



SAMUEL'S REALTY CO., INC.

POLO CENTER - 678 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND 02842

TELEPHONE 401 847-4777
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Re: Polo Village: Lots 108 + 109 Plat 114
Polo Center: Lots 107, 107A, 107B, 107D + 107E Plat 114

Dear Members of the Planning Board:

Please find attached our application for Master Plan Approval incorporating the Polo Center and Polo Village into a single mixed-use residential and commercial complex.

We would like to address the suggestions and concerns raised at the March 9, 2022 meeting.

With respect to traffic on Aquidneck Ave.:

We have modified the plan presented by showing the Polo Village connected to the Aquidneck Corporate Park with a two lane road. This would allow Polo Village to have three full means of vehicular ingress and egress: Aquidneck Ave., Green End Ave., and Johnny Cake Hill. However, we cannot guarantee (at this time) that DEM will approve the widening of this road from 14 feet to 24 feet (going from one lane to two lanes) but we will present more information during the preliminary design approval process. Our original thought was one-way into the Park - but if a two-way road is what the Planning Board wants after hearing from our traffic expert, and if allowed by DEM, we will provide it.

A suggestion was made that we make vehicle access between the Polo Center and Polo Village one way - but in doing so it will force more traffic onto Aquidneck Ave. in order to go from one part to the other. We believe that to minimize on-street traffic, we should create an easy flow in both directions between the residential and commercial areas.

A suggestion was made to relocate the entrance/exit to Polo Village further south on Aquidneck Ave. We agree that the further this entrance/exit is from the intersection the better - but moving it 100 feet to the south should have a negligible impact on traffic because it is already over 800 feet from the intersection. In addition - the current plan is to heavily landscape the interior drives from Aquidneck Ave. so when entering off Aquidneck Ave. the visual will be over 600 feet in length and 60 feet in width of a park-like landscaped setting. To move the entrance to the south the visual will then be of a long asphalt road.

With respect to recreational areas:

We will be adding internal walkways and pathways throughout Polo Village imbedded within the landscaped areas - along with seating. We are hesitant to create congregant areas as it will affect the quiet and peaceful residential setting we are trying to create. We would note that excluding the wetlands and the easement along the western side of the property - approximately 50% of the entire site will be landscaped.

With respect to a horizontal vs vertical mixed-use complex:

South County Commons has residential units above commercial - but the vast majority of residential units are not above commercial. Often when there are residential units above commercial they are in direct conflict with each other because the residential units want a quiet and peaceful place to live and the commercial units want activity, customers and traffic. We believe that separating the two (yet having them fully integrated) is the best option to accommodate the needs and desires of each.

At the Planning Board Meeting on April 13, 2022 we will have available a traffic expert to discuss the traffic implications of our plan.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "David G. Bazarsky". The signature is stylized and somewhat cursive.

David G. Bazarsky