

## PARKING SUMMARY

	USE	REQUIRED	PROPOSED
RESIDENTIAL PARKING SPACES (ON-SITE)		127	137
RESIDENTIAL PARKING SPACES (OFF-SITE)		0	148
COMMERCIAL PARKING SPACES (ON-SITE)		11	11
317 HOPE STREET (LOT 71) – ZONE D	RES/COMM	0	0
325 HOPE STREET (LOT 43) – ZONE D	COMM	0	0
60 THAMES STREET (LOT 50) – ZONE W	SF RES	1	1
70 THAMES STREET (LOT 49) – ZONE W	MF RES	2	2
TOTAL PARKING SPACES:		141	299

RESIDENTIAL PARKING REQUIREMENT: 1 SPACE/D.U.  
(127 RESIDENTIAL W AND REHAB LDP ZONES)

COMMERCIAL PARKING REQUIREMENT: 1 SPACE/600 S.F. GFA  
(0 SPACES REQ'D FOR RESIDENTIAL, OFFICE,  
SERVICE, RETAIL, OR INSTITUTIONS WITHIN D ZONE)

LOADING SPACE REQUIREMENT: 6,292 S.F. / 600 S.F. = 11 SPACES  
1 SPACE/3,000-19,999 S.F. OF GFA  
(6,292 S.F. = 1 SPACE

NOTES:

1. PARKING AND LOADING REQUIREMENTS SHALL COMPLY WITH ARTICLE VIII SEC. 28–251.
2. ON-STREET PARKING ON THAMES STREET IS NOT INCLUDED IN THE CALCULATIONS.
3. THERE ARE 42 TOTAL COMPACT VEHICLE PARKING SPACES, 9 DECKLETTED MOTORCYCLE SPACES AND 24 BICYCLE SPACES WITHIN THE BASEMENT LEVEL OF 125 THAMES STREET. COMPACT PARKING SPACES ACCOUNTS FOR 13.5% OF TOTAL PARKING COUNT. MOTORCYCLE AND BICYCLE PARKING IS NOT INCLUDED IN THE CALCULATIONS.

1. ARTICLE VII SEC. 28-251(1): OFF-STREET PARKING IS REQUIRED ON THE SAME PROPERTY AS THE DEVELOPMENT EXCEPT AS PERMITTED UNDER SEC. 28-255.
2. ARTICLE VII SEC. 28-251(2)(a): OFF-STREET PARKING SPACE DIMENSIONS MUST BE 10' WIDE BY 18' LONG. PROPOSED RESIDENTIAL PARKING SPACES ARE 9' WIDE BY 18' LONG.
3. ARTICLE VII SEC. 28-251(2)(c): DOUBLE LINE PARKING SPACE STRIPES ARE REQUIRED IN PARKING LOTS WITH MORE THAN 20 SPACES.
4. ARTICLE IX SEC. 28-284(d)(1): REQUIRED TO USE AT LEAST 25 PERCENT OF THE SITE FOR COMMERCIAL, INSTITUTIONAL, AND/OR PUBLIC USE.
5. ARTICLE IX SEC. 28-284(d)2: RESIDENTIAL DENSITY FOR HISTORICAL BUILDINGS GREATER THAN 100,000 SQUARE FEET IN THE W ZONE, CONTRIBUTING BUILDINGS ON THE NATIONAL HISTORICAL REGISTER LOCATED IN THE W ZONE THAT ARE IN EXCESS OF 100,000 SQUARE FEET OF GROSS FLOOR AREA SHALL HAVE A MINIMUM GFA/DU (GROSS FLOOR AREA PER DWELLING UNIT) OF 2,250 SQUARE FEET PER DWELLING UNIT.
6. ARTICLE IX SEC. 28-284(g): AT LEAST 10 PERCENT OF THE LAND AREA MUST BE ALLOCATED FOR PUBLIC OR INSTITUTIONAL USE, INCLUDING, BUT NOT LIMITED TO, PUBLICLY ACCESSIBLE PARKS, SQUARES, GREEN SPACES, WATERFRONT ACCESS, INTERIOR SPACES, PUBLIC VIEW CORRIDORS AND BUFFER AREAS. PROPOSED PUBLIC ACCESS EASEMENT IS 9.3 PERCENT OF LAND AREA (13,257 SF / 142,226 SF MILL LOTS ONLY: LOTS 42, 60, 61, 62, AND 73).

ARTICLES AND SECTIONS REFER TO THE BRISTOL, RI CODE OF ORDINANCES CHAPTER 28 "ZONING" (MUNICODE VERSION DECEMBER 14, 2020).

2. REFERENCE BRISTOL TOWN COUNCIL DECISION FOR "PETITION TO CHANGE OF ZONE ORDINANCE RELATIVE TO DENSITY AND COMMERCIAL USES FOR ROBIN RUG" DATED JUNE 23, 2008 (BK. 1457 PG. 177) THAT APPLIES TO SPECIFIC DEVELOPMENT CONDITIONS ON THE ROBIN RUG MILL COMPLEX.


3. THIS CONCEPT PLAN IS INTENDED TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT SUITABLE FOR PERMITTING OR CONSTRUCTION.

## PLANNING BOARD CHAIR OR DESIGNEE DATE

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER	

SEAL

SEAL

SCALE:	
HORZ.: 1"= 40'	
VERT.:	
DATUM:	
HORZ.: NAD 1983	
VERT.: NAD 1988	
 <p>40 20 0 40</p> <p>GRAPHIC SCALE</p>	



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BRADY SULLIVAN PROPERTIES, LLC  
MASTER PLAN  
BRISTOL YARN MILL  
ALTERNATIVE PARKING PLAN

125 THAMES STREET

BRISTOL, RHODE ISLAND

PROJ. No.: 20061150.A22  
DATE: APRIL 13, 2021

# C1.01