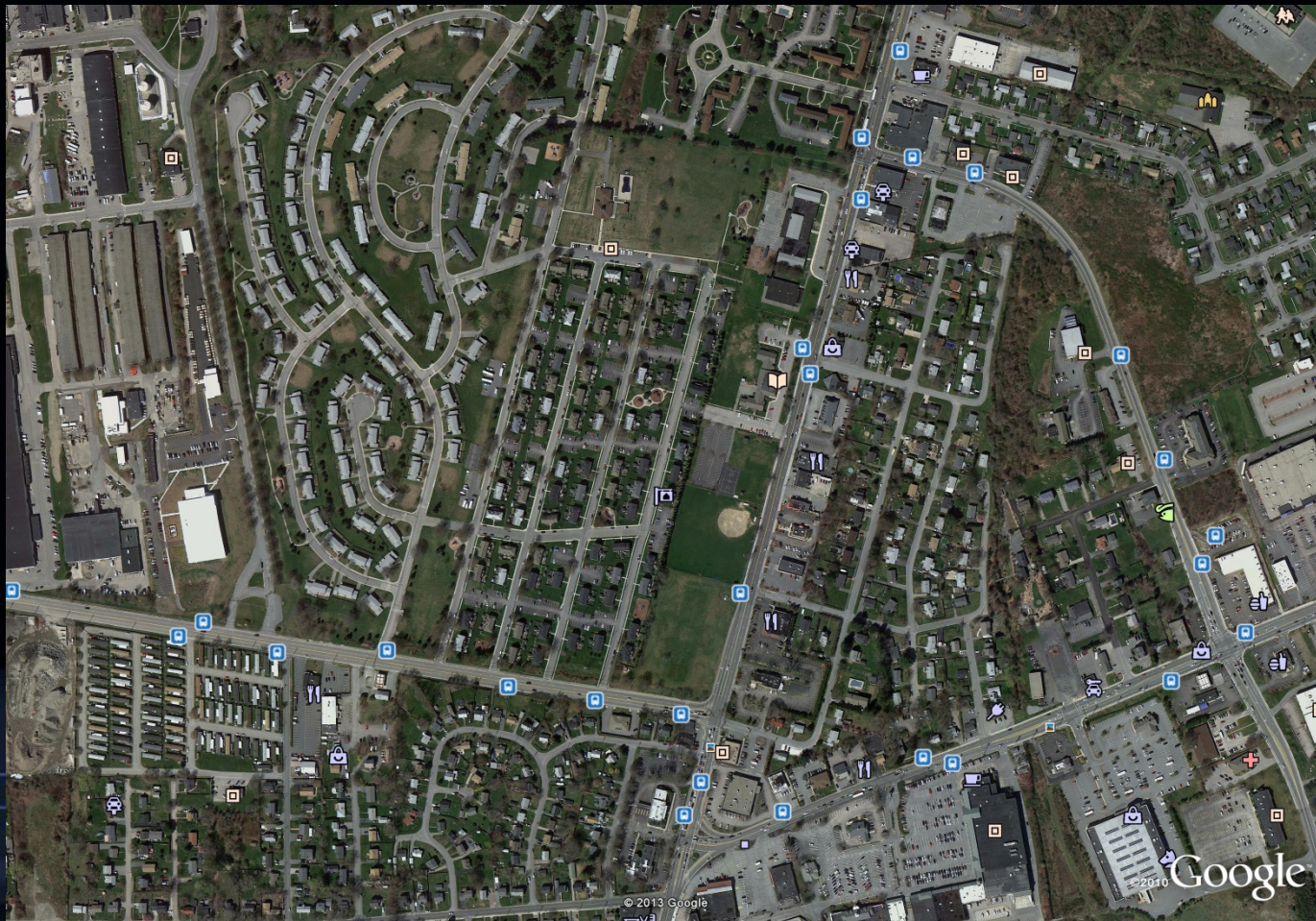


# Navy Lodge Site- Middletown

## Aquidneck Island Reuse Planning Authority

### Surplus Properties at NAVSTA Newport, Rhode Island



March 6, 2013



## Navy Lodge Site

### ▶ Redevelopment Plan

### Land Use Summary

- ✓ *Mixed Use Development on 14 acres*
- ✓ *Civic Uses: 50,000 SF*
- ✓ *Retail: 80,000 SF*
- ✓ *Office: 45,000 SF*
- ✓ *Residential: 175 units*





## Navy Lodge Site-Middletown

### ▶ Opportunities

- ✓ *Combined public lands and adjacent ownerships offer opportunity to create a "Town Center" anchored by a variety of community services.*
- ✓ *Ability to attract a multiple uses adds value to property.*
- ✓ *Great access from high traffic streets (West Main & Coddington Highway).*
- ✓ *Adjacent public utilities available*



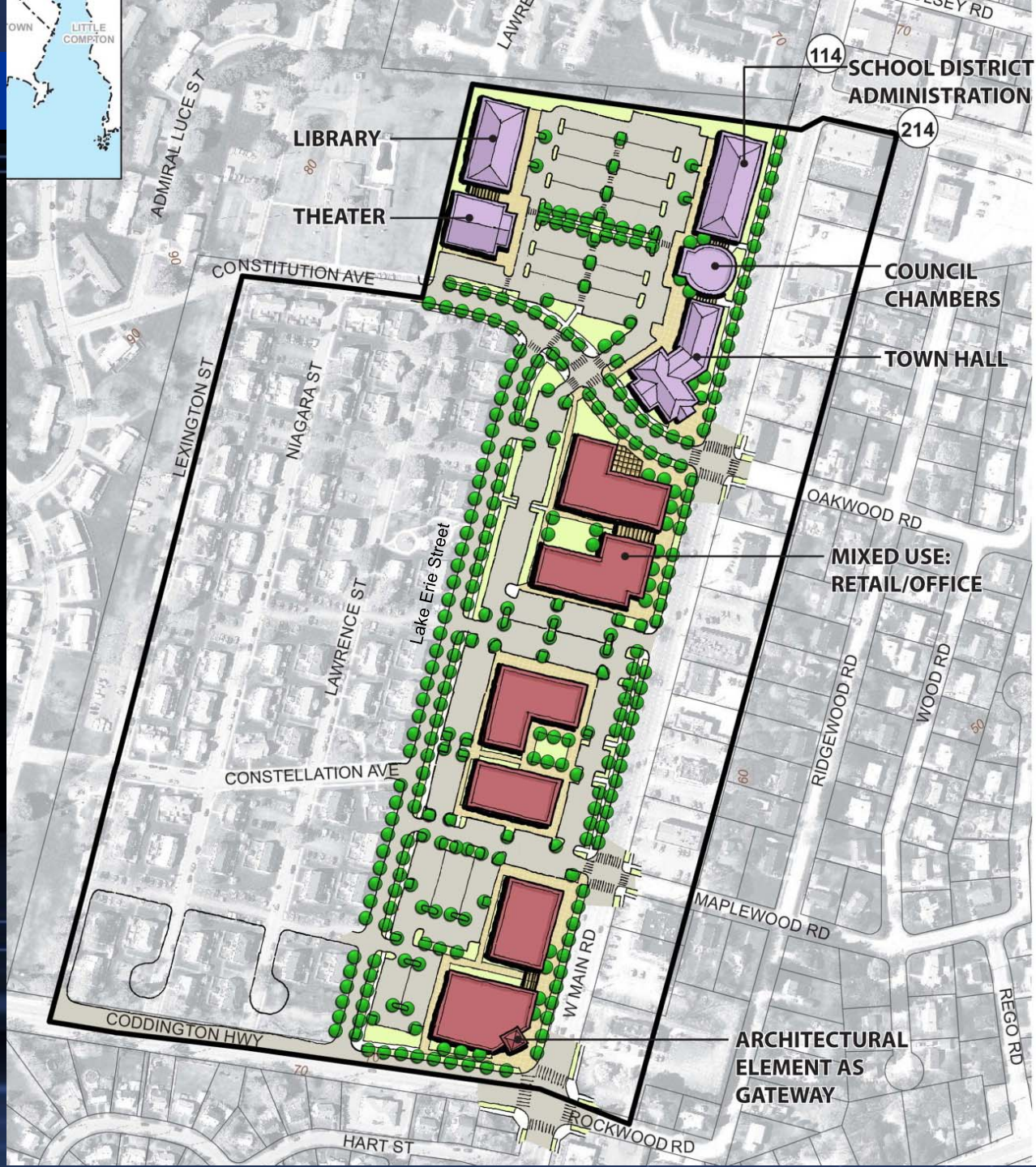
### ▶ Constraints

- ✓ *Multiple ownerships, especially on east side of West Main Street is challenging. (Provide design guidelines for re-development)*
- ✓ *Re-Use Plan lacks any strong organizing element for the mix of uses.*
- ✓ *Lackluster development character, no focal point or strong orientation to West Main.*





# Concept 1







# West Main Town Center-Concept 1

## Land Use Summary

Non-Residential:

<u>Description</u>	<u>SF</u>
 Civic Uses	121,000 (385 parking spaces)
 Retail/Office	<u>134,000 (484 parking spaces)</u>
Total	255,000 sf



# Concept 1





# Civic Amenities



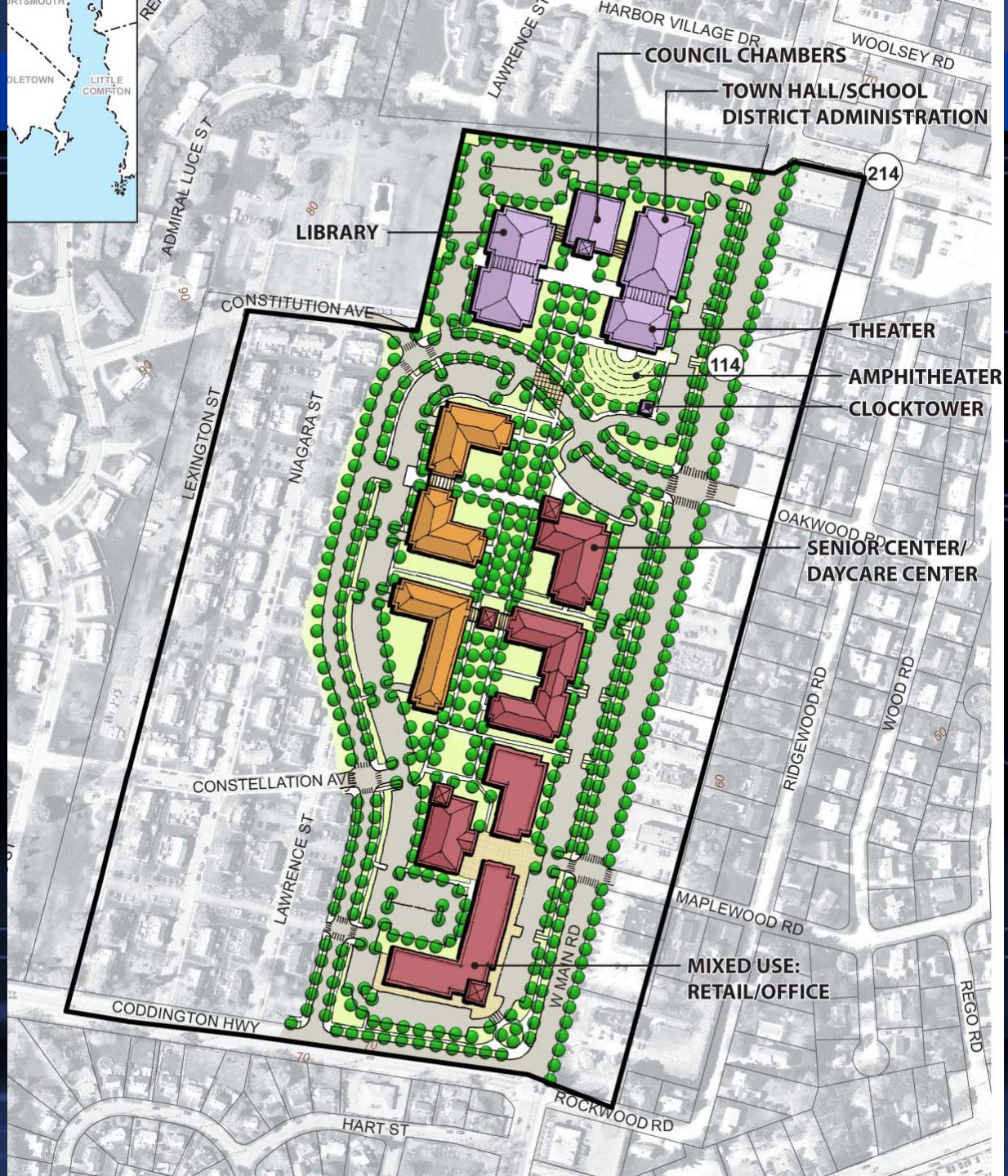


# Civic Amenities





# Concept 2





# West Main Town Center-Concept 2

## Land Use Summary

### Residential/Mixed Use:

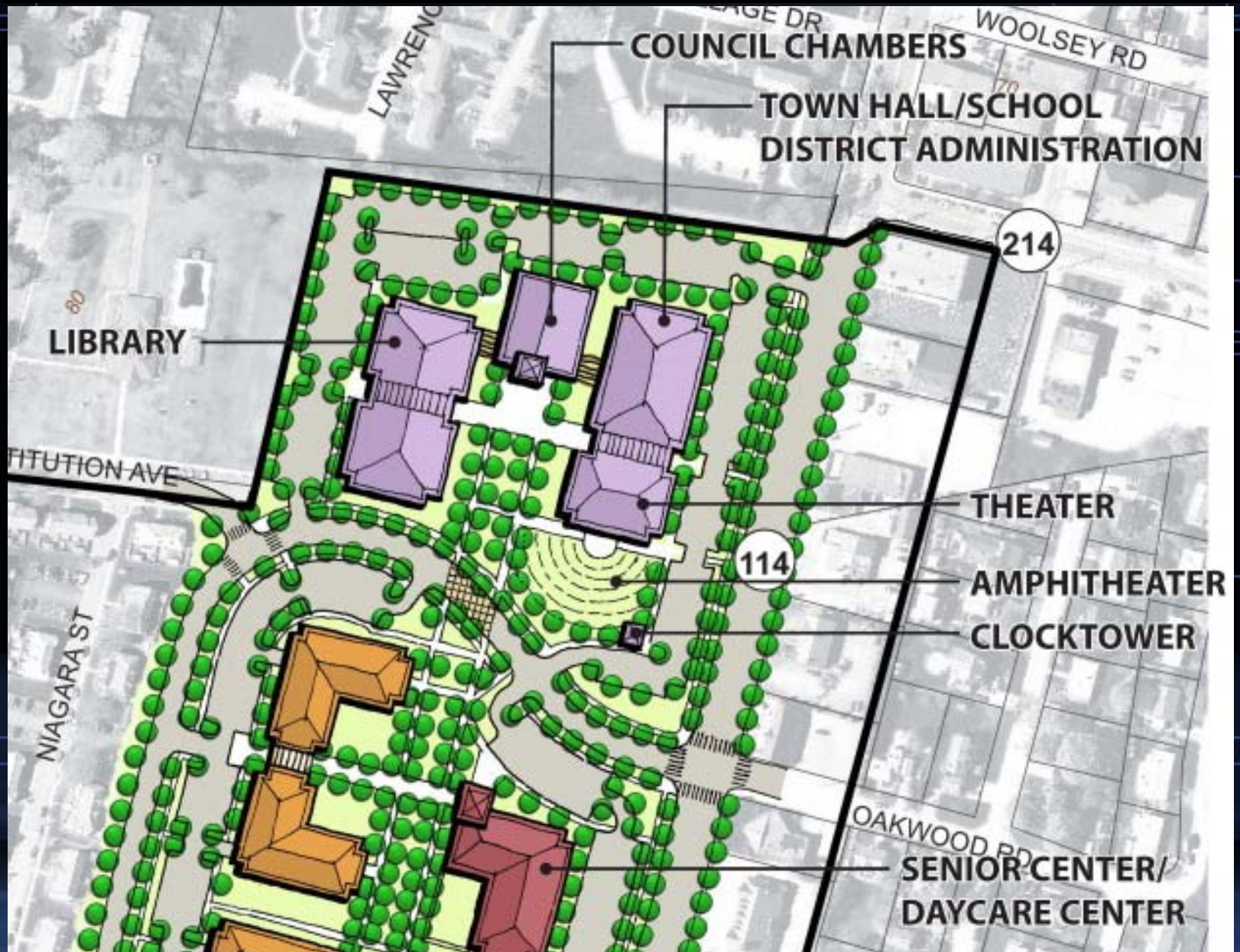
<u>Description</u>	<u>DU</u>
 Residential/Mixed Use	120 (200 parking spaces)
Total	120 du

### Non-Residential:

<u>Description</u>	<u>SF</u>
 Civic Uses	100,000 (343 parking spaces)
 Retail/Office	230,000 (720 parking spaces)
Total	330,000 sf



# West Main Town Center





# Civic Amenities





# Historic Stone Wall Character





# Civic Amenities



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# Civic Amenities-Architectural Elements





# Common Areas





# Civic Amenities





# Civic Amenities



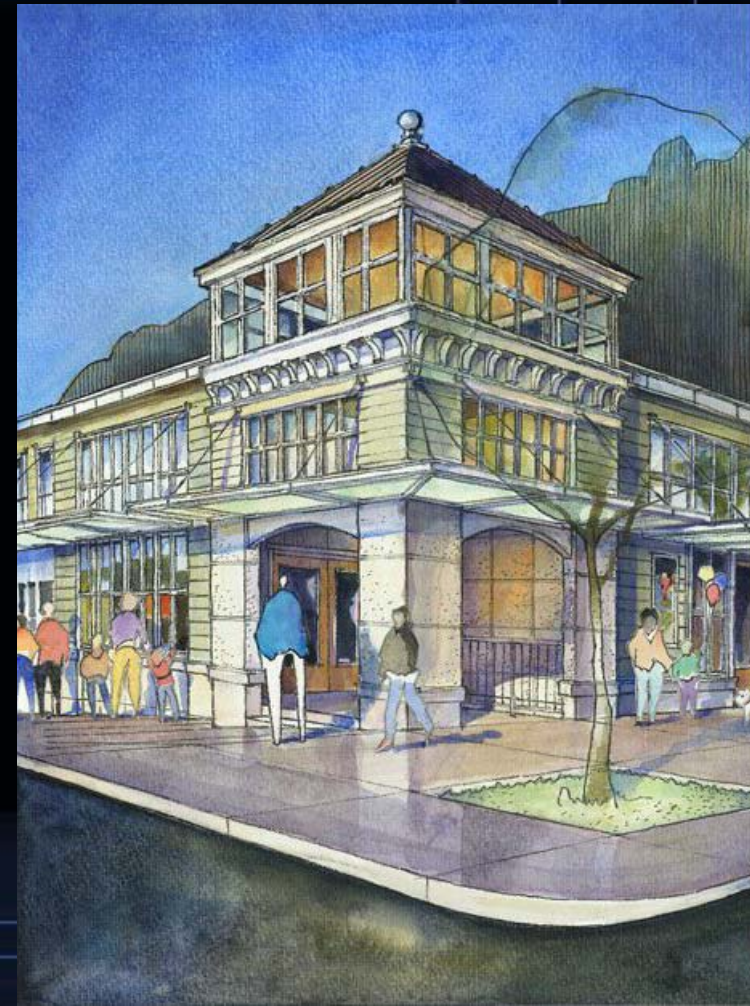


# Concessions/Markets





# Mixed Use





# Mixed Use





# Mixed Use





# West Main Town Center



*Thank You*