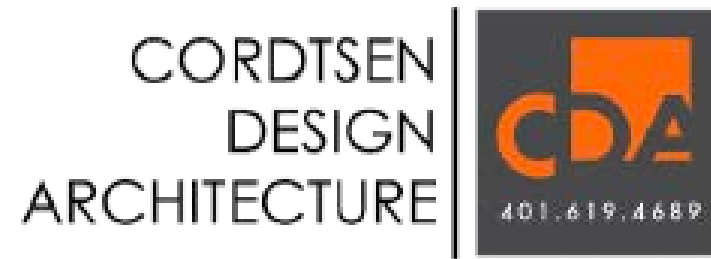


Middletown Center

Wednesday, June 29th, 2022

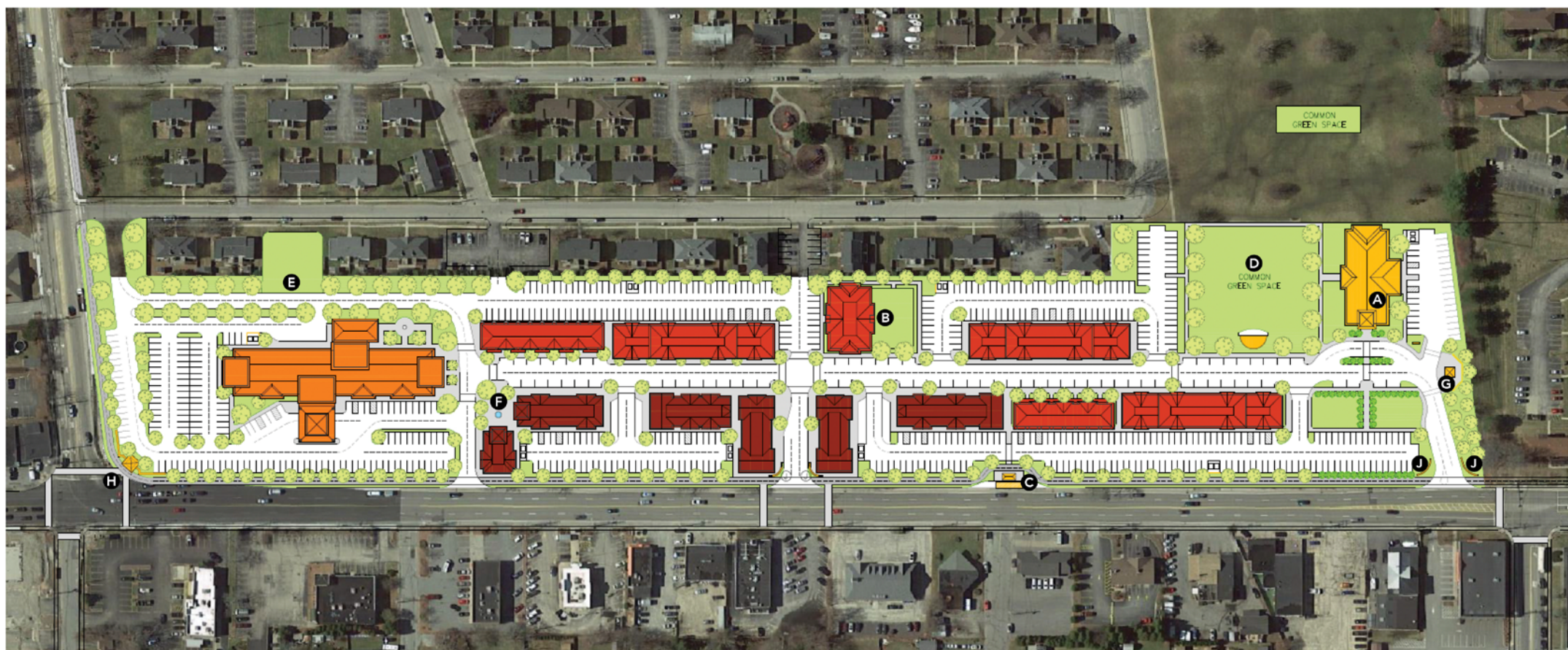
Lead Architecture and Planning



Jason Grover

Senior Project Architect

Cordtsen Design Architecture



BUILDING TYPES AND SQUARE FOOTAGES

	MIX USE: RETAIL/RESTAURANTS GROUND LEVEL WITH 2 DRIVE THRU UNITS FOR A RESTAURANT AND/OR BANK(S) (30,000 SF) - 1 STORY (2.75 ACRES)	
	RESIDENTIAL USE 3-4 STORIES TALL - 47,000 SF PER STORY 5.11 ACRES	(15) 3-BEDROOM UNITS (75) 2-BEDROOM UNITS (60) 1-BEDROOM UNITS
	HOTEL: 144 ROOMS (4 STORIES TALL) (22,000 SF PER STORY) (3.00 ACRES)	
	VARIOUS USES (SEE BELOW)	
	A LIBRARY (TBD SQ FT) (1-2 STORIES) (1.02 ACRES)	
	C PUBLIC BUS STOP	
	B APARTMENT LEASING CENTER (6,000 SF - 1 STORY)	

LAND USE

- 15.11 TOTAL ACRES
- D** COMMON GREEN SPACE WITH HALF SHELL (1.0 ACRES)
 - E** EXPANDED DOG PARK
 - F** OUTDOOR COURT W/ TABLES, CHAIRS, & FOUNTAIN/ART
 - G** HISTORIC MONUMENT / MEMORIAL WALL
 - H** MIDDLETOWN GATEWAY MONUMENT
 - J** ENTRY STONEWALL SIGNS
- 10' WIDE BIKE PATH (2400+ FT IN LENGTH)

PARKING

	PROVIDED
HOTEL (1 PER ROOM +5 REQUIRED)	= 160 SPACES
RETAIL/RESTAURANTS (3 PER 1000 SF)	= 165 SPACES
RESIDENTIAL (1 TO 2 PER DWELLING)	= 260 SPACES
LIBRARY (1 PER 400 SF)	= 30 SPACES
APT LEASING CENTER (3 PER 1000 SF)	= 18 SPACES
ADDITIONAL COMMON PARKING	= 38 SPACES
LOADING ZONES	= 5 SPACES

STREETS

ALL STREETS TO BE 2-WAY TRAFFIC
12' WIDE LANES
PARALLEL PARKING SPACES 10' x 20'

SIDEWALKS

10' - 15' WIDE FRONTAGE AT BUILDING
6' - 8' WIDE MINIMUM AROUND BUILDINGS
AND IN GREEN AREAS

BUILDING TYPES AND SQUARE FOOTAGES

MIXED USE (*RETAIL/RESTAURANTS*) : 30,000 SQ FT

RESIDENTIAL USE (*150 UNITS, 3-4 STORIES*) : 47,000 SQ FT PER STORY

HOTEL (*144 ROOMS, 4 STORIES*) : 22,000 SQ FT PER STORY

LIBRARY (*1-2 STORIES, 1.02 ACRES*)

LAND USE

15.11 TOTAL ACRES

COMMON GREEN SPACE • EXPANDED DOG PARK

OUTDOOR COURTYARD • HISTORIC MONUMENT

MIDDLETOWN GATEWAY MONUMENT • ENTRY STONEWALL SIGNS

BICYCLE PATH • BUS STOP

STREETS AND PARKING

TWO-WAY TRAFFIC WITH AMPLE SIDEWALK SPACE

PARKING SPACES, ADDITIONAL PARALLEL PARKING



MIDDLETOWN PUBLIC LIBRARY

MIDDLETOWN PUBLIC LIBRARY



MIDDLETOWN PUBLIC LIBRARY

MIDDLETOWN LIBRARY

MIDDLETOWN





MIDDLETOWN CENTER

MIDDLETOWN CENTER

MIDDLETOWN CENTER



MIDDLETOWN CENTER

MIDDLETOWN CENTER



MIDDLE TOWN
RESTAURANT









Retail/Mixed Use Development



Jim Karam

President, CEO, and Founder

First Bristol Corporation

Multifamily Property Management



Christopher C. Bicho

President, CEO, and Founder

Landings Real Estate Group

Hotel Development

KEMPENAAR REAL ESTATES, INC.
A COMMERCIAL DEVELOPMENT COMPANY

Robert Kempenaar II

President

Kempenaar Real Estates, Inc.

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

