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**ACQUIDNECK COMMERCE CENTER**

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**TO:** MIDDLETOWN PLANNING BOARD

**FROM:** CHRISTOPHER BICHO, MANAGING MEMBER

**SUBJECT:** APPROVAL OF MIXED USE FOR 12 MULTI-FAMILY UNITS AND 15,000  
SQAURE FEET OF OFFICE SPACE

**DATE:** SEPTEMBER 22, 2021

**CC:** RON WOLANSKI

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Aquidneck Commerce Center requests the Middletown Planning Board approval of the development of a two-story thirteen-unit multi-family residential building located on 819 Aquidneck Avenue AP 114, Lot 129 for twelve (12) units of residential two-bedroom apartments.

Upon the purchase of 819 Aquidneck Ave, Aquidneck Commerce Center (809-811 Aquidneck Ave) AP 114, Lot 504 will merge lots with 819 Aquidneck Ave AP 114, Lot 129 allowing us to leverage the Mixed-Use ordinance to build eleven (12) two bedroom apartments.

These apartments will replace the current dilapidated single – family home, remove the two curb cuts onto Aquidneck Ave from 819 Aquidneck Ave and add parking to accommodate the residential units. These residential apartments will bring more economic activity to the businesses of the area and supply much needed rental housing for the Town.

The two parcels are currently zoned in accordance with the Mixed-Use request as Limited Business (LBA) Traffic Sensitive. Upon completion, the two office buildings will comprise approximately 56.37% of the square footage of the total development and the residential portion will comprise approximately 43.63% square footage of the total development. In addition, the mixed-use of office and residential use is very compatible due to the typical working hours of office activity which ranges between 8am and 6pm while typically residents are working away from their homes between those same hours. The total site will have 81 parking spaces and the frontage of 291.61 ft along Aquidneck Ave will be greatly improved from a drainage, traffic and curb appeal perspective.

Attached is proposed building footprint layout and rendering perspectives from Aquidneck Ave north and south as well as eastern looking view.