



SAMUEL'S REALTY CO., INC.

POLO CENTER - 678 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND 02842

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Dear Members of the Planning Board:

My name is David Bazarsky and I developed and manage the Polo Center on Aquidneck Ave. Immediately to the south of the Polo Center are approximately 7.75 acres of vacant land zoned Limited Business and designated as lots 108 and 109 on plat 114. This land is bordered by residential on the south and east sides - the Aquidneck Corporate Park on the west side - and the Polo Center on the north side.

Given the need for additional housing on Aquidneck Island, along with a much lesser demand for additional commercial space, I believe the best use of this property would be multi-family housing. I believe it would be a good buffer and transition between the commercial to the north - the residential to the south - and the industrial to the west. I further believe that it would be an excellent place to live - where you could walk internally to the Polo Center and avail yourself of all the amenities therein including urgent care (if needed), dry-cleaning, bank, dentist, hair dresser, etc. Additionally you would have easy access to the corporate park and the new YMCA. And - the views to the south overlooking the ocean are outstanding. I believe this is exactly what the town contemplated with its mixed-use ordinance and exactly what is needed on this island.

I propose 60 townhouse units called Polo Village - each of which would consist of 2 bedrooms 3 baths with a home office - with the exact interior configuration subject to change - along with 4,000 sq ft of commercial space which (according to our current plans) would be used as mini-storage for the residents. Each building would consist of 3, 4 or 5 units. There would be one central entrance off of Aquidneck Ave. in addition to an internal connection into the Polo Center for easy access to Green End Ave. Also there would be a one-way connection to Johnny Cake Hill in the corporate park. Thus there would be 2 entrances (Aquidneck Ave. + from within the Polo Center) and 3 exits (with the one-way into the corporate park).

With this plan - I believe (with some calculations still pending) that I have met every requirement of the mixed-use ordinance in terms of density, parking, setbacks, lot coverage, landscaping, etc. so that no variances (with the exception of one) would be requested. The only variance requested would be the following: since the combined Polo Center and Polo Village would become a single mixed-use project - the ordinance says that all businesses (other than restaurants) must close by 8pm. I have no problem adhering to that requirement for the 4,000 sq sf of commercial located within Polo Village - but given that the Polo Center is established with existing leases, I don't have a mechanism to amend those leases with this time restriction. In addition, I do not believe it is in anyone's interest to require the urgent care center and doctors' office to close by 8pm. Currently there is no time restrictions on any units within the Polo Center. Webster Bank, for example, was previously a 7-Eleven opened 24 hours. So the variance

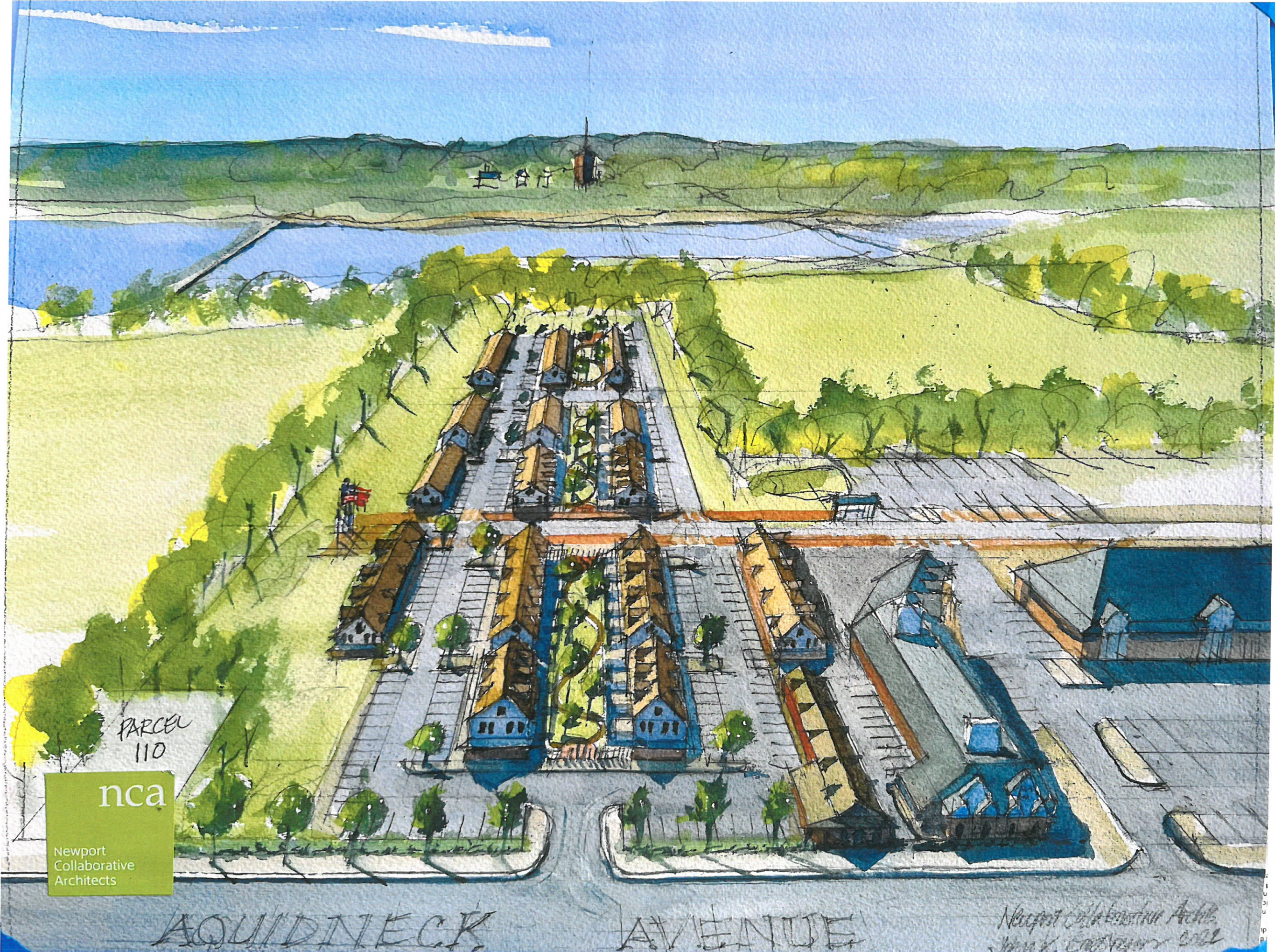
I would be asking for is to allow the Polo Center to remain open as is - but provide that the commercial within the Polo Village be restricted to an 8pm closing.

I have attached site plans of both the existing Polo Center and proposed Polo Village, along with visual renderings, and ask for your review and comments.

Respectively submitted,

A handwritten signature in black ink, appearing to read "David G. Bazarsky", written over a horizontal line.

David G. Bazarsky



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AQUIDNECK AVENUE

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FRONT ELEVATION.

POLO VILLAGE

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REAR ELEVATION

POLO VILLAGE

AQUIDNECK AVENUE, MIDDLETOWN, RI

FEB. 22, 2022