




PARCEL DIVISIONS (TOTAL ACRES = 15.11)

 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)

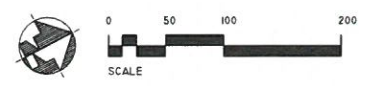
 RESIDENTIAL USE
(3 STORIES TALL)
(47,000 SF PER STORY)
(5.11 ACRES)

- (15) 3 BEDROOM UNITS
- (95) 2 BEDROOM UNITS
- (40) 1 BEDROOM UNITS

 HOTEL (144 ROOMS)
(4 STORIES TALL)
(22,000 SF PER STORY)
(3.00 ACRES)

 LIBRARY
(10,000 SF - 1 STORY)
(1.02 ACRES)

 COMMON AREAS
(3.19 ACRES)



REVISIONS:

| | |
|--------------|------------------|
| DESCRIPTION: | PARCEL DIVISIONS |
| SCALE: | As Noted |
| DATE: | February 2, 2022 |

West Main/Coddington
Redevelopment
Middletown, Rhode Island

A1.1



REVISIONS:

DESCRIPTION: SCHEMATIC MASTERPLAN

SCALE: As Noted

DATE: February 2, 2022

**West Main/Coddington
 Redevelopment**
 Middletown, Rhode Island

A1.0

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
 - (15) 3 BEDROOM UNITS
 - (75) 2 BEDROOM UNITS
 - (60) 1 BEDROOM UNITS
 (47,000 SF PER STORY)
 (5.11 ACRES)
- HOTEL (144 ROOMS)
 (4 STORIES TALL)
 (22,000 SF PER STORY)
 (3.00 ACRES)
- VARIOUS USES (SEE BELOW)
 - Ⓐ LIBRARY
 (10,000 SF - 1 STORY)
 (1.02 ACRES)
 - Ⓑ COMMUNITY CENTER (WITH POOL)
 (6,000 SF - 1 STORY)
 - Ⓒ PUBLIC BUS STOP

LAND USE

- 15.11 TOTAL ACRES
 - Ⓓ COMMON GREEN SPACE WITH HALF SHELL (1.0 ACRES±)
 - Ⓔ EXPANDED DOG PARK
 - Ⓕ OUTDOOR COURT WITH TABLES, CHAIRS, & FOUNTAIN/ART
 - Ⓖ HISTORIC MONUMENT / MEMORIAL WALL
- VARIOUS WATER FEATURES
- 10' WIDE BIKE PATH (2400+ FEET IN LENGTH)

PARKING

| | PROVIDED |
|-----------------------------------|--------------|
| HOTEL (1 PER ROOM +5 REQUIRED) | = 149 SPACES |
| RETAIL/RESTAURANTS (3 PER 1000SF) | = 164 SPACES |
| RESIDENTIAL (1 TO 2 PER DWELLING) | = 260 SPACES |
| LIBRARY (1 PER 400SF) | = 30 SPACES |
| COMMUNITY BUILDING (3 PER 1000SF) | = 18 SPACES |
| ADDITIONAL COMMON PARKING | = 47 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

