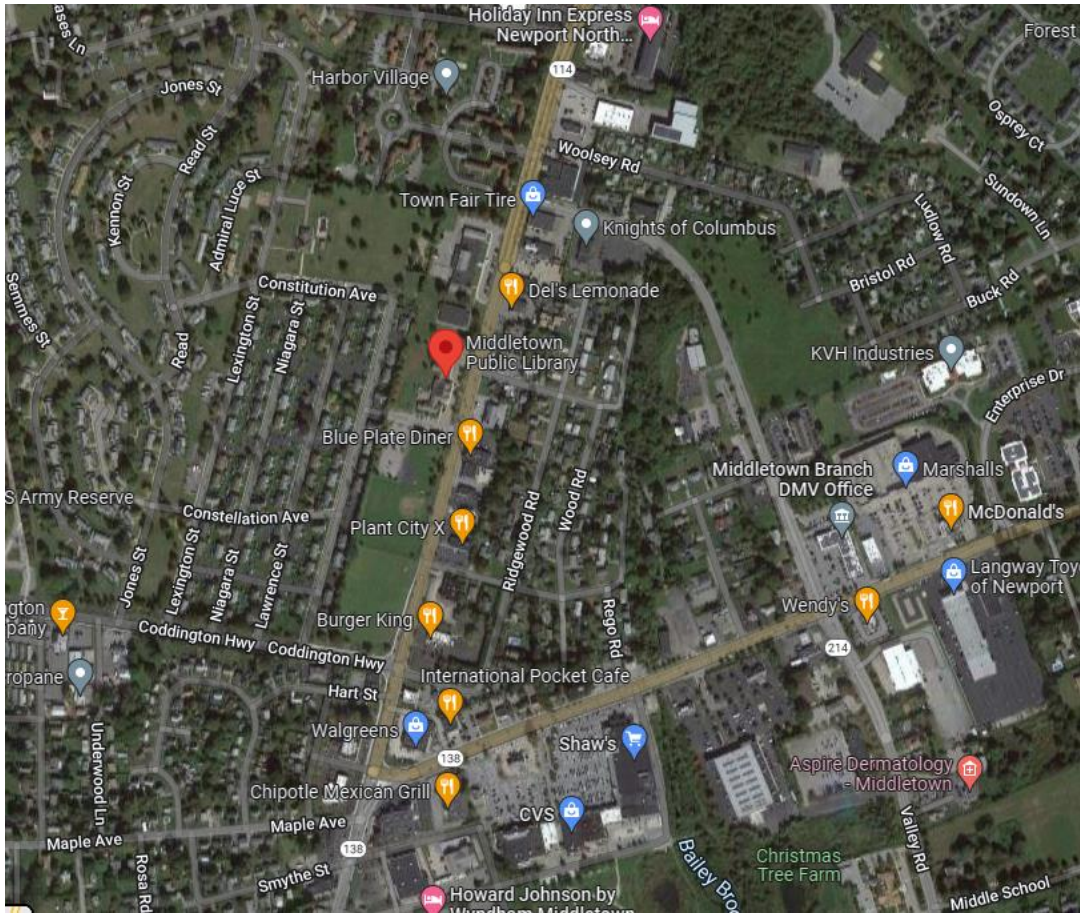


MIDDLETOWN CENTER PROJECT COMPREHENSIVE COMMUNITY PLAN ANALYSIS



**600 – 740 WEST MAIN ROAD
TOWN OF MIDDLETOWN, RI**

April 14, 2022

Prepared for:

Middletown Commons Town Center
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INTRODUCTION:

This analysis pertains to the proposed Middletown Center Project and its consistency with the Town of Middletown's Comprehensive Community Plan. This project encompasses multiple lots owned by the Town of Middletown spanning 600 – 740 West Main Road. This report has been prepared in anticipation of the Middletown Planning Board project review. A site plan visit has been conducted.

GENERAL PROJECT DESCRIPTION AND SURROUNDINGS:

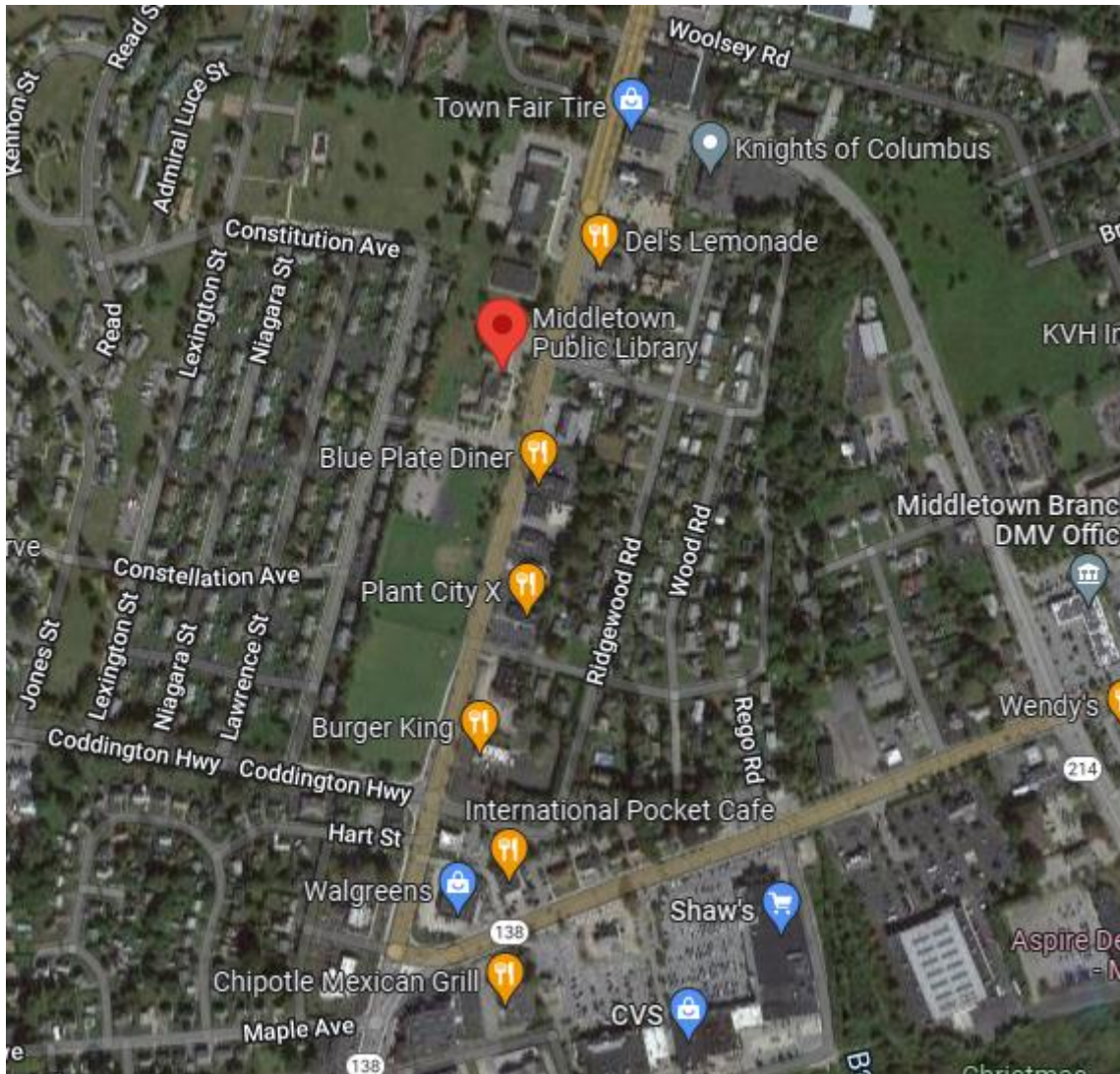
The Town of Middletown has been focused on redeveloping this land area for many years. The developer responded to the Town of Middletown's request for proposals to develop this land, and the developer's proposal was selected by the Town to move forward. The vision continues to evolve as more public input is gained and coordination with the private developer advances. The project addresses 15 acres of town-owned land at the corner of Coddington Highway and West Main Road. The majority of this land has historically been owned by Middletown, but 3.25 acres was previously held by the U.S. Navy and was formerly used as the Navy Lodge. The Town of Middletown acquired that 3.25 acres from the U.S. Navy in 2018 for redevelopment purposes. A small strip of land at the northern portion of the redevelopment site is owned by the U.S. Navy, but has been earmarked for transfer to the Town of Middletown.

The overall project concept at present time includes multi-story buildings with 144 hotel rooms, 25,000 square feet of retail space, 150 housing units, and public use and open space. A four-story hotel would be located on the southern end closer to the corner of Coddington Highway and West Main Road. The hotel will have an extended-stay component designed to meet the longer-term stay requirements of the significant Navy population which turns over on a regular basis. Retail, office, and restaurant uses would be situated on the eastern edge of the property generally paralleling West Main Road. Residential uses would primarily be located on the western edge of the property bordering the already existing residential development. The proposed 150 housing dwelling units will exist within several three-four story buildings including 15 three-bedroom units, 95 two-bedroom units and 40 one-bedroom units. Approximately 10% of the housing units will be designated as "affordable." Importantly, workforce housing targeting those with incomes in the range of \$50,000-\$100,000 per year will qualify for the "affordable" designation for purposes of increasing the Town of Middletown's percentage of affordable housing. A Community Center with pool is proposed for the residential component of the project. Additionally, significant space has been carved out for a municipal use to meet the Town of Middletown's needs. Such space could be used for a new Middletown Public Library or community amenity. A two-way public access road would internally serve the new development. The new roadway would have access points from West Main Road.

Multi-family housing already exists and abuts the entire western edge of the subject property (Landings Apartment Community). There are several roadways internal to that development. The closest roadway is Lake Erie Street running parallel to the subject property. Commercial businesses exist on the southern end across Coddington Highway. There is also one single-family house that abuts Coddington Highway, but has front yard

access from Hart Street (7 Hart Street). The eastern edge of the entire subject property faces commercial uses on West Main Road. Such uses and multiple retail establishments extend from Valley Road southerly to Rockwood Road. Multi-family housing use exists abutting the northern edge of the property (Harbor Village). Harbor Village Drive is an internal roadway within that development.

Photographs below show an overview of the site as well as the existing subject properties. Additionally, **Appendix A** illustrates photos of surrounding properties.



Aerial image of the project area including multiple lots spanning 600 – 740 West Main Road.



View across town-owned land from Coddington Highway towards the north (above) and view from recreation area towards the south in direction of Coddington Highway (below).





Another view from recreation area towards the south (above) and view along West Main looking south towards Coddington Highway (below).





Photo of the existing structure formerly the JFK Elementary School (above) and photo of the existing Middletown Public Library (below).



ZONING:

The property is currently zoned “Public – Traffic Sensitive.” The Town of Middletown initiated this public/private effort with the objective of amending the zoning in the future to allow redevelopment. The vision for redevelopment is a future mixed-use development.

Although a future zoning designation for this property has yet to be determined, it is likely that the zoning will be founded on the mixed-use nature of this project. The Comprehensive Plan defines “mixed-use zoning” as, “*Mixed use zoning sets standards for the blending of residential, commercial, cultural, institutional, and where appropriate, industrial uses. Mixed use zoning is generally closely linked to increased density, which allows for more compact efficient development while reducing energy consumption and transportation costs. The mixed-use buildings that result can help strengthen or establish neighborhood character and encourage walking and bicycling*” (page x-7).

Recently, Middletown amended its zoning by adding a new “Mixed-Use Development Project” designation to the ordinance. This demonstrates Middletown’s interest in promoting creative redevelopment approaches to targeted growth areas. The mixed-use regulation can be found within Article 27A of the zoning. Key provisions from the existing language include the following:

- Preserve open land and community character while permitting appropriate development of mixed-use projects;
- Encourage traditional architecture and historical village settlement patterns which are well integrated into the existing community, while avoiding the creation of large-scale shopping centers, business, or industrial parks having little or no relation to each other or to the surrounding community;
- Promote pedestrian friendly environments which provide both a safe walking atmosphere and a logical connection of destinations within and adjacent to the development;
- Provide for compatible mixed- uses and development densities, including limited residential, commercial, office, institutional, and agricultural, as well as recreation and open space;
- Provide areas for economic development in the community and allow for creative development of businesses that serve the residents of the district and surrounding areas, and reduce the demand upon the automobile for access to business;
- Preserve, create, or enhance the scenic roadside view from major arterial roads of the town, and where applicable preserve and enhance scenic water views; and
- Encourage development of residential uses, including those that meet the needs of the community as expressed in the Middletown Affordable Housing Action Plan, but which have limited adverse impact on the town's ability to provide necessary facilities and services.

COMPREHENSIVE COMMUNITY PLAN:

The Middletown Comprehensive Community Plan clearly identifies areas suitable for growth as well as areas slated for less development and increased protection. Several Comprehensive Plan elements support this type of development at its location. The Middletown Center Project is consistent with the Comprehensive Plan. Relevant goals, policies, and narrative from the Comprehensive Plan are as follows:

Executive Summary:

The Executive Summary provides an overview by outlining Comprehensive Plan highlights. The introduction emphasizes findings from a completed public engagement and polling process. Several top public preferences were identified as follows:

The Land Use Element highlights were, “Promote a land use and development framework based upon smart growth principles* (*smart growth describes the efforts of communities to manage and direct growth in a way that minimizes damage to the environment, reduces sprawl, and builds livable towns and cities.)” and “Encourage the redevelopment of vacant and underutilized commercial properties.” (page I-3)

The Housing Element included this highlight, “Encourage mixed-use and transit-oriented developments.” (page I-3)

The Recreation, Conservation and Open Space Element offered, “Look for opportunities to establish parks and open spaces accessible to all neighborhoods” and “Look for opportunities to establish multi-use trails and bike lanes to connect neighborhoods to the Town’s open space and recreational resources.” (page I-2)

The Economic Development Element stated, “Support economic growth and job creation in the local tourism and hospitality industry.” (page I-2)

The Transportation Element offered, “Promote livable and sustainable communities through coordinated transportation/land use strategies.” (page I-2)

The Facilities and Services Element stated these highlights, “Make optimum use of existing public facilities and town owned land and sustain prior investments in infrastructure” and “Continually improve access to library services and facilities.” (page I-3)

Within the “Special Areas Highlighted” narrative “notable changes and new policies” were specified. One initiative explicitly addressed this property. It states, “*WEST MAIN/CODDINGTON DEVELOPMENT CENTER. Located within the boundaries of the potential Two-Mile Growth Center is the core of the West Main/Coddington Development Center. The concept includes the redevelopment of town-owned property in conjunction with surplus Navy land that the town is working to acquire. It is described in detail the 2011 West Main/Coddington Development Center Master Plan and subsequent documents related to planning for the reuse of surplus Navy*

land. The concept envisions a walkable and attractive mixed-use center at the intersection of Coddington Highway and West Main Road, to include a mix of commercial, residential, and municipal uses that is well integrated with the surrounding neighborhoods.” (page I-6)

Land Use Element:

The Land Use Element offers this supporting “Vision Statement”: *The Town of Middletown will ensure that the community remains a desirable place to live by promoting sound growth and quality development which preserves and protects the natural environment, rural landscapes, scenic beaches, and established neighborhoods. We will retain our scenic landscapes while meeting residents’ needs for a strong local economy. Middletown’s balance of land use will promote local and regional sustainability.*

The Land Use Element states the predominant land use is single-family (57%) and the largest percentage of residentially zoned land is zoned R-40 (40,000 square foot lots). Additionally, the Comprehensive Plan states Middletown has a high percentage of land zoned Open Space with over 17%. Conversely, the Plan also states only 12% of the land area is dedicated to commercial activity including general business, limited industrial, limited business, office business, and office park. The Plan further emphasizes types of development it supports as well as in particular targeted locations. One such location is the former U.S. Navy Lodge property.

The Land Use Element explicitly addresses the former U.S. Navy Lodge parcel as follows: *The West Main/Coddington Development Center Master Plan serves as a guide for the reuse of this approximately three-acre parcel as well as 12 acres of abutting town-owned land at the intersection of West Main Road and Coddington Highway. The plan is based on market opportunities and site-specific constraints. The outcome of this work, which included opportunities for abutter/stakeholder and public input, resulted in a preferred mixed-use reuse scenario for the Navy Lodge parcel. The Town Council voted to recommend an economic development conveyance as the preferred disposition mechanism for inclusion in the AIRPA reuse plan. The well-planned redevelopment of the Navy parcel and abutting town land will reshape this highly visible and valuable commercial area of Middletown, and promote investment in the redevelopment and enhancement of other properties in the surrounding area. The following section describes the preferred development concept in more detail.” (page IX-16)*

The Land Use Element expanded upon this previous Navy Lodge reference to include the other abutting town-owned land (recreation space, Middletown Public Library and former JFK Elementary School). The following language addressed completed work named the West Main / Coddington Development Center Master Plan and is described as follows: *“The town completed the West Main/Coddington Development Center Master Plan in 2011 which envisions a mixed-use center in the vicinity of the intersection of Coddington Highway and West Main Road. The area currently includes a significant amount of adjoining publicly-owned property including a Recreational Complex, the Town Library, the recently closed J.F.K. Elementary School, and a three*

acre parcel of Navy land which was declared surplus. The Navy parcel, site of the former Navy Lodge, will be disposed of through the Base Realignment and Closure (BRAC) process. Currently, disjointed residential and commercial uses, unattractive streetscapes, inadequate pedestrian facilities, and congested intersections make for an uninviting pedestrian environment.” (page IX-17)

On page IX-18, this desire to transform the West Main/Coddington Development through redevelopment is further described as, *“The town would like to see the area transformed into a walkable and attractive destination to include a mix of commercial, residential, and municipal uses that is well integrated with the surrounding neighborhoods. Overlay zoning should be drafted and adopted to ensure the town’s vision for this special area is implemented when private development takes place. Specific urban design and transportation goals that were aspects of the preferred scenario include:*

- *Multi-story buildings with ground floor retail*
- *Create a municipal zone with a town common*
- *Orient buildings towards West Main Road*
- *Lining the “internal street” with buildings*
- *Create pedestrian amenities through varied setback and building form*
- *Place parking at the rear of buildings*
- *Pedestrian connections to existing residential areas*
- *Improve traffic flow and safety with a new full access drive with pedestrian crossings*
- *Reduce curb cuts, consolidate entry/exit points, and restrict turning movements*
- *Enhanced landscaping along Coddington Highway*
- *Plan for improvements to key intersections.*

The Comprehensive Plan strongly promotes “Mixed-Use Development” including both commercial and residential uses. The West Side of Middletown is targeted as a key location for such development. The “Mixed-Use Development” narrative from the Comprehensive Plan further explains the Town’s mixed-use development objective as follows, *“An objective of the Town is to combine uses in ways that create commercial areas with better character, minimize traffic, reduce infrastructure costs, and preserve remaining undeveloped land. These multiple goals can be accomplished with mixed-use development that combines commercial with other land uses such as office and residential in appropriate locations. Mixed-use development generally requires increased density, which allows for more compact development. Local performance standards should be used to properly mix these uses without creating internal conflicts and to promote a high quality of design. This can be accomplished through minor changes and additions to the town’s already established regulations including development plan review and commercial design standards.” (page IX-20).*

Benefits from such mixed-use developments were highlighted as follows, *“Mixed-use neighborhoods have many benefits to a community and its residents including creating a sense of place, creating areas that are active throughout the day, increasing housing options, and reducing auto dependence. Mixed-use developments, if*

designed properly, can produce a pedestrian-oriented center that encourages physical activity and social interaction with storefront-style shopping streets.” (page IX-20)

The following Goals, Policies, and Action Items from the Land Use Element support this proposed mixed-use development project.

GOAL L-I: To achieve a balanced and harmonious development pattern in Middletown that promotes economic growth and reinvestment while preserving neighborhood integrity, environmental and aesthetic quality, and overall livability.

Policy L-I.A. Promote a land use and development framework based upon smart growth principles.

Action Item L-I.A.2. Adopt mixed-use zoning ordinance which allows for mixed-use in all commercial areas.

Policy L-I.C. Create walkable neighborhoods and a connected transportation network for all modes and people of all ages.

Action Item L-1.C.2. Require safe pedestrian accessibility to commercial developments.

GOAL L-II: Appropriately site commercial and industrial uses.

Policy L-II.A. Discourage additional commercial sprawl/large-scale strip retail development

Policy L-II.B. Encourage the redevelopment of vacant and underutilized commercial properties.

Action Item L-II.B.1. Consider adopting incentives to attract desirable development and redevelopment to areas of town with existing infrastructure, including a potential Growth Center at Two-Mile Corner.

GOAL L-VI: Take advantage of opportunities for appropriate redevelopment of the West Side which benefit the Town and U.S. Navy.

Policy L-VI.B. Ensure that the reuse of excess Navy land is consistent with the economic, civic and environmental goals of the town.

Action Item L-VI.B.1. Implement planned redevelopment of excess Navy land.

GOAL L-VII: Protect and enhance the natural scenic beauty and heritage of Middletown as a coastal New England community.

L-VII.B. Enhance the aesthetics of our built environment.

L-VII.C.1. Uphold the town’s commercial design standards that require the use of traditional colonial architecture and quality natural building materials that are historically accurate.

The following maps from the Land Use Element support this proposed mixed-use development project.

The **Town Properties and Facilities Map (Map F-1)** identifies three categories for the subject land area. The southern-most is labeled “U.S. Navy Property”, but this map predates Middletown’s acquisition of the parcel in 2018. The middle section of land is classified as “Recreation.” The northern-most is labeled “Municipal” and it defines the existing Middletown Public Library and former Kennedy Elementary School.

The **Sewer System Map (Map F-2)** illustrates the property has public sewer. There is a differentiation on the map between the land areas served by the U.S. Navy sewer allocation versus the remaining lands served by the Town of Middletown’s sewer system.

The **Water Services Map (Map F-3)** illustrates the property is served by public water and receives a water bill. The exemption is the southern-most parcel since was previously owned by the U.S. Navy and is undeveloped.

The **Land Use 2025 Map (Map L-1)** identifies the subject land as within the “urban services boundary” and the “sewered urban developed” areas. Additionally, there is one large star on the map identifying a single “potential growth center” within Middletown. The Middletown Commons parcel is within that designated growth center area. The Comprehensive Community Plan defines “Growth Center” as, “Areas that already have a core of residential and commercial development or are well suited to planned, future development; they are places that have the infrastructure (e.g. sewer, water, transit) to accommodate future growth while protecting its natural and cultural resources” (page x-6),

The **Existing Land Use Map (Map L-2)** within the Land Use Element applied three classifications to the land area. The southern-most third of the land area, formerly the U.S. Navy Lodge, is classified as “Developed Recreation.” The middle third of the land area is classified as “Conservation/Open Space.” The northern-most third of the land area, with the Middletown Public Library and former Kennedy Elementary School, is classified as “Institutional.”

The **Zoning Map (Map L-3)** identifies this land area as “Public -Traffic Sensitive.”

The **Future Land Use Map (Map L-4)** proposes the future use for the subject land area to be “Institutional.”

The **Surface Waters and Watersheds Map (Map N-4)** illustrates this subject property is on the western fringe, but within the Easton’s Pond Watershed.

The **Recreation, Conservation and Open Space Map (R-1)** delineates a portion of the subject property as “Active Recreation or Open Space” and “Publicly Owned Recreation or Open Space.”

The **Public Transit Map (Map T-1)** illustrates the property is within the public transit service area and is served by Route 63 (RIPTA).

The **Pedestrian and Bicycle Transportation Map (Map T-21)** illustrates the property is served by a bicycle path/lane on Coddington Highway (borders property to the south). Additionally, the map shows there are sidewalks on West Main Road abutting and paralleling the property.

The **Highway Functional Classification Map (Map T-3)** illustrates the corner property is served by both Coddington Highway (Principal Arterial) and West Main Road (Principal Arterial).

The **Road Jurisdiction Map (Map T-4)** shows that both Coddington Highway and West Main Road are within the jurisdiction and control of the State of Rhode Island. Essentially, the Town of Middletown is not responsible for these two roadways.

Economic Development Element:

The Economic Development Element makes specific reference to this subject land area through the West Main/Coddington Development Center document. It states, *“The Town of Middletown hired Vanasse Hangen Brustlin, Inc. (VHB) to work with Town staff, a steering committee, stakeholders and the community to prepare a master plan for the West Main/Coddington Development Center. The Development Center consists of four publicly owned parcels that are targeted for potential redevelopment. They include the former Navy Lodge (surplused parcel), the West Main Recreation Complex, Middletown Public Library, and the former JFK Elementary School—all located on the west side of West Main Road (Route 114). The Development Center or “Core Study Area” is surrounded by a larger study area that includes approximately 245-acres of developed land. The Development Center Master Plan (2011) serves as a guiding document for the transformation of the area into a vibrant, attractive, mixed use area, capitalizing on its relatively dense development pattern, available land under public ownership, good transportation access, and available utilities. Based on the preferred development scenario prepared by VHB, the plan estimates that at buildout the core study area could accommodate approximately 80,000 sq.ft. of retail space and 45,000 sq.ft. of office space, as well as 50,000 sq.ft. of civic/municipal space.”*

This proposed development is supported by the Economic Development Element Goals and Policies as follows:

GOAL E-I: Promote a diverse and expanded local economy without compromising the characteristics and qualities which make Middletown a desirable community.

Policy E-I.A. Create conditions that are attractive to the growth of existing business and attract new businesses to Middletown.

Policy E-I.E. Invest in critical infrastructure necessary to develop a robust and diversified economy.

Action Item E-I.E.2. Promote the development and enhancement of mixed-use business districts in appropriate locations (e.g. Atlantic Beach District, and West Main/Coddington redevelopment area).

Policy E-III.C. Support economic growth and job creation in the local tourism and hospitality industry.

Transportation Element:

This proposed development is supported by the Transportation Element Goals and Policies as follows:

GOAL T-II: Provide a street network that allows for safe and efficient movement of vehicular traffic throughout the town.

Policy T-II.D. Implement policies that support access management principles.

Action Item T-II.D.3. Require new developments along East and West Main Roads and other state roads to use frontage roads with cross easements, or other collector streets that will access the highway at one curb cut.

GOAL T-II: Provide a street network that allows for safe and efficient movement of vehicular traffic throughout the town

Policy T-II.E. Support an interconnected local street system that allows for efficient movement of traffic.

Action Item T-II.E.1. Require subdivision roads and new developments link with overall road system and provide adequate access when appropriate.

Action Item T-II.E.2. Encourage street and neighborhood connectivity by discouraging the use of cul-de-sacs.

GOAL T-III: Provide for and promote the use of alternative modes of transportation.

Policy T-III.A. Provide a safe, convenient, and pleasant network of walkways.

Policy T-III.B. Encourage bicycle transportation through development of bike lanes, shared use paths, and bicycle facilities.

GOAL T-IV: Promote the use and expansion of public transit to reduce traffic congestion and to improve air and water quality for the citizens of Middletown and Aquidneck Island,

Policy T-IV.A. Expand and improve public transit system and services and ensure that the system meets the mobility needs of all citizens.

Action Item T-IV.A.5. Encourage development patterns that promote transit use.

Recreation, Conservation and Open Space Element:

The Recreation, Conservation and Open Space Element addresses associated needs within the community particularly emphasizing active recreation needs given that Middletown has protected significant open space areas.

In addition, and complimentary to other Comprehensive Plan Elements, there is further description related to this property as follows: *“WEST MAIN RECREATION COMPLEX. The West Main Recreation Complex is in a location that is poorly situated for recreational uses due to traffic and the proximity of a major roadway and housing. This area is potentially better suited for a mix of housing, commercial, and institutional uses that are*

typical of a village center. A planning study (West Main/Coddington Development Center Master Plan) is underway which encompasses the area in the vicinity of the intersections of Coddington Highway and West Main Road including the recreation complex, the public library, the recently closed Kennedy Elementary School, and a three-acre parcel of Navy land expected to be declared surplus. The Navy parcel, site of the former Navy Lodge, will be disposed of through the Base Realignment and Closure (BRAC) process. The West Main Road Recreation Complex is likely to be redeveloped. The displaced recreation facilities must be accommodated elsewhere in town due to restrictions imposed when the town acquired the land from the federal government.” (page IV-22)

This proposed development is supported by the Recreation, Conservation and Open Space Element Goals and Policies as follows:

GOAL R-I: Provide new recreational facilities to ensure that the Town meets the ongoing recreation needs of the community

Policy R-I.B. Look for opportunities to establish parks and open spaces accessible to all neighborhoods

Housing Element:

The Housing Element weighs heavily upon the need for housing, the lack of supply for new housing units, and that new modern housing should be encouraged through a variety of means in strategic locations. Additionally, the element emphasizes that the majority of Middletown’s housing stock is single-family housing. Mixed-use developments are encouraged and supported by the Housing Element Goals, Policies, Strategies, and Benefits language as follows:

This proposed development is supported by the Housing Element Goals, Policies, Strategy and Benefits as follows:

GOAL H-IV: Reduce housing costs while promoting more sustainable development.

Policy H-IV.B. Encourage mixed-use and transit-oriented developments.

On page VII-33, there is a secondary table within the Housing Element focused on housing affordability with additional strategies and benefits as follows:

Strategy: Encourage mixed-use development in appropriate locations in town.

Benefits:

- Promotes a village-style and mix of retail, restaurants, offices, civic uses, and multifamily housing
- Promotes pedestrian & bicycle travel
- Promotes a sense of place

- Encourages economic investment
- Makes more efficient use of land and infrastructure
- Guides development toward established areas, protecting outlying rural areas and environmentally sensitive resources.

ANALYSIS FINDINGS:

The following are my professional findings regarding the project and the Town of Middletown's Comprehensive Community Plan.

- The Middletown Center proposal is evolving and is consistent with the Comprehensive Community Plan.
- Numerous studies and plan, many referenced within the Comprehensive Plan, have been completed by the Town of Middletown and its partners over the past decade to properly address the redevelopment of this property.
- The Comprehensive Community Plan strongly and explicitly supports a "mixed-use" redevelopment on the 15-acre Town of Middletown property at West Main Road and Coddington Highway.
- The Comprehensive Community Plan's goals, policies, strategy and benefit statements, and narrative support redevelopment at this location particularly the Executive Summary, Land Use, Economic Development, Transportation, Recreation/Conservation/Open Space, and Housing Elements.
- Key maps (Land Use, Zoning, Sewer, Water, Pedestrian & Bicycle, Town Properties & Facilities, Surface Waters & Watersheds, and Public Transit) within the Comprehensive Plan support the proposed Middletown Center proposal.
- The proposed Middletown Center project consisting of hotel, retail, restaurant, housing, public spaces, open space, and interior roadway is in keeping with the Comprehensive Community Plan's intent for this land.

RECOMMENDATION:

The proposed Middletown Center Project is a mixed-use development project that is evolving. It is located at a prominent commercial intersection that the Town of Middletown has explicitly planned for redevelopment. In my professional planning opinion, the project complies with the Town of Middletown's Comprehensive Community Plan.

Paige R. Bronk, AICP

Paige R. Bronk

04/13/2022

APPENDIX A: SURROUNDING AREA PHOTOS



Intersection of Coddington Highway and West Main Road (above and below)





Intersection of West Main Road and Rockwood Drive (above) and Landings Apartment Community dog park abutting subject town land (below)





View towards Landings Apartment Community on western subject property edge (above) and retail store off West Main Road across from the town land (below)





Image of West Main Road on eastern edge of the subject property (above) and view towards Landings Apartment Community on western edge at Middletown Library (below)





View above along West Main Road from eastern edge of property (above) and retail location across West Main Road from property (below)





View of retail across from subject property on West Main Road (above)