #: 73604.00

From: Robert J. Clinton, PE  
Senior Project Engineer-Transportation  
Scott D. Lindgren PE  
Senior Project Engineer - Civil

Re: 11 Kenyon Avenue Parking Lot  
Wakefield Rhode Island  
Institutional Master Plan Amendment  
Transportation and Parking Memorandum

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South County Hospital Health Care System (South County Health) has requested that VHB has performed a review of the transportation and parking impacts of constructing a new parking lot at 11 Kenyon Avenue in Wakefield, Rhode Island.

### Parking Capacity Review

VHB prepared the Transportation and Parking Report in 2022 which was included in the Institutional Master Plan that was submitted to the Town. The 2022 study showed that there were 821 parking spaces available on campus. VHB has performed a current 2025 inventory of existing parking in 2025 to confirm the current number of parking spaces on campus.

Based on the field review, there are currently 845 parking spaces on campus. This is an increase of 24 spaces over the 2022 study which can be attributed to new spaces being allocated due to the demolition of the garage located on the west side of the parking lot and also interior parking restriping. VHB has updated the existing conditions as shown on the South County Parking Plan dated May 2025 to reflect existing conditions. The updated plan shows that there are currently 845 parking spaces on campus.

### New Parking Facilities

South County Hospital has acquired an off-campus property located at 11 Kenyon Avenue at the intersection with Salt Pond Road. The hospital has planned a new parking lot located at the property and has designed a parking facility that has 56 parking spaces. The new parking facility will only have access off the existing Salt Pond Road curb cut entry. With the additional parking facility, South County Hospital has increased the total number of campus parking spaces to 901 total spaces.

### Traffic and Safety Review

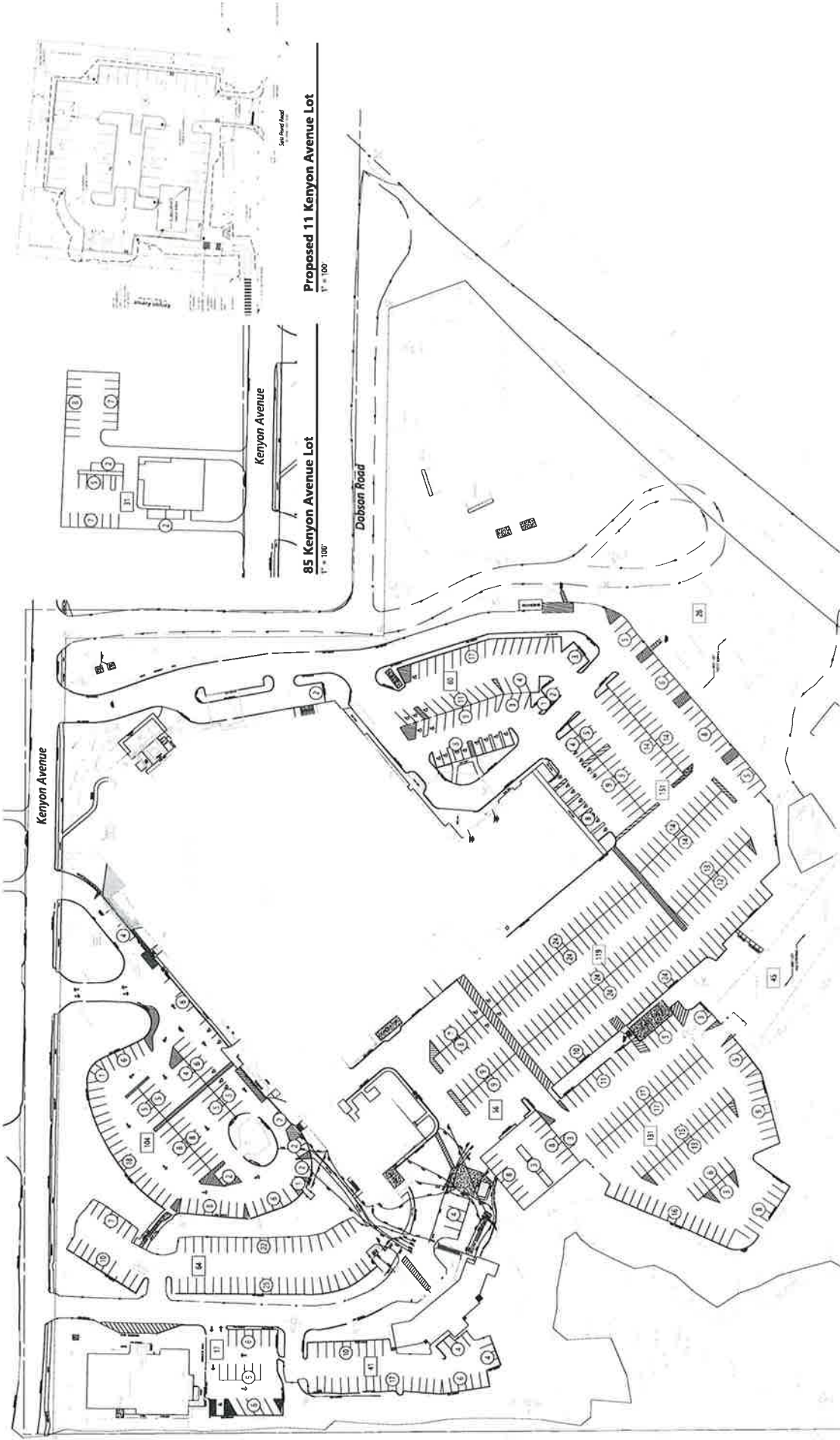
VHB reviewed the new parking facility with respect to traffic and pedestrian safety. The increase in parking at the 11 Kenyon Ave facility will help alleviate parking and traffic congestion on the main campus by dispersing traffic, reducing traffic on Kenyon Avenue, and to allow for additional on-campus parking for hospital patients and visitors.

A Pedestrian route has been designed from the new parking facility to allow for safe travel from the new parking facility, via a new walk and stair to the intersection of Kenyon Avenue and Salt Pond Road. New crosswalk striping across Kenyon Ave will be installed to the existing curb ramp. Pedestrians will be able to utilize the existing Kenyon Avenue sidewalk to walk to the hospital.

### Conclusion

Based upon VHB's review, the new parking facility at 11 Kenyon Avenue will not have any significant impact on traffic to the area and will provide additional parking on campus for patients and visitors.

1 Cedar Street, Suite 400  
Providence, RI 02903



<b>Total Parking:</b>	814 Spaces (37 Accessible)
Main Campus:	31 Spaces
85 Kenyon Avenue:	56 Spaces
11 Kenyon Avenue:	901 Spaces (37 Accessible)





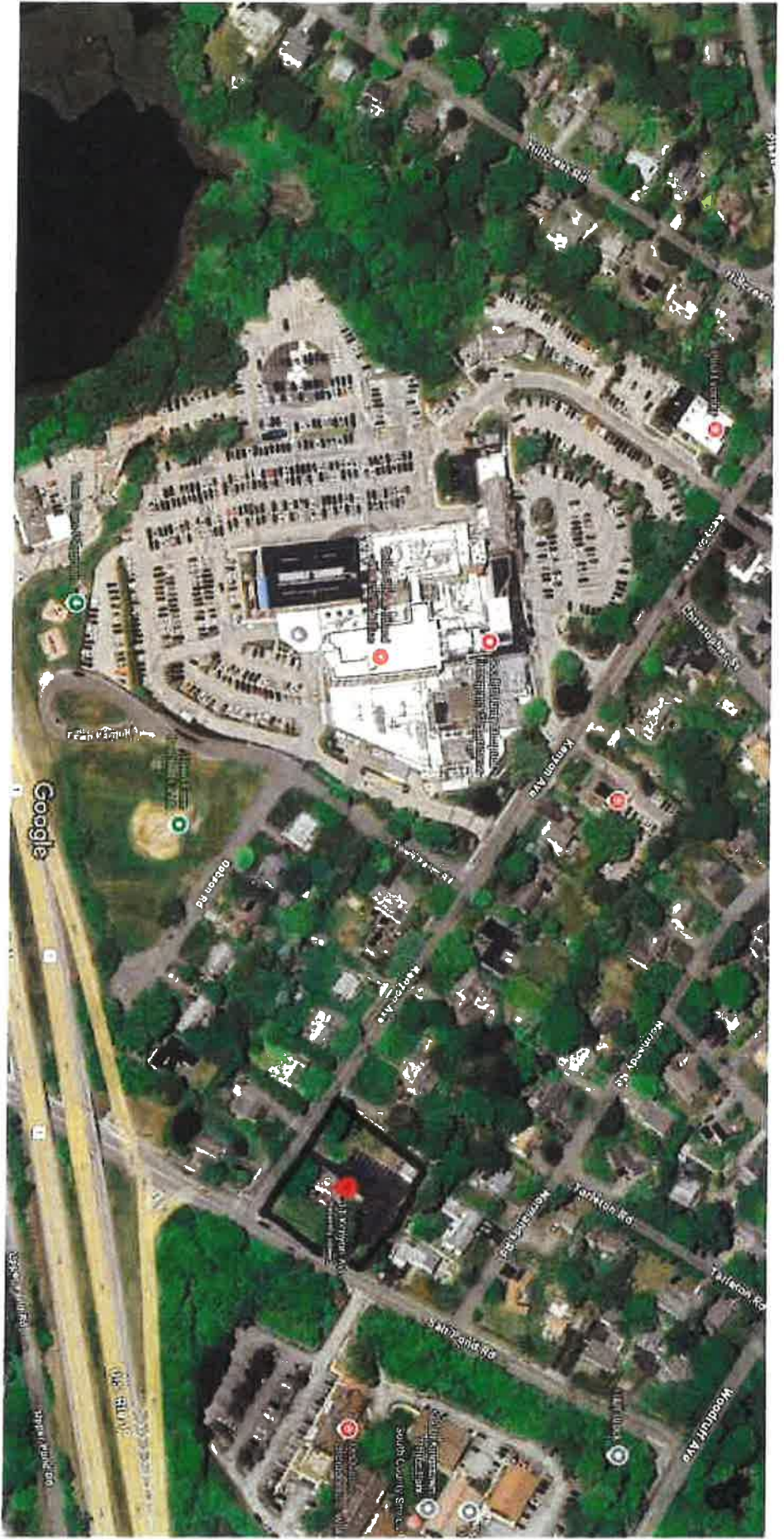
# SOUTH COUNTY HOSPITAL CAMPUS MAP

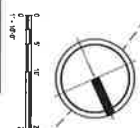
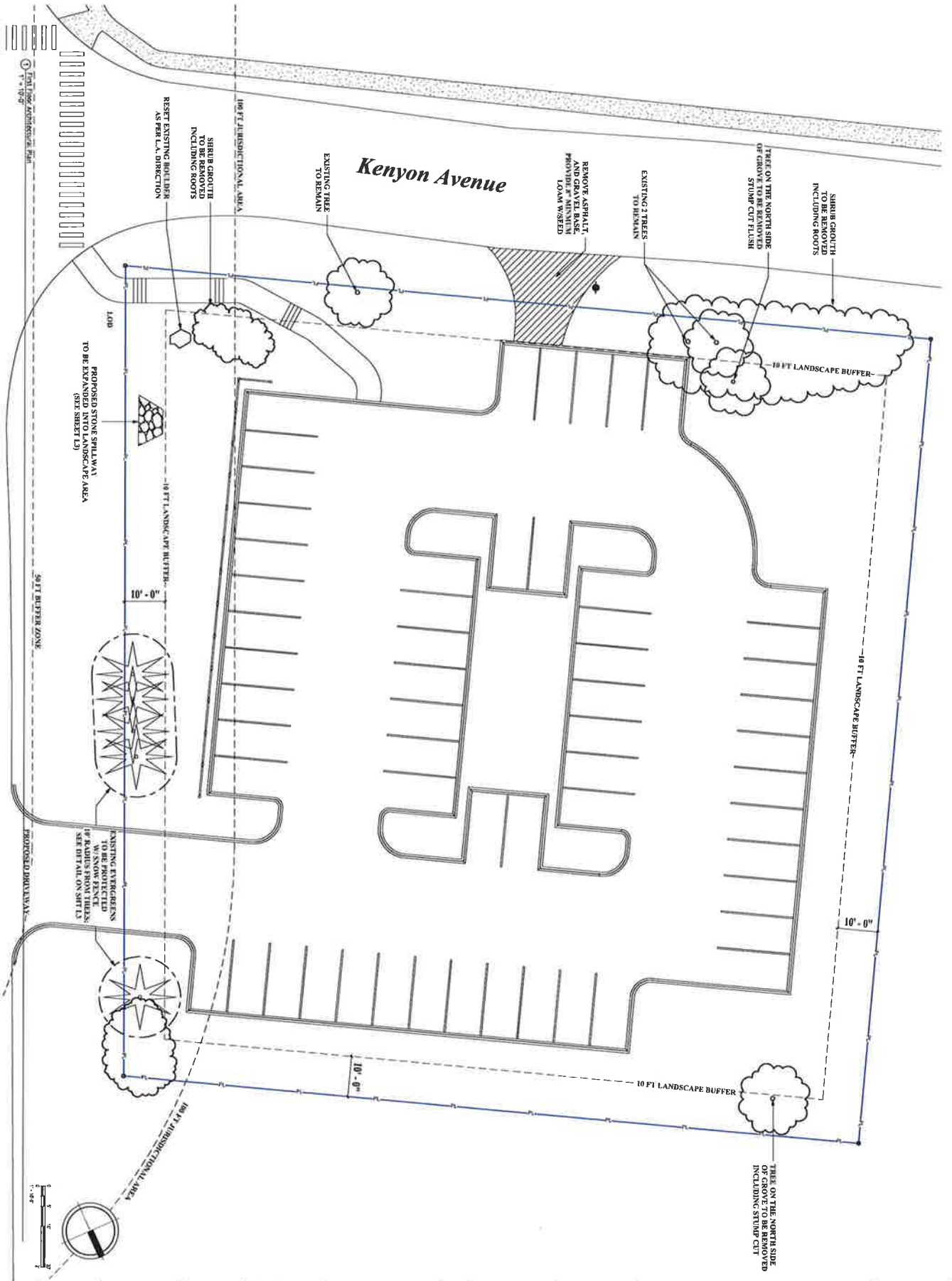


SOUTH COUNTY  
HEALTH

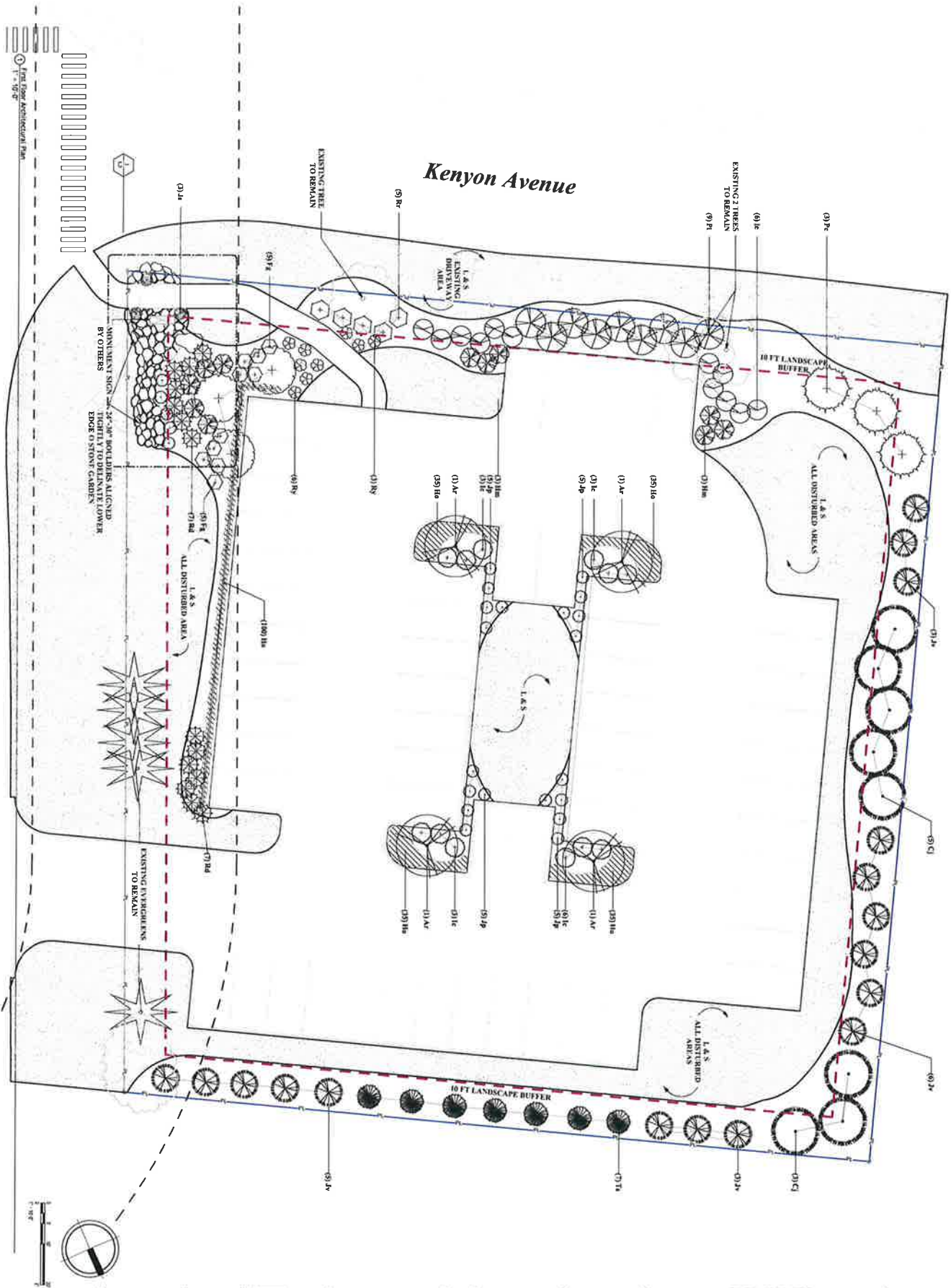
[SOUTHCOUNTYHEALTH.ORG](http://SOUTHCOUNTYHEALTH.ORG)

401-782-8000





<p><b>PREPARED FOR:</b>  <b>SOUTH COUNTY HEALTH</b>          MOST TRUSTED HEALTH PARTNER</p> <p>100 KENYON AVE,          WAKEFIELD, NJ 02879</p>	<p>PROJECT NO. 11          KENYON AVE          PARKING LOT</p>	<p>DATE: 06/10/2025</p>
		<p>PROJECT: 11 KENYON AVE SOUTH KINGSTOWN, RI 02879</p>
<p><b>PREPARATION</b></p>		<p>NO. DATE DESCRIPTION</p> <p>1 06/10/2025 PREPARED</p>
<p><b>DESIGN DEVELOPMENT</b></p>		<p>NO. DATE DESCRIPTION</p>
<p><b>DRIFT</b></p>		<p>NO. DATE DESCRIPTION</p>
<p><b>PREPARATION SITE PLAN</b></p>		<p>NO. DATE DESCRIPTION</p>
<p><b>L1</b></p>		<p>NO. DATE DESCRIPTION</p>
<p><b>DON LEIGHTON DESIGN</b></p>		<p>NO. DATE DESCRIPTION</p>



CONSULTANTS  
  
 PREPARED FOR:  
**SOUTH COUNTY HEALTH**  
 MOST TRUSTED HEALTH PARTNER  
 100 KENYON AVE,  
 WAKEFIELD, RI 02879

PROJECT TITLE:  
 KENYON AVE  
 PARKING LOT 1

PROJECT ADDRESS:  
 11 KENYON AVE,  
 SOUTH KINGSTOWN,  
 RI 02879

DATE:  
 6/10/2025

SCALE:  
 1" = 10'-0"

NO. DATE DESCRIPTION  
 1 6/10/2025 Development 1

DESIGN DEVELOPMENT  
 PRELIMINARY PLANTING PLAN

DESIGNER:  
**DON LEIGHTON DESIGN**

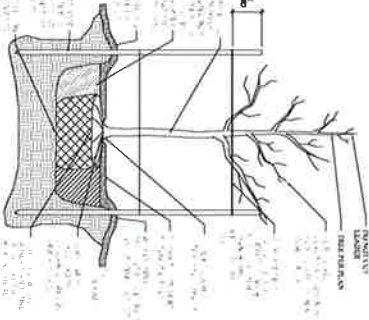
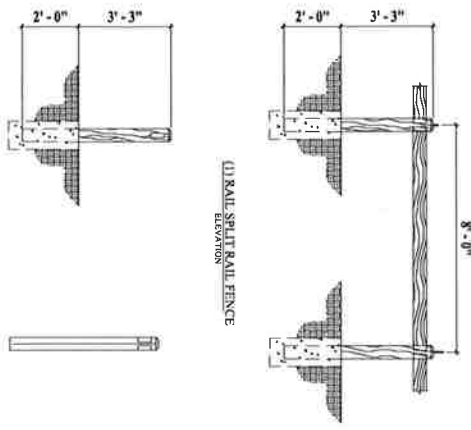
**DRAFT**

L2

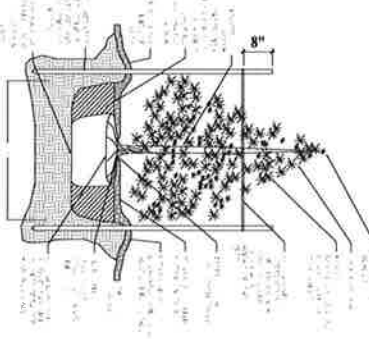
**Plant Schedule**

Plant Code	Botanical Name	Common Name	Size	Count
A1	Aster robustus 'Under Grey'	October Glory Red Marg.	3" Cal.	4
C1	Cypripedium acaule 'Yuletide'	Yuletide Fragrant Cedar	12" H.	8
C2	Cornus kousa 'Jungfrau'	Sweet Fern Kousa Dogwood	2.5' Cal.	1
F1	Fraxinus pennsylvanica 'Mt. Airy'	Mt. Airy Dwarf Winter	2" Cal.	10
F2	Fraxinus pennsylvanica 'Halethorpe'	Blackberry Honeysuckle	2" Cal.	10
F3	Fraxinus pennsylvanica 'New York'	Overland Honeysuckle	2" Cal.	10
F4	Fraxinus pennsylvanica 'Blue Star'	Blue Star Honeysuckle	2" Cal.	10
F5	Fraxinus pennsylvanica	Common Honeysuckle	10" H.	17
F6	Fraxinus pennsylvanica 'Cherry Honey'	Cherry Honey English Laurel	8-10" H.	3
F7	Fraxinus pennsylvanica 'Dobson Valley White'	Dobson Valley White Andromeda	9-10"	9
F8	Fraxinus pennsylvanica 'Riverton Elgans'	Riverton Valley White Andromeda	7" Cal.	14
F9	Fraxinus pennsylvanica 'Yuletide'	Yuletide Fragrant Cedar	3" Cal.	8
F10	Fraxinus pennsylvanica 'Green Giant Arborvitae'	Green Giant Arborvitae	10" H.	7

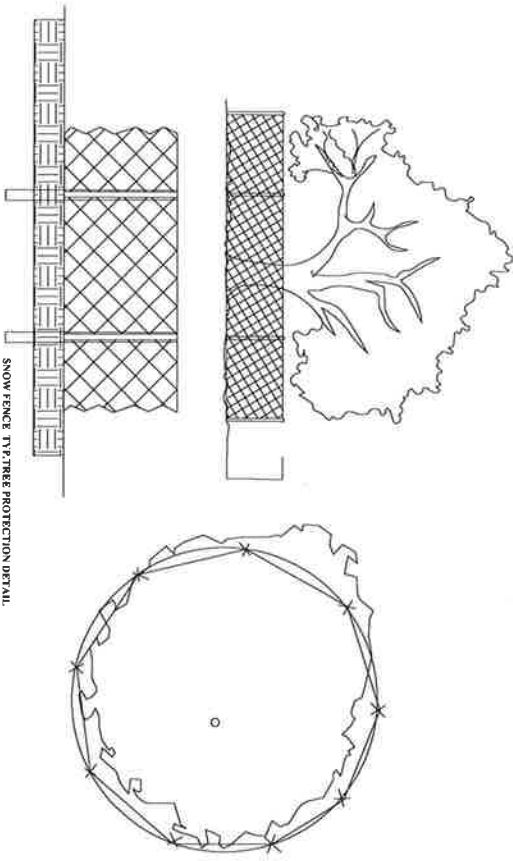
**(1) RAIL FENCE SYSTEM**



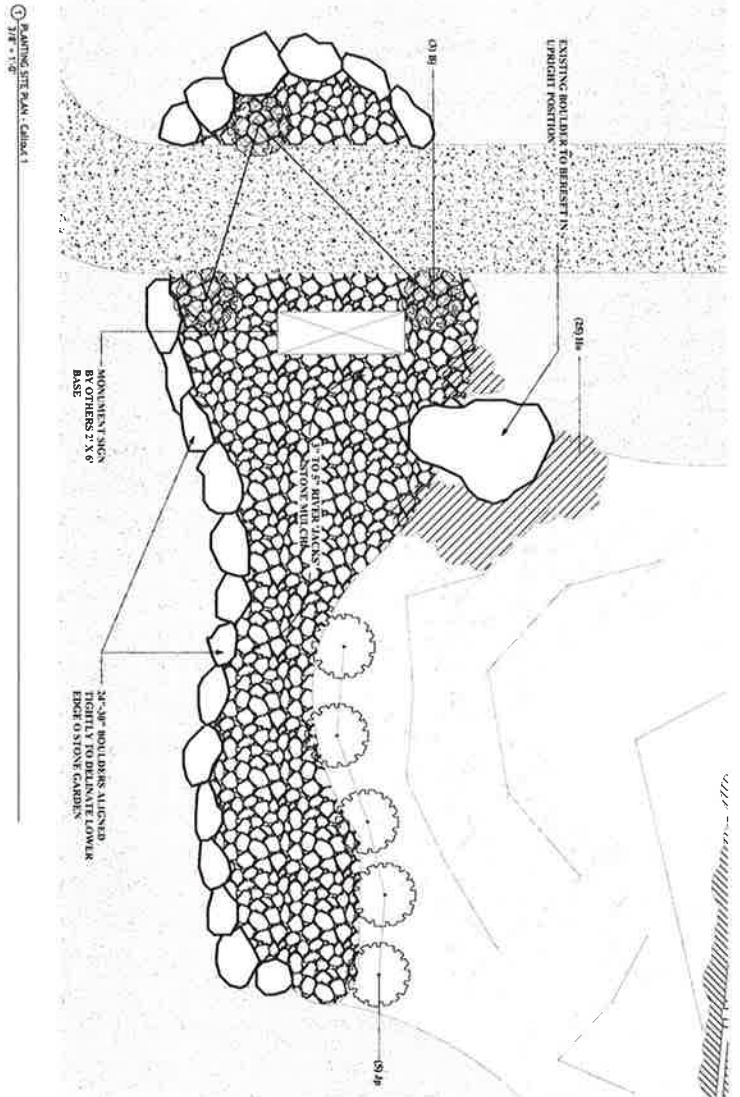
DECIDUOUS TREE STAKING & PLANTING DETAIL  
NOT TO SCALE



EVERGREEN TREE STAKING & PLANTING DETAIL  
NOT TO SCALE



SNOW FENCE TREE PROTECTION DETAIL



PREPARED FOR:  
**SOUTH COUNTY HEALTH**  
MOST TRUSTED HEALTH PARTNER

100 KENYON AVE,  
WAKEFIELD, RI 02879

PROJECT NO. 11  
**KENYON AVE  
PARKING LOT**

PROJECT ADDRESS  
**11 KENYON AVE,  
SOUTH KINGSTOWN,  
RI 02879**

DATE: 08/10/2025

SCALE: AS SHOWN

PROJECT: 11 KENYON AVE

DESIGNER: DON LEIGHTON DESIGN

KENYON AVE PARKING LOT AXON

PAGE 1 OF 1  
7/3/2025

DRAWINGS PREPARED BY  
DON LEIGHTON DESIGN

