

RECEIVED IN
PLANNING DEPARTMENT

OCT 30 2019

TOWN OF
SOUTH KINGSTOWN, RI

To: Kaela Gray

From: Eric Bell, Main St Capital, LLC

I have submitted a rendering of a possible second floor addition to 221 Robinson St. in Wakefield, RI. (57-4 Lot 167). The existing building is in a CD zone and contains approximately 8910 sq ft on .4 Acres. The parking lot contains 19 +/- parking spots and also benefits from on street parking.

The proposed second floor addition will contain ten single family apartments, (8) market rate and (2) affordable. The apartments will be accessed from two stairwells and an elevator. All the units would be accessed from a hallway in the rear of the building and each would have a door which goes out to a small deck in front along Robinson St.

The existing building will be renovated to match the new addition with a coastal New England style color scheme. The awnings along Robinson St will also be removed. The idea is to create more down town living spaces for people to enjoy the amenities of the Wakefield village. The local merchants will also benefit from the addition tenants living on Robinson St. Tenants will also have the ability to walk and ride their bikes around town as the property abuts the William O'Neill bike path.

EBell 10/30/19

(

(