

# MIDDLETOWN LEADS

## WHAT IS MIDDLETOWN LEADS?

*Middletown Leads* is a weekly newsletter intended to connect the Middletown community by providing information about the civic undertakings of the Town.

## MIDDLETOWN TOWN COUNCIL – SUMMER BREAK

Following the July 1, 2019 meeting, the Middletown Town Council is taking a summer break. The next regular meeting is scheduled for Monday, August 19, 2019.

Meanwhile, *Middletown Leads* will provide news about Town activities.

## WEST SIDE MASTER PLAN

You may have heard that the Aquidneck Island Planning Commission (AIPC) recently reviewed the West Side Master Plan which was developed 15 years ago in anticipation of the release of local land by the U.S. Navy.

It was originally intended to cover the West Side of Aquidneck Island from Long Wharf to Melville and involved seven key areas: highway access and connectivity; affordable workforce housing; transportation; commercial and industrial growth potential; resilience and sea level rise; broadband, water, sewer, and other infrastructure; and utilizing existing models for development.

Middletown's West Main/Coddington Development Center Master Plan evolved from the initial comprehensive master plan.

The 245-acre area is located northeast of the town line dividing Middletown from Newport. It is generally bounded by West Main Road (Route 114) to the east, Coddington Highway to the south, U.S. Navy property and Coddington Cove to the west, and Gate 17 Access Road to the north.

Currently there is a mix of commercial and residential uses including: retail, restaurants, single-and multi-family residential, public park and library as well as vacant land within the intersections of Coddington Highway/East Main Road (Route 138)/West Main Road (Route 114).

Although the mixed use nature of the area would seem to make it an ideal walkable destination, this is not currently the case. Disjointed residential and commercial uses, unattractive streetscapes, inadequate pedestrian facilities, and congested intersections make for an uninviting pedestrian environment.

The Project Goals included the following:

1. The West Main/Coddington Development Master Plan will serve to guide development and redevelopment within the project boundaries.
2. The Plan will focus efforts on the Core Study Area, consisting of the former Navy Lodge property – now a Recreation Complex – Middletown Public Library, and the former J.F. Kennedy Elementary School.
3. The Plan will identify recommendations and strategies for:
  - a. Redevelopment options for the Core Area
  - b. Integrating surrounding areas into the redevelopment Core Study Area, including pedestrian and vehicle connections.
  - c. Becoming a mixed use center and unique destination in Town
  - d. Enhancing future development of private property to complement the core area
  - e. Identifying opportunities for streetscape improvements
  - f. Identifying potential transportation improvements.

COME TO THE PARTY!

**THE TOWN OF MIDDLETOWN PRESENTS**

**MONDAY NIGHT CONCERTS  
AT SECOND BEACH**

**EVERY MONDAY IN AUGUST  
LIVE MUSIC  
FIRE PITS & FOOD TRUCKS**

**@ SECOND BEACH  
6PM TO 9PM**

**FIREWORKS AUGUST 26 !**

**FREE FAMILY FUN !!!**

FOOTNOTE

Editorial essays appear occasionally at the following website: <https://middletownleads.blogspot.com/>