



**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**

	<u>PROVIDED</u>
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



REVISIONS:  
 DESCRIPTION: SCHEMATIC MASTERPLAN  
 SCALE: As Noted  
 DATE: February 2, 2022

West Main/Coddington  
 Redevelopment  
 Middletown, Rhode Island

**A1.0**