



FRIENDS OF HISTORIC BRISTOL

BRISTOL YARN MILL – ROBIN RUG ANALYSIS OF RESIDENTIAL UNITS

Brady Sullivan Properties, LLC, is seeking Town approval to redevelop the Thames Street Robin Rug complex to include 151 rental units and a small number of retail outlets. The development includes 140 interior parking spaces and 160 exterior spaces in lots near the building complex. The project will be named Bristol Yarn Mill. The developer’s proposal “includes a request for an amendment to the original Change of Zone conditions” issued in 2008, which limited the project residential units to 98.

The 151 residential units are located on the first, second, third and fourth floors of the complex and range in size from 546 to 1,929 square feet. The following analysis, carried out in June 2021, provides for each of the 4 residential floors: A summary breakdown of the units on each floor within 200 sqft ranges by number of units and as a percentage of the total units on that floor.

- A summary breakdown of the units on each floor within 200 sqft ranges by number of units and as a percentage of the total units on that floor.
- A detailed inventory of all units on each floor by square footage and number of bedrooms.

FIRST FLOOR

FIRST FLOOR RESIDENTIAL UNITS SUMMARY		
SQUARE FOOTAGE	TOTAL NUMBER OF UNITS	PERCENTAGE PER FLOOR
<700 sqft	0	0.00%
700-899 sqft	2	40.00%
900-1099 sqft	1	20.00%
1100-1299 sqft	1	20.00%
1300-1499 sqft	0	0.00%
1500-1699 sqft	1	20.00%
TOTAL	5	100.00%

FIRST FLOOR RESIDENTIAL UNITS DETAILED INVENTORY		
UNIT #	SQUARE FOOTAGE	NUMBER OF BEDROOMS
#105	705 sqft	1
#101	800 sqft	2
#104	932 sqft	2
#102	1108 sqft	2
#103	1520 sqft	3

SECOND FLOOR

SECOND FLOOR RESIDENTIAL UNITS SUMMARY		
SQUARE FOOTAGE	TOTAL NUMBER OF UNITS	PERCENTAGE PER FLOOR
<700 sqft	7	13.20%
700-899 sqft	9	16.98%
900-1099 sqft	12	22.64%
1100-1299 sqft	9	16.98%
1300-1499 sqft	4	7.55%
1500-1699 sqft	7	13.20%
1700-1899 sqft	4	7.55%
>1900	1	1.89%
TOTAL	53	100.00%

SECOND FLOOR RESIDENTIAL UNITS DETAILED INVENTORY		
UNIT #	SQUARE FOOTAGE	NUMBER OF BEDROOMS
#251	547 sqft	1
#215	640 sqft	1
#235	646 sqft	1
#236	654 sqft	1
#222	664 sqft	1
#223	664 sqft	1
#241	698 sqft	1
#224	722 sqft	1
#242	747 sqft	1
#239	767 sqft	1
#229	801 sqft	1
#230	801 sqft	1
#231	801 sqft	1
#232	801 sqft	1
#233	801 sqft	1
#243	876 sqft	2
#245	937 sqft	1
#237	939 sqft	2
#234	942 sqft	2
#238	946 sqft	2
#201	956 sqft	2
#250	957 sqft	2
#218	984 sqft	2
#219	984 sqft	2
#226	987 sqft	2
#227	996 sqft	2

#246	1089 sqft (questionable sqft)	1
#247	1089 sqft	2
#228	1102 sqft	2
#252	1103 sqft	2
#240	1116 sqft	2
#244	1146 sqft	2
#248	1155 sqft	2
#253	1234 sqft	2
#225	1239 sqft	2
#217	1243 sqft	2
#249	1262 sqft	1
#216	1435 sqft	2
#220	1468 sqft	2
#214	1469 sqft	2
#202	1474 sqft	3
#221	1529 sqft	2
#203	1563 sqft	3
#204	1576 sqft	2
#206	1576 sqft	2
#208	1576 sqft	2
#210	1576 sqft	2
#212	1576 sqft	2
#205	1734 sqft	3
#207	1739 sqft	3
#209	1746 sqft	3
#211	1748 sqft	3
#213	1929 sqft	3

THIRD FLOOR

THIRD FLOOR RESIDENTIAL UNITS SUMMARY		
SQUARE FOOTAGE	TOTAL NUMBER OF UNITS	PERCENTAGE PER FLOOR
<700 sqft	5	10.00%
700-899 sqft	11	22.00%
900-1099 sqft	9	18.00%
1100-1299 sqft	9	18.00%
1300-1499 sqft	1	2.00%
1500-1699 sqft	10	20.00%
1700-1899 sqft	4	8.00%
>1900	1	2.00%
TOTAL	50	100.00%

THIRD FLOOR RESIDENTIAL UNITS DETAILED INVENTORY		
UNIT #	SQUARE FOOTAGE	NUMBER OF BEDROOMS
#347	546 sqft	1
#336	654 sqft	1
#322	664 sqft	1
#323	664 sqft	1
#341	698 sqft	1
#324	722 sqft	1
#342	747 sqft	1
#339	767 sqft	1
#345	774 sqft	1
#335	784 sqft	1

#329	801 sqft	1
#330	801 sqft	1
#331	801 sqft	1
#332	801 sqft	1
#333	801 sqft	1
#343	876 sqft	1
#337	939 sqft	2
#338	946 sqft	2
#301	956 sqft	2
#348	957 sqft	2
#318	984 sqft	2
#319	987 sqft	2
#326	987 sqft	2
#346	994 sqft	1
#327	996 sqft	2
#328	1102 sqft	2
#349	1103 sqft	1
#334	1107 sqft	2
#340	1116 sqft	2
#344	1146 sqft	2
#315	1232 sqft (questionable sqft)	1
#350	1234 sqft	2
#325	1239 sqft	2
#317	1243 sqft	2
#320 (mislabeled "220")	1468 sqft	2
#321	1529 sqft	2
#302	1549 sqft	2
#303	1563 sqft	3

#312	1608 sqft (questionable sqft- 1678?)	2
#304	1678 sqft	2
#306	1678 sqft	2
#308	1678 sqft	2
#310	1678 sqft	2
#314	1678 sqft	2
#316	1678 sqft	2
#305	1734 sqft	3
#307	1739 sqft	3
#309	1746 sqft	3
#311	1748 sqft	3
#313	1929 sqft	3

FOURTH FLOOR

FOURTH FLOOR RESIDENTIAL UNITS SUMMARY		
SQUARE FOOTAGE	TOTAL NUMBER OF UNITS	PERCENTAGE PER FLOOR
<700 sqft	4	9.30%
700-899 sqft	10	23.26%
900-1099 sqft	8	18.60%
1100-1299 sqft	5	11.63%
1300-1499 sqft	1	2.32%
1500-1699 sqft	10	23.26%
1700-1899 sqft	4	9.30%
>1900	1	2.32%
TOTAL	43	100.00%

FOURTH FLOOR RESIDENTIAL UNITS DETAILED INVENTORY		
UNIT #	SQUARE FOOTAGE	NUMBER OF BEDROOMS
#435	654 sqft	1
#421	664 sqft	1
#422	664 sqft	1
#440	698 sqft	1
#423	722 sqft	1
#441	747 sqft	1
#438	767 sqft	1
#434	784 sqft	2
#428	801 sqft	1
#429	801 sqft	1
#430	801 sqft	1
#431	801 sqft	1
#432	801 sqft	1
#442	876 sqft	2
#436	939 sqft	2
#437	946 sqft	2
#401	956 sqft	2
#417	984sqft	2
#418	984 sqft	2
#425	987 sqft	2
#426	996 sqft	2
#433	1079 sqft	2
#427	1102 sqft	2
#439	1116 sqft	2
#443	1146 sqft	2
#424	1239 sqft	2

#416	1243 sqft	2
#419	1464 sqft	2
#420	1529 sqft	2
#402	1549 sqft	2
#403	1563 sqft	3
#412	1608 sqft (questionable sqft- 1678?)	2
#404	1678 sqft	2
#406	1678 sqft	2
#408	1678 sqft	2
#410	1678 sqft	2
#414	1678 sqft	2
#415	1678 sqft	2
#405	1734 sqft	3
#407	1739 sqft	3
#409	1746 sqft	3
#411	1748 sqft	3
#413	1929 sqft	3