

# Middletown Center

Thursday, April 21<sup>st</sup>, 2022

# Development Team



**KEMPENAAR REAL ESTATES, INC.**  
A COMMERCIAL DEVELOPMENT COMPANY

**Cordtsen Design Architecture**  
Architecture and Planning

**DiPrete Engineering**  
Engineering and Land Planning

**Vanasse & Associates, Inc.**  
Traffic Planning

# Project Overview



Mixed Use  
Development



Market Rate  
& Workforce  
Housing



Retail



Hospitality



Public Library and  
Cultural Center

# Architectural Renderings by Cordtsen

Middletown Center  
will be developed in  
partnership with the  
Town of Middletown  
as a mixed-use,  
pedestrian-friendly  
town center



# Restaurants, Retail, Hotel & Entertainment



# Village Green for Gatherings and Events



# Pedestrian Friendly



# Bicycle Circulation



# Transportation and Accessibility



# Town of Middletown Comprehensive Community Plan

- The Comprehensive Community Plan strongly and explicitly supports a smart-growth, "mixed-use" development for this property.
- Numerous studies and plans, referenced in the Comprehensive Plan, have been completed by Middletown over the past decade to address redevelopment at this site.
- The Proposal specifically meets goals, policies, narrative, and maps from Comprehensive Plan Elements (Executive Summary, Land Use, Economic Development, Transportation, Recreation/Conservation/Open Space, and Housing).
- The Proposal directly responds to the Plan's intent to "see this area transformed into a walkable and attractive destination to include a mix of commercial, residential, and municipal uses..."

# Project Highlights and Community Enhancements

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Pedestrian Integration

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Bicycle Circulation

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Intersection Accessibility

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West Main East Side Redevelopment

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Relocation of Pottsy Field

## BUILDING TYPES AND SQUARE FOOTAGE

- MIX USE:** RETAIL/RESTAURANTS GROUND LEVEL W/ 2 DRIVE THRU UNITS FOR A RESTAURANT (2-3 STORIES TALL, 31,600 SF PER STORY) (2.75 ACRES)
- RESIDENTIAL USE** (15) 3 BEDROOM UNITS 3-4 STORIES TALL (47,000 SF PER STORY) (75) 2 BEDROOM UNITS (60) 1 BEDROOM UNITS (5.11 ACRES)
- HOTEL** (144 ROOMS, 4 STORIES TALL) (22,000 SF PER STORY) (3.00 ACRES)
- VARIOUS USES (SEE BELOW)**
  - A** LIBRARY (10,000 SF, 1 STORY) (1.02 ACRES)
  - B** APARTMENT LEASING CENTER (W/ POOL) (6,000 SF, 1 STORY)
  - C** PUBLIC BUS STOP

## LAND USE

15.11 TOTAL ACRES

- D** COMMON GREEN SPACE (W/ HALF SHELL) (1.0 ACRES+)
- E** EXPANDED DOG PARK
- F** OUTDOOR COURT W/ TABLES, CHAIRS & FOUNTAIN/ART
- G** HISTORIC MONUMENT/MEMORIAL WALL
- VARIOUS WATER FEATURES
- 10' WIDE BIKE PATH (2400+ FT LENGTH)

## PARKING SPACES

PARKING SPACES	PROVIDED
HOTEL (1 PER ROOM +5 REQUIRED)	=149 SPACES
RETAIL/RESTAURANTS (3 PER 1000SF)	=164 SPACES
RESIDENTIAL (1-2 PER UNIT)	=260 SPACES
LIBRARY (1 PER 400SF)	=30 SPACES
APT. LEASING CENTER (3 PER 1000SF)	=18 SPACES
ADDITIONAL COMMON PARKING	=47 SPACES
LOADING ZONES	=5 SPACES

## STREETS

2-WAY TRAFFIC ON ALL STREETS

12' WIDE LANES

PARALLEL PARKING SPACES 10' x 20'

## SIDEWALKS

10' - 15' WIDE BUILDING FRONTAGE

6' - 8' WIDE MINIMUM AROUND BUILDINGS AND IN GREEN AREAS



# Financial Benefits for the Town

**Land lease payment** where the development would pay the Town an annual lease payment for the term of the lease

**Property taxes** will be collected by the Town at the Commercial Rate on all privately owned buildings

Hotel pays **Real Estate and Personal Property taxes** to the Town and **Hotel Room and Sales Taxes** to the State of Rhode Island (shared with the Town of Middletown)

**Restaurant meal taxes** will be collected monthly

There are additional opportunities from the **renting of the library facilities** to generate event revenue to assist in supporting the operations of the library/cultural center

# Additional Project Images

(Continued  
on next slide)





# Planning Board Comments and Public Comments