

Crosspoint

May 28, 2021

Ron Wolanski, AICP
Town Planner
Town of Middletown
350 East Main Rd.
Middletown, RI 02842
(401) 849-4027
rwolanski@middletownri.com

Re: Aquidneck Shopping Centre (“Aquidneck”)
Proposed Starbucks w/ Drive-thru
Preliminary Planning Board Meeting

Dear Mr. Wolanski:

Crosspoint Associates, Inc (“Crosspoint”) respectfully requests to be added to the next Planning Board Meeting Agenda on Wednesday, June 9th, 2021 for a preliminary review of a new free-standing Starbucks with drive-thru. As with all retailers, COVID has made operations extremely challenging. Starbucks has defined the need to relocate many stores without a drive-thru to new locations that are able to accommodate a drive-thru, such is the situation here. We hope to be able to retain Starbucks as a Tenant in Middletown and more specifically at the Aquidneck Shopping Centre as they currently occupy space adjacent to Shaw’s without a drive-thru.

Crosspoint has hired DiPrete Engineering as our Civil Engineer, BETA as our Traffic Engineer and HFA as our Architect to integrate the new Starbucks building in an area of Aquidneck that has the best ability to accommodate a new building with drive-thru. The queue for the drive-thru has an excess of 11 car capacity and does not impact the other Tenants or municipal infrastructure.

Included with the new Starbucks, is a reconfiguration of the parking area in front of Christmas Tree that looks to improve the circulation from 1-way to 2-way, add additional landscape islands and replace the “cobra head” style lights with new modern LED site lighting poles and fixtures. We feel these improvements, combined with the new Starbucks, will be a nice extension of our capital improvements program that was started a few years ago with the façade to the right of Shaw’s.

Attached are the proposed site plan and building elevations to be reviewed. We hope that you find the proposed site and building design is in harmony with the texture of the local area. We look forward to your feedback.

Respectfully,

AQUIDNECK GROUP LLC
By its authorized agent,
CROSSPOINT ASSOCIATES, INC.



Kerry A. McCormack, PE
Director of Development

cc: David P. Martland, Esq., Silva, Thomas, Martland & Offenber, Ltd.
Jonathan Hueber, Managing Principal, Crosspoint Associates, Inc.
att: Starbucks Concept Studies by HFA dated May 26, 2021
Concept Site Plan 11 by DiPrete Engineering revised May 3, 2021



Study Plan Notes:

1. THE SITE IS LOCATED ON THE TOWN OF MIDDLETOWN ASSESSOR'S PLAT 1705E LOT 106.
2. THE SITE IS APPROXIMATELY 12.18± ACRES AND IS ZONED GBA.
3. THE OWNER OF AP 1705E LOT 106 IS: AQUIDNECK LAND GROUP LLC
C/O CROSSPOINT ASSOCIATES, INC
300 THIRD AVENUE, SUITE 2
WALTHAM, MA 02451
4. THIS SITE IS LOCATED IN FEMA FLOOD ZONES X (SHADED & UNSHADED) AND AE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 44005C0093J, MAP REVISED SEPTEMBER 4, 2013.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TOPOGRAPHIC SURVEY. PRIOR TO ANY DEVELOPMENT ON THE SITE, THE OWNER SHALL VERIFY ELEVATIONS USING FIELD SURVEY.
6. THE SITE IS WITHIN/PARTIALLY WITHIN:
WATER PROTECTION DISTRICTS 1 & 2 (TOWN)
FLOODPLAIN OVERLAY DISTRICT (TOWN)

THE SITE IS NOT WITHIN A:
GROUNDWATER PROTECTION AREA (RIDEM)
NATURAL HERITAGE AREA (RIDEM)
AQUIDNECK ISLAND SAMP (CRMC)

Plan Reference:

PLAN ENTITLED: ALTA/ACSM LAND TITLE SURVEY
AQUIDNECK SHOPPING CENTER
98 EAST MAIN ROAD
LOT 106 MAP 1705E
TOWN OF MIDDLETOWN
NEWPORT COUNTY RI
BY: CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
DATE: 7/5/11, LAST REVISED 8/31/11
SCALE: 1"=40'

HIGHWAY TAKING PLANS
2017 NEARMAP AERIAL IMAGERY

Dimensional Regulations:

CURRENT ZONING:	GBA—TRAFFIC SENSITIVE BUSINESS LARGE-SCALE SHOPPING CENTER
MINIMUM LOT AREA:	80,000 SF
MINIMUM FRONTAGE AND LOT WIDTH:	200' (300' FOR TRAFFIC SENSITIVE AREAS)
MINIMUM FRONT:	10'
MINIMUM SIDE YARD:	50'
MINIMUM REAR YARD:	40'
MAXIMUM STRUCTURE HEIGHT:	25%
MAXIMUM LOT BUILDING COVERAGE:	25% FOR SHOPPING CENTERS 20' FOR SHOPPING CENTERS
LANDSCAPE BUFFER STRIP FRONT:	
LANDSCAPE BUFFER STRIP SIDE & REAR:	

Development Data:

TOTAL SITE AREA:	12.18± ACRES
EXISTING TOTAL BUILDING AREA*	138,192 SF (INCLUDES TENANT STORAGE)
EXISTING TOTAL BUILDING FOOTPRINT:	644 SF + 2,200 SF
PROPOSED BUILDING AREA:	644 SF + 2,200 SF
TOTAL LOT BUILDING COVERAGE:	138,192 + 2,844 / 530,560 SF = 26.6%

Parking Regulations:

PARKING USE:	LARGE SCALE SHOPPING CENTER
PARKING REQUIREMENT:	2.5 SPACES FOR EACH 1,000 SF OF GROSS LEASABLE FLOOR AREA (GLFA)
EXISTING PARKING SPACES **:	523 SPACES (INCLUDES 22 ADA SPACES)
PARKING CALCULATION:	157,020 + 644 + 2,200 / 1,000 SF = 159.86 159.86 X 2.5 = 399.66 = 400 SPACES REQUIRED
REQUIRED PARKING SPACES PER ZONING:	400 SPACES
REQUIRED PARKING SPACES PER LEASE:	504 SPACES
PARKING SPACES PROVIDED **:	511 SPACES + 11 CART CORRAL SPACES

* PROVIDED BY CROSSPOINT
** CALCULATED BASED ON REFERENCE PLAN

GLFA DEFINITION: THE TOTAL FLOOR AREA OF A COMMERCIAL OR INDUSTRIAL BUILDING DESIGNED FOR OCCUPANCY AND EXCLUSIVE USE BY A TENANT, INCLUDING MEZZANINES AND UPPER FLOORS, IF ANY, AND EXCLUDING STAIRS, ELEVATOR SHAFTS, AIR SHAFTS, PUBLIC TOILETS, UTILITY AND MECHANICAL EQUIPMENT AREAS WHICH ARE USED SOLELY FOR THE MAINTENANCE OF THE BUILDING.

Certification Note:

THE EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND RECORDED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO COMPILE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN. THERE ARE MANY FACTORS WHICH LEAD TO THIS, INCLUDING THE ACCURACY OF SAID MAPS AND DATA, AND KNOWN SITE FEATURES SUCH AS STONE WALLS, ROADWAYS, AND BUILDINGS. THESE DEVIATIONS ARE COMMON WHEN COMPILING MAPS AND DATA FROM VARIOUS SOURCES AND CANNOT BE AVOIDED WITHOUT AN ACTUAL FIELD SURVEY AND DEED RESEARCH. THIS PLAN IS TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

Concept Plan 11

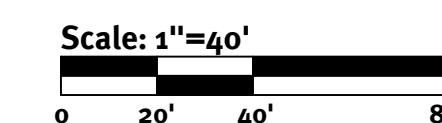
Assessor's Map 1705E, Lot 106
99 East Main Road Middletown, Rhode Island



90 Broadway Newport, RI 02840
tel 401-619-5890 fax 401-464-6006 www.diprete-eng.com

Prepared for:
Crosspoint Associates
300 Third Avenue, Suite 2
Waltham, MA 02451

Date: 1/12/2018 Revised 5/3/2021
Drawn By: ACA/SBG/SEH/SDM





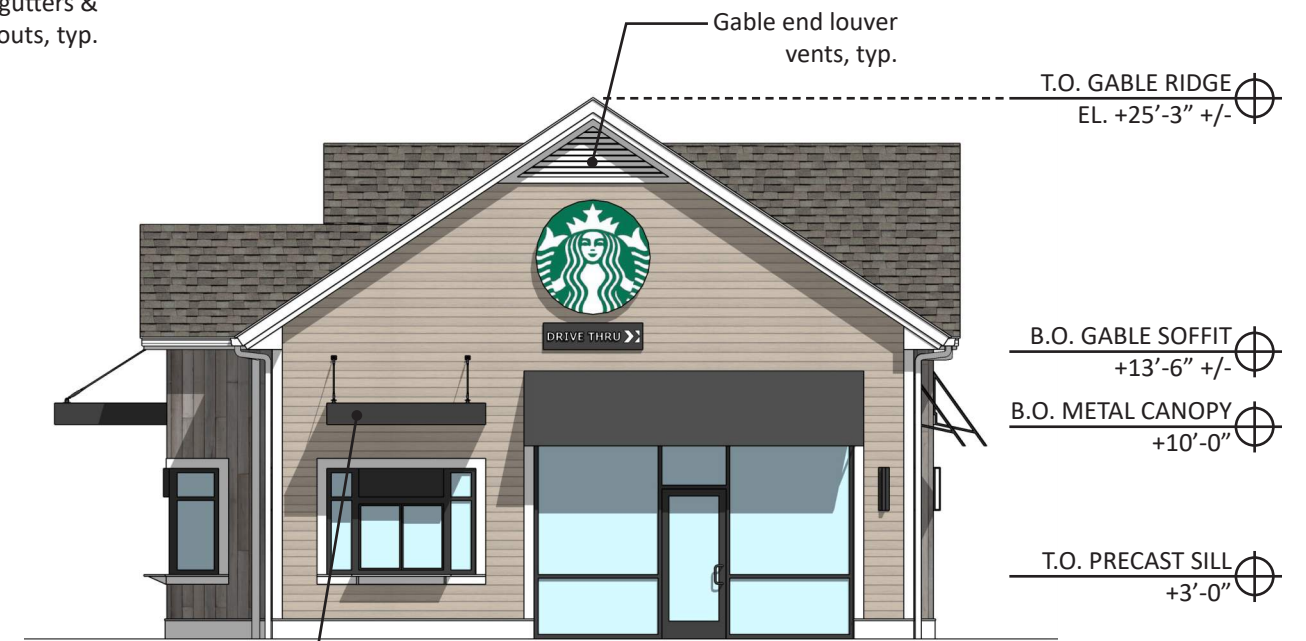
Proposed East Elevation - Option 1a (not to scale)



Proposed North Elevation - Option 1a (not to scale)



Proposed South Elevation - Option 1a (not to scale)



Proposed West Elevation - Option 1a (not to scale)



Perspective View of North-East Building Corner, Looking South-West (Option 1a)



Perspective View of North-West Building Corner, Looking South-East (Option 1a)



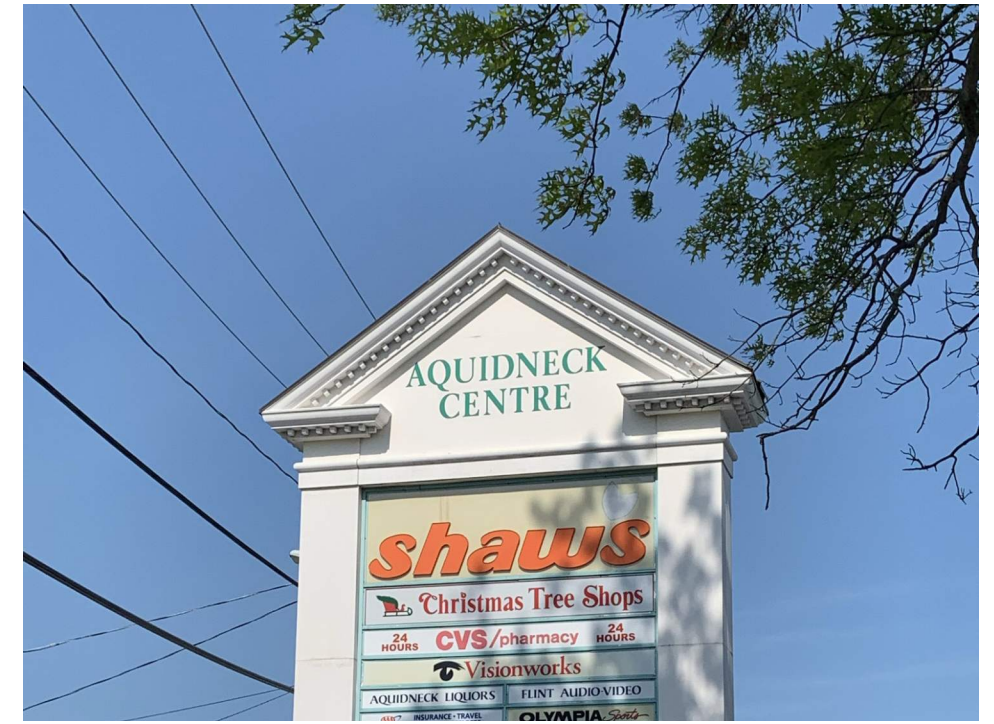
Perspective View of South-West Building Corner, Looking North-East (Option 1a)



Perspective View of South-East Building Corner, Looking North-West (Option 1a)



Photos of Existing Buildings At Aquidneck Shopping Centre



Photos of Existing Buildings At Aquidneck Shopping Centre