TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda
Tuesday, February 14, 2023 at 10:00 AM
Office of Community Development - 235 High Street, 1st Floor Conference Room

A. Pledge of Allegiance

B. Agenda

B1. Final Plan Review and Action for Roger Williams
University Campus Master Plan Update. Proposal to
update the Master Plan as required by the Zoning
Ordinance and includes a proposed new residence hall and
a new student center as well as relocated surface
parking spaces. Property located at One Old Ferry Road
and 45 Ferry Road, Plat 164, Lots 1, 2, and 9; Plat 163,
Lots 7 and 42; Plat 167, Lot 44 and Plat 166, Lot 4.
Zoned: Educational Institutional

C. Adjourned

Scanned copies of all applications and supporting materials are available on the Town of Bristol web site: https://www.bristolri.gov/government/commissions/technical-review-committee/#357-605-wpfd-2-14-2023-trc-meeting-roger-williams-university.

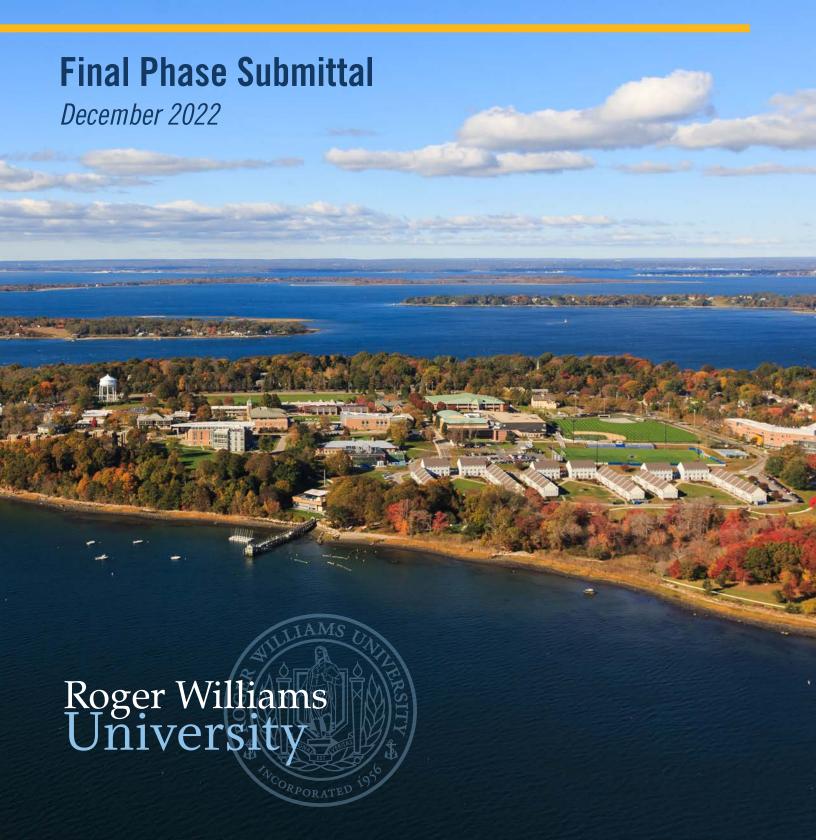
For questions on above plans please call 253-7000, ext. 147 or email dwilliamson@bristolri.gov

"In no case shall the recommendation of the TRC be binding on the Board in its activities or decisions"

Posted: February 8, 2023

By: mbw

RWU INSTITUTIONAL MASTER PLAN UPDATE 2022



CONTENTS

N1	INTRODUCTION AND PURPOSE	7
UI	A. Mission Statement	7
	Strategic Priorities	9
0	RWU MASTER PLAN UPDATE	11
02	B.Existing Conditions	12
	C. Designated Historic Districts	
	D.Goals and Objectives	
	E.Changes in Land Holdings	
	F. Changes in Land Use	
	G.Proposed Capital Improvements	
	H.Designated Sectors	
	I. Views J. New Buildings and Additions	
	K.Proposed Demolition	
	L. Vehicular and Pedestrian Circulation	
	M.Parking Plan	
	N.Proposed Infrastructure Improvements	
00	APPENDICES	
03	1.Building Inventory	36
	2.Abutters Map	
	3.Abutters List	
	4.Campus Parking	
	5.5-Yr Strategic Plan	
	6.10-Yr Proposed Strategic Plan	
	7.Campus Analysis 8.Process	
	9.Observations	
	10.Application Form	
	11.Submission Checklist	
	12.Property Maps	
	13.Maps	



O1 INTRODUCTION AND PURPOSE



A. MISSION STATEMENT

Over the last few years, Roger Williams University has begun its next chapter of visionary leadership under President Ioannis Miaoulis and collaborated university-wide to articulate a strategic vision (https://www.rwu.edu/who-we-are/strategic-action-plan) to ensure our students are prepared to succeed in a rapidly changing world. With our unique mix of liberal arts and professional programs, top-notch faculty and staff, the state's only law school, and hubs of innovation in Providence and Bristol, Rhode Island, RWU is distinctly poised to provide what the world needs from a modern, comprehensive university.

Under our new Strategic Action Plan, we are strengthening society through engaged teaching, learning and research. And we are accomplishing this through our leadership and engaged scholarship in the blue economy and coastal resiliency; sustainable real estate, architecture and engineering; entrepreneurship, innovation and leadership; equity-driven legal education and policy work; and across the liberal arts and humanities. Beyond our research and academic efforts, our strategic priorities also focus on developing greater student success and a thriving community for our employees, with many of our students and workforce calling Bristol and surrounding communities their home.

These strategic priorities must inform the places and spaces we work, learn, and live. We believe our Institutional Master Plan reflects smart, sustainable growth of our spaces and facilities, utilizes design that balances the human and environmental well-being of our campus and our university community and grows in respect and harmony with our local communities. As we develop future leaders, professionals, researchers and tradespeople dedicated to making a difference in the world, we know that we must also plan for RWU's future growth with operational infrastructure, facilities, and external partnerships to make that possible.

As we are planning for the university's future, we do not envision endless growth within our footprint. Roger Williams' mission has always been to deliver the highest quality education through state-of-the-art facilities, while also serving as stewards of our land and respecting the coastal location we occupy. One of our core values is sustainability and we pride ourselves on caretaking our open spaces as 'green zones' with minimal landscaping, and nurturing pedestrian and recreational opportunities. Bristol is our campus home as well, and RWU has always strived to be a good neighbor to our surrounding community and to develop a mutually beneficial partnership with the Town of Bristol.

This Institutional Master Plan strengthens our capacity to build a flourishing community centered around the success, well-being and continued development of our students, alumni and employees. We believe strongly that we have designed a thoughtful and sustainable Institutional Master Plan that preserves the life and longevity of our current facilities and creates new spaces that embody sustainable operational excellence for living, learning and working, while mindful of the impact of our built environment and landscape on our surroundings.



STRATEGIC PRIORITIES

Our university core values weave throughout our five strategic priorities, creating the foundation and inspiration on which they were built.

ACADEMIC EXCELLENCE

Now is our opportunity to unite our schools, work across disciplines, and to explore opportunities for new, interdisciplinary programs and research initiatives to make a difference for the communities and organizations we serve.

ENGAGED LEARNING

We will provide a transformative, experiential and engaged education that is centered around research experience, handson learning and community-engaged opportunities for our students.

STUDENT SUCCESS

We must turn our efforts towards becoming an institution that goes beyond student-focused to become a student-ready institution. We will focus on proactive efforts to meet the needs of today's students, viewing learning through the lens of inclusion, accountability and educational value.

A THRIVING COMMUNITY

The Roger Williams community will be distinguished by a commitment to excellence, integrity, equity, collaboration, and belonging for our faculty and staff, fostering a deeper shared sense of mission and pride.

SUSTAINABLE FUTURES

We strive to develop sustainable futures through the responsible stewardship of our people and resources, and in so doing, cultivate an enduring institution and sustainable legacy for Roger Williams University.

EMBEDDED EQUITY

The Roger Williams University community has committed to diversity, respect for all races, ethnicities, genders, identities and abilities, and access to an affordable education. Our diversity, equity, inclusion, and access efforts are embedded within our Strategic Action Plan and are essential to our institutional direction.





02 RWU MASTER PLAN UPDATE

B. EXISTING CONDITIONS

The main campus of Roger Williams University is a 143-acre property located at the southern portion of Bristol, Rhode Island, situated to the east of Routes 136 and 114. The site slopes east towards Mt. Hope Bay and provides a commanding view of the Bay and adjacent environs. The University property includes rocky coastline, waterfront access and a 20-acre wooded wetland in the northeastern section of the campus, which provide numerous research and learning opportunities. This area is home to the RWU Shell Path, a natural walking path along the waterfront with parking and access open to the greater community.

Starting at the end of the Bristol peninsula the campus extends from the south, along the eastern shore of the Mt. Hope Bridge, and extends northward along Ferry and Old Ferry Roads, ending at the national headquarters of US Sailing on our campus. The southern portion of the campus is divided by Old Ferry Road; to the west the university maintains two large parking areas adjacent to the historic Mount Hope Bridge, and to the east lies Old Ferry Road and our campus residential housing communities. Our campus parking areas are generally occluded from views from the road and bridge due to topography and strategic landscaping. Our campus housing is in full view from the bridge and the water but is not visible from the roadways within Bristol and is removed a far distance from any abutters. The central portion of campus contains the heart of our academic spaces, student life, athletic and recreational facilities and general offices. This central district of campus is divided by Fulton Way, named in recognition of the Fulton family, who previously owned much of the original campus property. The northern section of campus contains student housing, athletic fields, parking and other administrative offices, and the national headquarters for US Sailing.

Over our fifty years in Bristol, the campus has experienced growth of an eclectic mix of architectural styles over each decade since the Bristol Campus was established in 1969. The campus buildings are an amalgamation of the original 18th century farm Tudor structures, Usonian, modern, post-modern, and New England seaside elements. Their juxtaposition in the campus landscape creates a unique campus experience that blends the different styles of architecture together. Prominent campus features include the Library Clock Tower, North Campus residence hall, and the Richard L. Bready Mount Hope Bay Sailing and Education Center, home of the current #2 collegiate sailing program in the country. Vehicular circulation systems provide emergency and routine access to all facilities. Pedestrian systems provide functional circulation through a network of walkways to access buildings and open spaces.

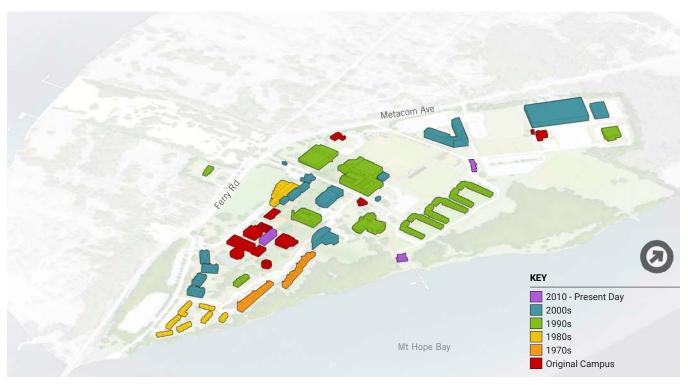
"We were able to secure a beautiful site and have begun construction of seven buildings for our new campus on Mount Hope Bay. This has been described to me many times as one of the most beautiful locations for a college in New England, and this new campus represents one of the major breakthroughs in the present stage of development of our College as a significant institution in Rhode Island."

RWU President Ralph E. Gauvey

January 16, 1968



BUILDING AGE



Note: For 8.5x11 map refer to Appendix 13

In 1969, Roger Williams College moved its primary campus to Bristol and began classes in newly constructed facilities, while maintaining some original buildings. Over these fifty years, the University property has been incrementally and strategically built to accommodate sustainable growth. Through the 1970s and 1980s, the University added significant housing capacity to the south and east, as well as additional academic buildings. An expansion of the academic facilities was added in the early 1990s to the west of the campus. Through the 2000s, significant facilities investments added the North Campus Residence Hall, the Alumni and Admissions House, Global Heritage Hall and expansion of athletic facilities, in total giving the campus much of its current signature aesthetic. *Please see Appendix 1 for a detailed inventory of each campus property.*

"The development of the Bristol campus has been marked from the beginning by a spirit of good will and cooperation between the college, local officials and townspeople in general. The community is pleased and complimented that Roger Williams College selected this beautiful spot for its new campus. The college brings to the community the advantages inherent in a school of liberal arts, while at the same time it finds in Bristol, an historic setting in which to promote the ideals of the man for whom the college is named."

Mr. Roswell S. Bosworth,

Sr. Publisher of the Bristol Phoenix and RWU Trustee, 1969

CAMPUS LANDSCAPE



Note: For 8.5x11 map refer to Appendix 13

The University takes advantage of its coastal location and curates a wide variety of landscape typologies and benefits from being situated along the peninsula to augment the overall landscape experience on campus. The landscape can be considered across four major categories:

- Forests. The campus is surrounded by forests on all sides towards the peninsula. This is a unique feature of the campus that adds to our distinctive natural identity.
- Athletics/Recreation. The campus has several athletic facilities including baseball, softball, and soccer fields as a part of the programmed open spaces.
- Campus Quadrangles. The core of the campus has a few iconic quad spaces that give identity and character to the campus, such as the open space between the University library, Administration building and the Cummings School of Architecture. Additionally, the residence halls on north campus have their own defining quads.
- Meadows/Fields. The campus benefits from having a buffer space along Metacom Road, which acts as an open meadow. Additionally, there are open fields along the north edge of the campus.

BUILDING AND PROPERTY CHANGES SINCE 2016



Note: For 8.5x11 map refer to Appendix 13

Specific to the University E-1 Zone as an Educational Institutional Zoning District, the following are the changes to the buildings and properties since 2016:

- 1. New Academic Construction: Richard L. Bready Applied Learning Laboratories
- 2. New Residential Construction: Bayside 4 "Driftwood"
- 3. Property Conversion: US Sailing Headquarters (former James L. Maher Center)

In addition to the above core changes, since our 2016 submission, RWU no longer uses off site space for academic programming in Bristol at the Byfield and Reynolds Schools. Our Ceramics and Sculpture programming are now located in leased space on Gooding Avenue in Bristol, RI.

Please refer to Appendix 1 for the full list of university projects owned and leased within Bristol, RI.

C. DESIGNATED HISTORIC DISTRICTS

The E-1 zoned campus property for Roger Williams University is not part of a local historic district nor does the main campus contain any local historic facilities or structures that are on the National Registry of History Places.

D. GOALS AND OBJECTIVES

Roger Williams is presently two years into a strategic action planning process under President Miaoulis. With an emerging academic vision, the University has just completed other significant planning efforts to inform our Institutional Master Plan, with shorter-term goals as well as our longer-term vision, to continue to provide a modern, state-of-the-art campus and spaces for living, working and learning. This five-year Institutional Master Plan envisions new construction and renovation of existing campus facilities to support our strategic plan and represents a nearly \$150 million investment into the infrastructure to modernize our living and learning spaces.

This five-year plan will provide the trajectory and set up the new wave of initiatives and investment that will move us toward our ten-year vision of Roger Williams University and what will be needed to align the physical campus so that our spaces reinforce and support our academic vision and enable us to provide our students the education they need for a changing world.

TEN-YEAR GOALS

Within ten years, RWU will be a vibrant year-round community of learners. Our planned enrollment growth over the next ten years is to continue to expand the various types of learners we serve. This includes expanding our portfolio of graduate programming, expanding the role of the law school and legal education and looking more into low-residency corporate models of conferences, workshops, certificates and degrees. The new student populations have required RWU to reflect on our campus footprint and begin to make decisions about delivery method of education (in-person, online, hybrid) and ensure we optimize the use of our Bristol and our Providence campuses for our programs.

The design principles that guide our ten-year vision of the Bristol campus inform the choices we will make as we invest in the buildings, landscape, and circulation patterns of campus. Our concept plan is informed by the needs to:

- Improve overall housing quality with a particular focus on the first-year experience of our students. This also includes the intent to consolidate all undergraduate student housing options in university-owned properties to be contained on the Bristol campus; thereby vacating the Almeida Apartments in Bristol and Baypoint Residence in Portsmouth.
- Consolidate student services into a new Student Center on campus.
- Renew and expand the academic core of campus, renovating existing classroom spaces while also adding new academic buildings or expansions on the Bristol campus as funding allows.
- Expand the open space network and improve our pedestrian connections to campus and nature. This will require the university to clarify vehicular circulation to and through the campus while also addressing areas of vehicular and pedestrian conflict on campus.
- Enhance the athletics experience. With nearly one-third of RWU students involved in NCAA Division III or club sports on campus, RWU also will invest in a premier participant and spectator experience.
- Leverage the bay as a defining campus asset in all our future design choices so that we can take advantage of lines of sight to the bay and facilitate connection to the bay as much as possible.

With all these investments in improvements to our physical spaces, RWU commits to being a welcoming place with community access to our beautiful campus. In addition to receiving members of the public enjoying a walk on our Shell

Path along the water and local fishermen casting from our shoreline, RWU will amplify access for the community in partnership with the Town of Bristol through the use of our sports and recreational facilities, attendance at performing arts events and lectures, access to our academic facilities for various lectures and conferences, and shared usage of our new Student Center's multi-purpose spaces.

FIVE-YEAR OBJECTIVES

To support our vision of a modern university campus environment, over the next five years RWU has identified our most critical needs to be a new Student Center and a new Residence Hall, combined with continued academic/learning space investments. These are exciting projects for the campus by themselves, but these projects are also enabling projects. As new spaces and buildings are created, various offices and functions from across campus will move into the new Student Center. This will allow the university to renovate and modernize the spaces that become vacant, adding new energy and classroom design principles into all our campus spaces.

1. New Residence Hall. RWU will design and build a new residence hall that will serve as a connector of north and south campus, with a housing capacity between 350-400 students. The new hall is imagined to be a mixture of living and learning with spaces on its first floor that will animate the student experience; as we go through an upcoming design process, such spaces may include space for yoga/dance, added classroom learning spaces, spaces for meetings, a test kitchen, or other ideas that arise as priorities from the campus community. Building this new hall will be used as an opportunity to address the current conflicts of baseball and softball sharing outfields. RWU will relocate baseball to a new location on the north end of campus and reorient the softball field in its current location.

A building of this size will provide RWU with new beds on campus so we can address the remainder of our current housing stock. As we construct the new building, it allows for the demolition of Maple Hall (as we temporarily relocate some of those beds to the new building) and the ability to subsequently rebuild over time with two smaller buildings near its existing footprint while maintaining our current number of student beds during construction. These smaller residential buildings will open up lines of sight to the bay and be more intimate and personal living communities. Once Maple replacements are built (beyond the present five-year planning window), it will allow the University to then bring our undergraduate students living in university-owned satellite housing back onto the main campus (i.e., Baypoint in Portsmouth; Almeida in Bristol).

- 2. New Student Center. A new Student Center will be situated east of our Recreation Center on the site of an existing parking lot and Mail Center, where it will be positioned at the physical center (heart) of our campus. The vision is to house various functional spaces, student clubs and other functions to possibly include:
- Multi-purpose function and event spaces for student clubs and organizations as well as opportunities for Bristol town/community usage
- · A wellness center
- Consolidated student services (admission, financial aid, bursar, registrar)
- Multicultural center

As the Student Center is completed, student service offices will vacate their existing spaces across several buildings. This will allow the University to repurpose the Alumni and Admission house to become offices of the president/ administration. Additionally, when all student services move out of the current administration building (an original building on the Bristol campus), it will be demolished and become the site of our next signature academic space, serving as a hub for science and technology innovation (which is presented below in the Academic Space Renewal and Construction section).

3. Academic Space Renewal and Construction. Supplementing our campus master plan work has been a parallel steering committee focused on a space analysis and needs assessment of all academic spaces on campus. The renewal of existing spaces and the possible creation of a new center focused on science and technology innovation will fall within a 5-7-year window of time (with new construction pending financing).

E. PROPOSED CHANGES IN LAND HOLDINGS

At this time, the University has no proposed changes in land holdings through sale or acquisition in our Institutional Master Plan.

F. PROPOSED CHANGES IN LAND USE



Note: For 8.5x11 map refer to Appendix 13

This Institutional Master Plan proposes the following changes in land use over the next five years.

- 1. A portion of Paolino Field (current home to the softball and baseball teams) will be repurposed from an athletic/recreational use to be the site of our new residence hall. Paolino Field will remain the home of softball.
- 2. Land adjacent to our parking garage and a portion of the North Residential Lot will be converted from parking spaces into athletic field space and new location for men's baseball.
- 3. The new Student Center will be located on the site of our existing Mail Center and surface parking lot. A new location for mailing services will be identified in our design process and we will be maintaining parking on this site by converting surface parking to sub-surface parking beneath the new Student Center.

G. PROPOSED CAPITAL IMPROVEMENTS



Note: For 8.5x11 map refer to Appendix 13

The plan proposes several strategic capital improvement projects to enhance the physical campus now and for the future. These improvements range from major projects with new building construction to relocation and repositioning of assets to rejuvenate the heart of the campus. They aim to bring more life into the main core of campus and make the campus more walkable and activated at different points in the day.

- Major Capital Improvements
 - New Residence Hall (+350 beds) 120,000 GSF
 - Student Center 75,000 GSF
- Minor Capital Improvement Projects
 - Baseball Field Relocation
 - Softball Field and parking relocation
- Renovation
 - Phased Renovations of the first and second floor of the SECCM building, the original campus engineering facility.
- Landscape Improvements

MAJOR CAPITAL IMPROVEMENTS



Note: For 8.5x11 map refer to Appendix 13

Both of the below new construction projects for RWU will be situated within Sector 3 on the RWU campus which has been specified by Town of Bristol zoning to have buildings with a required maximum height of 65 feet. While the formal design process for these new campus buildings has not begun, Roger Williams will ensure that each project is in full compliance of the height requirements for this Sector.

1. NEW RESIDENCE HALL (+350 BEDS)

The plan proposes a new residence hall on the south side of Roger Williams Way at the existing location of the Paolino Field. The total capacity of the new residence hall will be approximately 350 beds with an intended configuration of 150 semi-suites and 200 suites. The total proposed area for the residence hall is approximately 125,000 GSF. The planned structure is proposed to be four stories with its height in full compliance with zoning requirements and reaching the same approximate height of the North Campus Residence Hall.

2. STUDENT CENTER

The plan proposes a new Student Center Building of approximately 75,000 GSF at the site of the existing Mail Center and surface lots along Fulton Way. The plan proposes a three-story structure with approximately 25,000 GSF per floor. While design will impact the existing parking lots with 77 parking spaces, the new Student Center plans include substructure parking that will accommodate 85 parking spaces, resulting in a gain of 8 parking spaces.

MINOR CAPITAL IMPROVEMENTS



Note: For 8.5x11 map refer to Appendix 13

3. SOFTBALL/BASEBALL FIELDS RELOCATION

Due to the construction of the new residence hall at the Paolino Field, the Men's Baseball field will be relocated to the current site of the North Residence Parking Lot. Once the new residence hall is created, the Women's Softball field will remain on Paolino Field but be reconfigured with a more optimal field orientation for competitive playing as shown in the proposed plan diagram.

4. PARKING RELOCATION

To support these major and minor improvements to campus, onsite parking spaces lost due to baseball and softball reconfiguration will be relocated adjacent to Roger Williams Way and will include 80 parking spaces.

5. SIGNIFICANT RENOVATION AND IMPROVEMENT TO EXISTING BUILDINGS

In conjunction with our institutional master planning efforts, RWU has engaged in a full classroom planning effort to inventory, assess, and price out the investment needs to create a master modernization plan for all teaching spaces on campus. The most significant work in this regard is related to the present School of Engineering building (an original building of campus). RWU is reviewing significant renovations to the first and second floors of this building.

LANDSCAPE IMPROVEMENTS

RWU does not have any significant landscape projects of note in our planning efforts. However, as new buildings are added to campus, we will elevate the surrounding landscape designs in our planning to keep improving the campus grounds at each phase of our growth.

H. DESIGNATED SECTORS & BUFFERS

The campus property and building site specifications are defined and regulated by Bristol Zoning, the Coastal Resources Management Council (CRMC), Army Corps of Engineers (ACOE), and the Federal Emergency Management Agency (FEMA). Bristol Zoning defines the property line setback from abutters and public streets. CRMC regulates the edge of the saltwater coast and associated wetlands and adjacent near shore coastal resources. ACOE administers the regulation and permitting within FEMA-developed flood plain zones along the area impacting navigable waterways.

SECTORS

Included in this master plan application is a Zoning/Sector plan that illustrates the Sectors (height restriction limits) and Buffers (required setbacks) for-designated areas on campus.

The sectors have the following height restrictions:

- CRMC Buffer	No permanent structures
- Sector 1	35 ft
- Sector 2	48 ft.
- Sector 3	65 ft.

Of the approximately 143 acres of the Bristol campus, approximately ten acres are unbuildable/developable due to wetlands, excessive slope of terrain, or mandated landscape buffers. In addition, 25 acres are within the CRMC setback and Flood Plain which make the probability of construction of habitable structures infeasible or improbable for economic and/or regulatory constraints.

BUFFERS

The coastal buffers map on the following page delineates the buffer zones as follows:

The required tabular setbacks are as follows:

-	Coastal Buffer	200 ft
-	Coastal Construction Setback	25 ft.
-	Wetland Edge Const. Setback	50 ft.

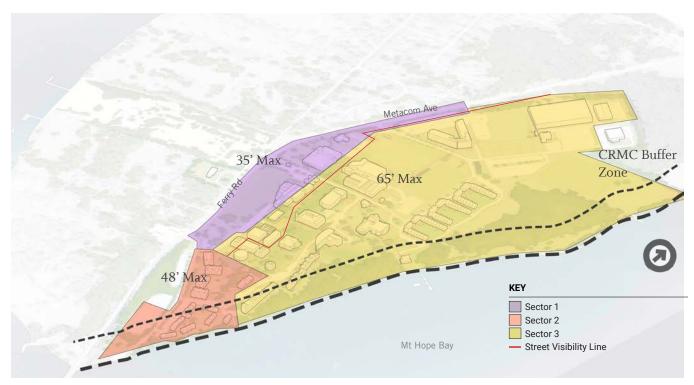
• Landscape Buffers (zoning)

-	Ferry Road 114	85 ft
-	Old Ferry Road	40 ft
-	Metacom Avenue 136	50 ft
_	North Property Line	50 ft

• FEMA Flood Plain

- Elevation 21 ft

SECTORS



Note: For 8.5x11 map refer to Appendix 13

BUFFERS



Note: For 8.5x11 map refer to Appendix 13

I. VIEWS



The above map displays (in yellow) the permitted CRMC sight corridors that RWU maintains. Note: For 8.5x11 map refer to Appendix 13

Included in this master plan application is a Zoning/Sector plan that illustrates the Sectors (height restriction limits) as well as the Street Visibility Line (SVL) as viewed from Rt. 136 and Rt. 114. Per zoning and the 2016 submission of this plan, the open space buffer and screen area was designated along Rt. 136 and Rt. 114, as shown on the attached plan. As per the Zoning code the buffer varies and is required along other property edges, also shown on the attached preceding map. The current zoning setback and sector map in this submission is consistent with previous submissions.

The map provided shows the current views available to Mt. Hope Bay, and a View-Corridor which generally depicts available vistas of Mt. Hope Bridge. This map is largely for the University to take these conditions into account and maintain the scenic beauty of the internal dynamics. The proposed Capital Improvements, as mentioned in the plan's introduction, seek to capitalize on our location and improve the quality of our scenic location while not overbuilding.

J. NEW BUILDINGS & ADDITIONS



Note: For 8.5x11 map refer to Appendix 13

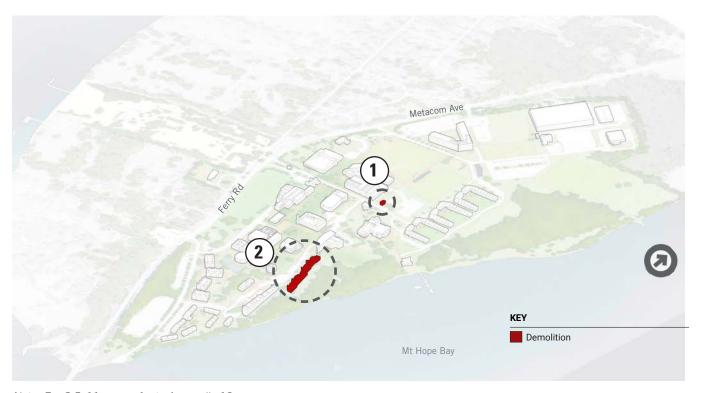
The new construction projects referenced in Section G above (Proposed Capital Improvements) are presently at the conceptual stage. Detailed building plans and architectural drawings will be completed following an inclusive design process in 2023. RWU will ensure the plan addresses all requirements set forth for scaled plan submission to the town.

The University has two major building construction projects within the time span of this master plan submission:

- 1. New Residence Hall (+350 beds) 125,000 GSF
- 2. Student Center 75,000 GSF

All projects will comply with all required codes and authorities having jurisdiction

K. PROPOSED DEMOLITION



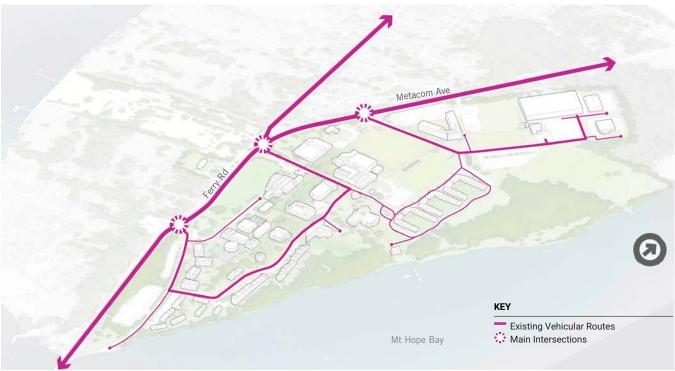
Note: For 8.5x11 map refer to Appendix 13

Section G contains detailed descriptions of each of the proposed projects. At the time of this submission, the University has two building demolition projects which will result through the implementation of the plan. These demolition projects do not have any tenants other than the institution itself:

- 1. The Campus Mail and Copy Center is required to be demolished prior to the construction of the Student Center, which is proposed to be built on the same site.
- 2. With the construction of a new residence hall, priority demolition and decommissioning of Maple Hall will possibly occur within the five-year window.

L. VEHICULAR & PEDESTRIAN CIRCULATION

EXISTING VEHICULAR CIRCULATION

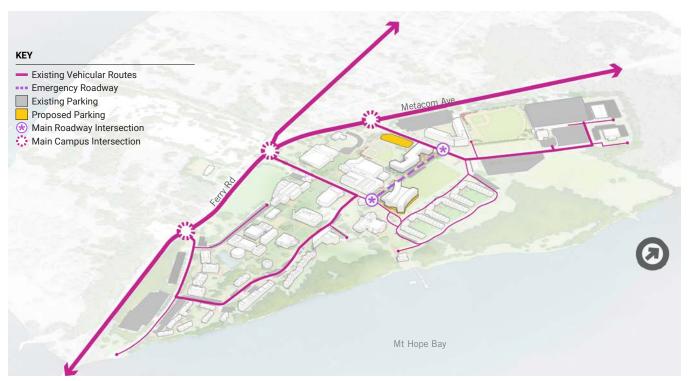


Note: For 8.5x11 map refer to Appendix 13

The Institutional Master Plan includes the creation and rejuvenation of pedestrian circulation elements and the removal of some vehicular circulation elements. A priority goal of our institutional master planning efforts is to continue to make the Bristol campus a more pedestrian-friendly campus and create a more pastoral feel to the campus with less car circulation occurring.

Short-term relocation of parking on the campus (away from the central campus and towards our perimeter) will occur. Within the longer ten-year planning window, RWU proposes changes to the interior campus street that runs north/south between Fulton Way to Cedar Hall. Our goal is to curtail open vehicular access and parking along this street and convert it to a signature primary pedestrian walk. However, this walkway will still function as a service street during key times of year such as move-in/move-out and allow for emergency vehicle access.

PROPOSED VEHICULAR CIRCULATION



Note: For 8.5x11 map refer to Appendix 13

OVERALL CAMPUS NETWORK



Note: For 8.5x11 map refer to Appendix 13

M. PARKING PLAN

EXISTING PARKING SUMMARY

The following are the existing on and off-campus campus parking spaces*:

- Bristol Main Campus Parking 2,529 spaces
- · Off Campus Parking
 - 260 spaces at Almeida Apartments (201 Bayview Ave, Bristol, RI)
 - 212 spaces at Baypoint Residence Hall (Portsmouth, RI)

Total Parking Spaces all 3 campuses - 3,001 spaces

Shell Path Parking - 4 parking spots are dedicated to public access at the shell path head at Lot C.

*See appendix 4 for detailed parking inventory

ENROLLMENT AND EMPLOYMENT DATA

*Actual based on 9/1/2022 Enrollment and Employment Data for Fall 2022 Semester

	People	Parking Allocation ¹
Undergraduate Residential Students ²	1669	417
Undergraduate Commuting Students	1062	1062
Law Full-time Students	347	347
Full-time Bristol Employees	766	766
		2592
Total RWU Spaces		3001
Spaces in Excess of Ordinance Requirements		409

Footnote 1: Parking Allocation based on Town of Bristol ordinance required 1 parking space per 4 resident students plus 1 per each commuting student plus 1 per each full time employee (maximum on any shift or at 1 time)

Footnote 2: Total residential students as of 9/1/2022 is 2,728. However, per university policy, first-year students are not allowed to have parking permits and bring a car to campus. Therefore, housing allocations are based on the eligible sophomore to senior students which is 1669 in campus housing this fall.

CHANGED/NEW SPACES DUE TO PROPOSED DEVELOPMENT

As highlighted in Section G above, two projects will have a few impacts on the overall parking of the campus over the course of our institutional master plan in the years ahead. However, even with new construction, RWU will maintain, if not expand upon, our existing number of spaces on campus. Additionally, the RWU parking space availability conforms to Sec. 28-251 General requirements for parking in the town Code.

The Student Center is proposed to be built on the existing parking lot that presently has 77 parking spaces, which will be removed during our construction phase. However, the new Student Center is proposed to include 85 structured spaces, resulting in a net gain of 8 parking spaces.

The relocation of the baseball field to the north of the North Residence Hall will impact an existing parking lot and will result in the loss of 110 parking spaces. However, the existing site for the baseball field will be reconfigured to

accommodate the softball field as well as place back 80 parking spaces, a net loss on this project of 30 spaces.

The resulting impact of both projects will result in a loss of 22 parking spaces. However, these 22 spaces will be built as an extension to Lot 13 at Roger Williams Dr Annex to re-capture the lost spaces resulting in no loss of parking spaces.

CAMPUS SHUTTLE SYSTEM

Roger Williams operates campus circulation transportation between our main campus and remote housing locations as well and shuttle service between main campus and the town of Bristol. This service allows students living in Bristol access to and from campus while also enabling residential students without a parking permit to take advantage of the town.

Shuttles (generally running from 7am to 10pm while school is in session)

- Main Campus to and from Baypoint Residential and Conference Center (Portsmouth, RI)
- Bristol-Campus Shuttle Route with stops at:
 - CVS (Metacom Avenue)
 - Almeida Complex
 - Bayview at Wood
 - High Street
 - Hope Street at State Street

EXISTING PARKING



Note: For 8.5x11 map refer to Appendix 13

PROPOSED PARKING



*Proposed parking below the proposed student center

Note: For 8.5x11 map refer to Appendix 13

N. PROPOSED INFRASTRUCTURE IMPROVEMENTS

PROPOSED INFRASTRUCTURE IMPROVEMENTS



Note: For 8.5x11 map refer to Appendix 13

1. Main Entrance intersection.

The main entrance to the RWU campus and traffic pattern is one of the most challenging street mergers and congested patterns in the state. Further, the main entrance to campus is only accessible when traveling northbound (coming over the Mount Hope Bridge). For all campus visitors traveling southbound to campus, including our campus shuttle and other traffic, a U-turn is required to reach the main entrance, making Rt. 114/Ferry Road a challenging stretch of road for Bristol residents, the campus community and passers-through of the area. Over the course of this plan, the university intends to partner with the Town of Bristol to improve the safety and circulation patterns of traffic at the merger of Rt. 114 and Rt. 136 at the front door of the University.

At the current time, no other additional campus infrastructure projects presently planned will require town action. As our plans change, we will stay in constant contact with the town and follow the necessary town procedures to adapt the plan.

03 APPENDICES

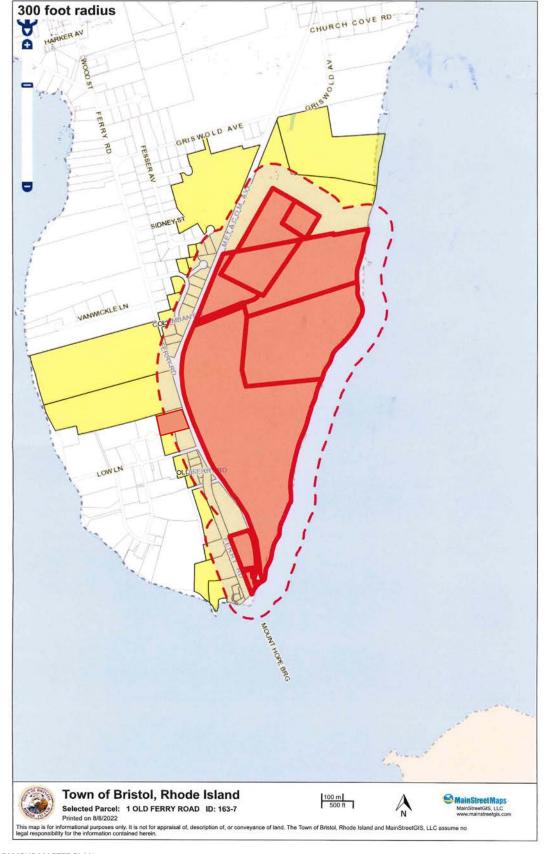
1. BUILDING INVENTORY

	Plat - Lot	Campus	Division	Primary Use	Building Style	Year Built	Sq Ft S	tories C	Stories Condition
U.S. Sailing Center	163-42	Bristol	Admin	Offices/Tenant	2nd Generation Modern	1978	16,000	П	Good
Performing Arts Annex 163-7	163-7	Bristol	Academic	Music Classrooms	Utility, Cold War	1960	4,655	1	Fair
Facilities Management 163-7	163-7	Bristol	Other	Offices and Maintenance	Post Modern/ Shingle Style	2004	17,500	2	Good
Parking, Deck & Addition	163-7	Bristol	Garage	Parking	Utility	2005/ 2008	80,000	က	Good
Admin Building	164-2	Bristol	Admin	Offices	Modern, Usonian	1969	19,980	2	Poor
School of Engineering	164-2	Bristol	Academic	Classrooms and Offices	Modern, Usonian	1969	26,400	7	Fair
College of Arts and Sciences	164-2	Bristol	Academic	Classrooms and Offices	Modern, Usonian	1969	34,006	7	Fair
Gabelli School of Business	164-2	Bristol	Academic	Classrooms and Offices	Post Modern	1969	33,234	က	Good
Fine Arts Building	164-2	Bristol	Academic	Art Studios and Offices	Modern, Usonian	1969	7,8752 +Loft	+Loft	Poor
Maple Hall	164-2	Bristol	Student Life	Housing	Modern	1968	51,870	Ŋ	Poor
Cedar Hall	164-2	Bristol	Student Life	Housing	Modern	1968	61,284	Ŋ	Poor
Willow Residence Halls #1-7	164-2	Bristol	Student Life	Housing	New England Seaside	1982	63,975	3-Feb	Good
School of Architecture	164-2	Bristol	Academic	Classrooms and Offices	3rd Generation Modern	1986/ 2004	61,500	7	Good
Guard House	164-2	Bristol	Admin	Security	Tudor	2007	275	1	Good
Main Library	164-2	Bristol	Academic	Library, IT	Post Modern	1991	57,698	-1	Good
Center for Student Development	164-2	Bristol	Academic	Administrative Offices	New England Seaside	1995	12,275	2	Fair
The Commons	164-2	Bristol	Student Life	Offices, Event Space, Lounge, Cafeteria, Retail	4th Generation Modern	2007	45,500	8	Good
Admissions	164-2	Bristol	Admin	Office	Tudor	2009	2,600	2	Good

	Plat -	Campile	Division	Drimony Ilea	Ruilding Style	Year	1 1 2 2	torioe	Sa Ft Stories Condition
	Lot	callibus		rillialy 056	building oryic	Built	o 11 ho	521101	
Global Heritage Hall	164-2	Bristol	Academic	Classrooms and Offices	4th Generation Modern	2009	52,600	က	Good
Bready Sailing Center	164-2	Bristol	Student Life	Event Space, Offices, Storage	4th Generation Modern	2015	8,200	2	Good
Catering Storage Shed	164-2	Bristol	Dining	Storage	Utility	2016	1,000	П	Good
SECCM Labs	164-2	Bristol	Academic	Labs and Offices	4th Generation Modern	2019	28,000	m	Good
Stonewall Terrace Buildings #1-4	164-2	Bristol	Student Life	Housing	Utility	2001	98,572	m	Fair
Marine and Natural Sciences	164-2/ 164-9	Bristol	Academic	Labs and Offices	Post Modern	1997/ 2009	43,000	7	Good
North Campus Residence Hall	164-8	Bristol	Student Life	Housing	4th Generation Modern	2009	124,796	4	Good
School of Law	164-9	Bristol	Academic	Classrooms and Offices	Post Modern	1995	2 135,000 +Lower Level	2 -Lower Level	Good
Recreation Center	164-9	Bristol	Student Life	Gym, Pool, Fieldhouse	Post Modern	1983/ 2004	123,740	т	Good
Performing Arts Center	164-9	Bristol	Academic	Performance U Space	Utility, Farm 18th Century	1986	13,615	m	Fair
Bayside Courts	164-9	Bristol	Student Life	Housing	New England Seaside		119,000	2	Good
Farm House	164-9	Bristol	Admin	Offices	New England Seaside	1920/ 1995/ 2010	2,655	1	Fair
Campus Mail Center	164-9 Bristol	3ristol	Admin	Student mail distribution Housing	Utility	1970/ 2005/ 2017	4,280		Good
ELS Language Center	164-9	Bristol	Academic	Offices and classrooms	Modern	2006	4,240	1	Good

	Plat - Lot	Campus	Division	Primary Use	Building Style	Year Built	Sq Ft	Stories	Sq Ft Stories Condition
45 Ferry Rd	166-4	Bristol	Other	Presidents Residence	New England Seaside	2000	5,800	2	Good
Bridge House	167-28	Bristol	Admin	Offices		1930	3,500	7	Good
380 Metacom Ave	171- 114	Bristol	Facilities	Storage		Unknown	2,500	1	Good
Almeida Apartments (Bayview Ave)	48-7	Bristol	Student Life	Housing	Modern	1965	223,754 3	က	Fair
87 Gooding Unit 2	98-11	Bristol	Academic	Classroom		Unknown	1,500 1	П	Good
Baypoint		Portsmouth	Student Life	Housing	Modern	1970	76,670 2	7	Good

2. ABUTTERS MAP (300' RADIUS)



3. ABUTTERS LIST

Parcel ID: 163-1 CAPTAIN JOHN DEWOLF FARM, INC. PO BOX 687 BRISTOL RI 02809 Parcel ID: 163-42 ROGER WILLIAMS UNIVERSITY (MAHER CENTER) 1 OLD FERRY RD BRISTOL RI 02809 Parcel ID: 163-50 DELEO,RAYMONDSJR 3 CAPTAIN ST BRISTOL RI 02809

Parcel ID: 163-52 LAWLESS, FRANCIS W. 5 CAPTAIN STREET BRISTOL RI 02809 Parcel ID: 163-53 LAPOINTE, RICHARD E & NOREEN TRUSTEES 7 CAPTAIN ST BRISTOL RI 02809 Parcel ID: 163-6 CAPTAIN JOHN DEWOLF FARM, INC PO BOX 687 Bristol RI 02809

Parcel ID: 163-66
FISH HAWK FARM SOUTH LLC
C/O KINNAIRD HOWLAN'D, ESQ
2800 FINANCIAL PLAZA
PROVIDENCE RI 02903

Parcel ID: 163-7 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809 Parcel ID: 164-1 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809

Parcel ID: 164-10 ROGER WILLIAMS UNIVERSITY I OLD FERRY RD BRISTOL RI 02809 Parcel ID: 164-2 ROGER WILLIAMS UNIVERSITY I OLD FERRY RD BRISTOL RI 02809 Parcel ID: 164-5 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809

Parcel ID: 164-7 HEADQUARTERS-FORT DEVENS DIRECTORATE OF ENGR HSG. ATT: A.F. ZD-DER-OPL FORT DEVENS MA 01433 Parcel ID: 164-8 ROGER WILLIAM:S UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809 Parcel ID: 164-9 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809

Parcel ID: 166-10 OZER, KORAY & FILGO, MONICA JT 3 LOW LANE BRISTOL RI 02809 Parcel ID: 166-2
THE COLUMBAN FATHERS OF THE
CHINESE MISSION SOCIETY
P.O.BOX65
BRISTOL RI 02809

Parcel ID: 166-3 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809

Parcel ID: 166-4 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809 Parcel ID: 166-9 MORAN, KEVIN & ETELVINA TE FERRY RD BRISTOL RI 02809 Parcel ID: 167-23 ALMEIDA, DAVID 2 LOW LN BRISTOL RI 02809

Parcel ID: I 67-24 ALMEIDA, DAVID 2LOWLN BRISTOL RI 02809 Parcel ID: I 67-25 ALMEIDA, DAVID 2LOWLN BRISTOL RI 02809 Parcel ID: 167-26 ALMEIDA, DAVID 2LOWLN BRISTOL RI 02809

Parcel ID: 167-27 MT HOPE BRIDGE AUTHORITY MT HOPE BRIDGE DIVISION PO BOX437 JAMESTOWN RI 02835 Parcel ID: 167-28 MT HOPE BRIDGE AUTHORITY MT HOPE BRIDGE DIVISION PO BOX437 JAMESTOWN RI 02835 Parcel ID: 167-29 MT HOPE BRIDGE AUTHORITY MT HOPE BRIDGE DIVISION PO BOX437 JAMESTOWN RI 02835

Parcel ID: 167-30 MT HOPE BRIDGE AUTHORITY MT HOPE BRIDGE DIVISION POBOX437 JAMESTOWN RI 02835 Parcel ID: 167-33 MT HOPE BRIDGE AUTHORITY MT HOPE BRIDGE DIVISION PO BOX437 JAMESTOWN RT 02835 Parcel ID: 167-34 SISTERS OF ST DOROTHY RI INC. 13 MONKEY WRENCH LANE LOW LANE BRISTOL RI 02809

ABUTTERS LIST

Parcel ID: 167-35 SISTERS OF ST DOROTHY RI INC. 13 MONKEY WRENCH LANE LOW LANE BRISTOL RI 02809

> Parcel ID: 167-40 ST. OURS, MARIL YN M 5 OLD FERRY RD PO BOX 1013 BRISTOL RI 02809

Parcel JD: 167-43 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809

> Parcel ID: 167-51 SOUSA, JOHN JR 154 WORCESTER AVE RIVERSIDE RI 02915

Parcel ID: 172-1 HUBBARD, TERRI L & MCCLAIN, ANTHONY TE 66 FERRY RD BRISTOL RI 02809

Parcel ID: 172-12 BENEVIDES, JOSEPH E. 23 AMBROSE DRIVE BRISTOL RI 02809

Parcel ID: 172-16 PRUELL, SARAJANE M & JONATHAN G 17 AMBROSE DR BRISTOL RI 02809

> Parcel ID: 172-19 WALSH, MATTHEW & KATHLEEN TE 1 AMBROSE CT BRISTOL RI 02809

Parcel ID: 172-3
BENEVIDES, ANNA LE & JOSEPH
BORGES, EDWARD V & PAUL J
TRUSTEES
1 COLUMBAN DR
BRISTOL RI 02809

Parcel ID: 167-36 BUTLIN, TODD D. PAULA B. TE WC PO BOX 202 BRISTOL RI 02809

Parcel ID: 167-41 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809

Parcel ID: 167-44 ROGER WILLIA.tVIS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809

Parcel ID: 167-56 MT HOPE BRIDGE AUTHORITY MT HOPE BRIDGE DIVISION PO BOX437 JAMESTOWN RI 02835

> Parcel ID: 172-10 MOTTA, ROBERT JEANNE M. ETUX TE 10 AMBROSE DR BRISTOL RI 02809

Parcel ID: I 72-14 SPARROW, NANCY L PO BOX 250664 NEW YORK NY 10025

Parcel JD: 172-17 MAZZONE, MICHAEL 2AMBROSECT BRISTOL RI 02809

Parcel ID: 172-2 COTSONAS, PETER MICHAEL TRUSTEE - PETER MICHAEL COTSONAS TRUST 68 FERRY RD BRISTOL RI 02809

> Parcel ID: 172-4 GORDON, JENNIE A. 5 COLUMBAN DR BRISTOL RI 02809

Parcel ID: 167-38 MT HOPE BRIDGE AUTHORITY MT HOPE BRIDGE DIVISION PO BOX437 JAMESTOWN RI 02835

Parcel ID: 167-42 ROGER WILLIAMS UNIVERSITY 1 OLD FERRY RD BRISTOL RI 02809

> Parcel ID: 167-48 ST. OURS, MARIL YN M 5 OLD FERRY RD PO BOX 1013 BRISTOL RI 02809

Parcel ID: 167-57 MT HOPE BRIDGE AUTHORITY MT HOPE BRIDGE DIVISION PO BOX 437 JAMESTOWN RI 02835

> Parcel ID: 172-11 WADDELL, BRYON DEBRA TE 22 AMBROSE DR BRISTOL RI 02809

Parcel ID: 172-15 BEAUREGARD,MICHAELETUX GAIL L. BEAUREGARD TE 19 AMBROSE DR. BRISTOL RI 02809

Parcel ID: 172-18 QUIGLEY, JAMES T & GENEVIEVE 3AMBROSECT BRISTOL RI 02809

> Parcel ID: 172-20 RICHARDS, MARGARET & PERRY, DAVID TE 15 AMBROSE DR BRISTOL RI 02809

> > Parcel [D: 172-5 SOUSA,PAUL KARAETUXTE 4 COLUMBAN DR BRISTOL RI 02809

> > > 41

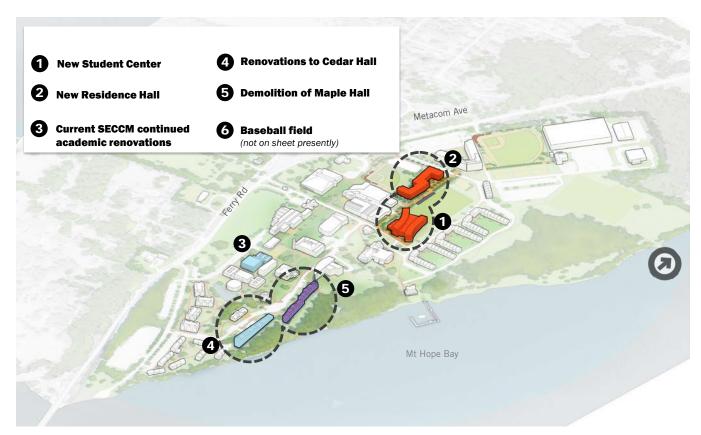
4. CAMPUS PARKING

Lot	Location description	Parking For	Permit Color	Number of spaces	Number of HC	Lot Dimensions	Space Dimensions	EV Charging	Special Notations
1	Admissions	Visitor	Mint Green	16	2	,09×,09	18'x8'	No	
2	30 Minute Dining Commons	Any permited Vehicle	Any	15	2	140'x19'	18'x9'	No	
2A	Global Driveway	Employees	Red/ Blue	17		130x19'	18'x9'	No	1 Career Center
m	From Gabelli Maple Front & Fine Arts	Employees	Red/ Blue/Car Pool	57	5	210'x50'	18'x9'	Yes	3 CCC spaces & AVO 5 car pool 4IC Vans 2 Charging station, 3 Zip
4	North of Center for Std Dev	Employees	Red/ Blue	6	П	87'x18	18'x9'	No	1 Zip car
2	Front of CSD	Employees	Red/ Blue	∞	0	84'x18'	18'x10'	No	1 Zip car
9	South of CSD	Employees	Red/ Blue	15	0	100'x18'	18'x9'	No	
6A	Lower Cedar Lot	Employees	Red/ Blue	16	П	62'x70'	18'x8'	No	
7	Upper Old Ferry Lot/ Gated	Employees	Red/ Blue	74	0	58'x374'	18'x9'	No	
_∞	Before the Gate Stonewall	Employees	Red/ Blue	16	0	55'x110'	3@18'x10' and 13@9'x18'	No	
6	Administration Lot/Gated	Full Time Faculty & Administrators	Blue	125	2	50'x590'	18'x9'	No	
10	Behind SOL/PAC	Employees	Red/ Blue	26	5	30'x50'	18'x9'	No	2 Office of Dean, 2 office of Admissions 1 15 minute spot, 2 University Only Spots
11	Behind Rec Center Turf Side	Visitors	Yellow	48	Н	155'x189'	18'x9'	No	4CPC vans
12	Behind Rec Center MNS Side	Employees	Red/ Blue	29	0	100'x116'		No	

4. CAMPUS PARKING



4. 5-YR STRATEGIC PLAN



5. 10-YR PROPOSED STRATEGIC PLAN



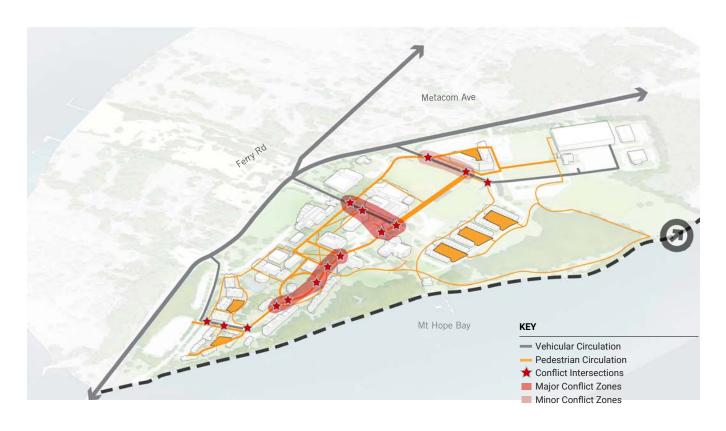


6. CAMPUS ANALYSIS

EXISTING PEDESTRIAN CIRCULATION



CONFLICT AREAS



7. PROCESS

STAKEHOLDERS

Who We've Heard From

Academic Listening Sessions

- Feinstein School of Humanities, Arts, and Education
- Gabelli School of Business
- School of Law
- Feinstein School of Social and Natural Sciences
- Cummings School of Architecture
- School of Justice Studies
- University College
- School of Engineering, Computing, and Construction Management

Administrative and Campuswide Listening Sessions

- Public Safety
- Housing
- Athletics
- Student Activities and Spiritual Life
- Facilities
- Library
- Student Success
- Enrollment
- Marketing and Communication

Community Listening Sessions

- Meeting with Town Officials
- Meeting with Neighbors

"Thematic" Listening Sessions

- Diversity + Inclusion
- Accessibility
- Sustainability
- Labor Union Leadership
- Twenty-first Century Learning Environments

Student, Faculty, & Staff Forums

- Student Open Forums (2)
- Faculty Open Forums

Building & Grounds Committee

Board of Trustees





8. OBSERVATIONS

Strategic investment in the physical facilities and campus environment will enhance recruitment, retention, and connections to unique, New England setting on the water





New and improved common spaces across campus to strengthen the community, build shared identity, and create a sense of belonging and inclusion





Enhance access to a diverse suite of student academic and administrative services on campus





High student need for more and higher quality recreation, meeting, study, and collaboration spaces





Showcase existing community and professional engagement opportunities and program outcomes





Provide more flexible, tech-enabled teaching and research spaces





9. APPLICATION FORM

APPLICATION FORM AND SUBMISSION CHECKLIST FOR MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS

<u>Major Subdivisions</u> - A plan for a **residential** subdivision of land **consisting of more than five lots**; or, a plan for a **nonresidential subdivision** of land.

<u>Major Land Development</u> - A plan for a residential or nonresidential land development project as defined in Article VIII of the Zoning Ordinance.

The completed application form together with the appropriate materials from Items A, B, C, D, and E for either a Master Plan, Preliminary or Final application as indicated on the checklist shall be submitted to the Administrative Officer at least three weeks prior to the regularly scheduled meeting of the Planning Board.

Date Submission Due: I	Planning Board Meeting Date:
APPLICA	ATION FORM
Type of Application: Please check one:	
detailed, development intentions. NOTE: Th	
Preliminary - The stage, following Ma engineering drawings and all required State as	aster Plan, at which time all required detailed and Federal Permits shall be submitted.
Indicate date of Master Plan Approval:	
Indicate dates of all extensions:	
Final - The stage, following Prelimina	ry, which is the last stage of review.
Indicate date of Preliminary Plan Approval: _	
Indicate dates of all extensions:	

APPLICATION FORM

APPLICATION FORM, CONT.

1.	Name of proposed subdivision:
2.	Name, address and telephone number of property owner (if the owner of record is a corporation, the name and address of the president and secretary):
3.	Name and address and telephone number of applicant, if different from owner: (A written, notarized confirmation from property owner authorizing the applicant to make the submission shall also be submitted):
4.	Plat and lot number(s) of the parcel being subdivided:
5.	Area of the subdivision parcel(s):
6.	Zoning District:
7.	Names of existing streets within and immediately adjacent to the parcel being subdivided with notation as to whether Town, State or Private. Include right-of-way and pavement widths:
8.	Attach a list of the names and current mailing addresses (and on mailing labels) of property owners within notice area radius (See Section 8.5A) from the current real estate and assessment records of the Town, including plat and lot numbers
Sig	gned by Owner/Applicant: Date:
No	starized:
Su	bscribed and sworn to before me this day of, 20
	NOTARY PUBLIC

SUBMISSION CHECKLIST MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS

 $\mathbf{M} = \mathbf{Master\ Plan}$

P = Preliminary

F = Final

	М	P	F	·	Date &
	IVI	r	r	Applicant	Town
				Applicant	Initials
NOTE: All plan sheets must include Title Block as well as items B 1-8		_		V	mittais
below.	•	•	•		
A. Plan of Existing Conditions - Five (5) blueline or photocopies of a plan					
at a scale of 1" = 40' (minimum size of 8 1/2" x 11, maximum size of 18"	•				
x 24") showing the entire tract under the applicant's ownership as it					
currently exists, including location and dimension of existing lots,					
easements and rights-of-way, and all natural and man-made features;					
B. Subdivision/Land Development Drawing(s) -		•			
Master Plan and Preliminary Plans - Five (5) blueline or photocopies shall	ľ	ľ			
be submitted for distribution to and review by the Technical Review					
Committee. Each sheet shall be a minimum size of 8 1/2" x 11" and a					
maximum size of 24" x 36" at a scale of 1" = 40', unless determined					
otherwise at the Pre-Application Conference, with a sufficient number of					
sheets to clearly show all of the information required. Sheets shall be					
numbered sequentially (e.g. sheet 1 of 3, 2 of 3, etc.)					
Final Plans - Five (5) bluelines or photocopies shall be submitted for					
distribution to and review by the Technical Review Committee. Upon					
approval, one (1) reproducible mylar*, six (6) blueline or photocopies, and					
one electronic AutoCAD file of all plans shall be submitted. Each sheet					
shall be a maximum size of 24" x 36" at a scale of 1" = 40' [unless			•		
otherwise specified by the Planning Board]; two of these sheets shall					
include the assessor's numbers, signed by the Tax Assessor.					
The subdivision plans shall contain the following:					
Name of the proposed subdivision; including phase numbers, if any	•	•	•		
2. Name and address of property owner or applicant;	•	•	•		
3. Name, address and telephone number of person or firm preparing the plan;	•	•	•		
4. Date of plan preparation, with revision date(s) if any;	•	٠	•		
5. Graphic scale (1"=40' or larger) and north arrow;	•	٠	•		
6. Plat and lot number(s) of the land being subdivided;	•	٠	•		
7. Legend showing all symbols;	•	•	•		
8. Zoning districts(s) of the land being subdivided and the abutting and	•	•	•		
adjacent properties. If more than one district, zoning boundary lines must					
be shown;					
9. Perimeter boundary lines of the subdivision, drawn so as to distinguish	•	•	•		
them from other property lines. These shall be marked in the field by					
survey stakes to identify the limits of the property;					

M = Master Plan

 $\mathbf{P} = \mathbf{Preliminary}$

 $\mathbf{F} = \mathbf{Final}$

10. Names of abutting property owners and property owners across any adjacent	•	•	•	
streets;				
11. Area of the entire proposed development parcel(s);	•	•	•	
12. Location and number of all proposed lots, with accurate areas, dimensions	•	•		
and angles indicated; including a zoning data table showing calculations				
necessary to determine conformance to zoning regulations;				
13. Location, names, right-of-way and pavement widths of existing and proposed	•	•	•	
streets within and immediately adjacent to the subdivision parcel;				-
 Location, size and proposed use of existing buildings and structures, including historic designation, if any; 	•	•	•	
15. Location of existing utilities including wells and individual sewage disposal	•			
systems (abandoned utilities must be shown and noted as such);	•	•	•	
16. Provisions for collecting and discharging stormwater;	•	•		
17. Location, scale, massing, height, (including relationship to existing and	•	•	•	
proposed grades) and dimensions of proposed structures, if any; including;				
floor area ratios, lot coverage and total building square footage; this				
information may be provided on a separate sheet, if necessary;				
18. Location of proposed permanent bounds (documentation that all proposed		•	•	
bounds have been set shall be provided prior to Final plan recording);				
19. Location of existing environmental features including general soil types, rock	•	•		
outcrops, surface water, wetland areas, wooded areas and major trees twelve				
(12) inch caliper or larger, and any other significant environmental features,				
if any;				
20. Existing contours with minimum intervals of two (2) feet; where any changes	•	•		
in contours are proposed, finished grades must be shown as solid lines. Spot				
elevations must also be shown with at least two (2) benchmarks referenced;				
21. Location of any wetlands, watercourses or their buffers (perimeter wetlands)	•			
present on the subdivision parcel, as determined by a RIDEM qualified				
wetlands biologist {in accordance with RIDEM Wetland Regulations};	_	_		
22. Notation as to flood zone of the property including base flood elevation data;	•	•		
23. Areas of agricultural use, (if any);	•	•		
24. Location of historic cemeteries on or immediately adjacent to the subdivision	•	•		
(if any);				
25. Location of any unique natural and/or historic features, including stone walls;	•	•		
26. Location, dimension, and area of any land proposed to be set aside as open	•	•	•	
space, recreation, or drainage or conveyed to the Town for public purposes;				
27. Location and notation of type of proposed easement(s) or existing		•	•	
easement(s) to remain (if any) with accurate dimensions and areas indicated;				

M = Master Plan

 $\mathbf{P} = \mathbf{Preliminary}$

F = Final

28. Notation of special conditions of approval imposed by the Planning Board	Т	•	•		
(if any);					
29. Notation of any permits and agreements with State and Federal Reviewing agencies (if any);		•	•		
30. A place for signatures of the Planning Board Chair or Designee must be	•	•	•		
provided on all plans and/or documents to be signed by the Planning					
Board;					
31. Certification by a Registered Land Surveyor that all interior and perimeter	Т	•	•		
lot lines and street lines of the land being subdivided have been designed					
to conform to Procedural and Technical Standards for the Practice of Land					
Surveying in the State of Rhode Island and Providence Plantations,					
effective April 1, 1994, as amended. Measurement standards for the					
surveys shall meet the minimum standards for Class I Surveys.					
C. Construction Drawings - Six (6) blueline or photocopies of preliminary		•	•		
and final construction plans of street and drainage structures drawn to a					
minimum scale of 1 inch to 40 feet (1"=40') for referral to the Technical					
Review Committee. Each sheet shall be no larger than 24" by 36", and a					
sufficient number of sheets shall be included to clearly show all of the					
information required. Sheets shall be numbered sequentially (e.g., sheet 1					
of 3, 2 of 3, etc). All construction plans shall be certified as correct					
(stamped and signed) by a Registered Professional Engineer:					
1. <u>If street creation or extension is proposed:</u>					
a. Streets Plan and Profile: (minimum scale of 1"=40' horizontal) with					
profiles (minimum 1"=4' vertical) indicating the street center line,					
curblines, and the existing elevations of the ground at the street					
center line, location size, rim and invert elevations of proposed					
sewer lines, water lines and other underground utilities; and, street					
cross-sections showing width of right-of-way, roadway; and, if					
required location and width of sidewalks.					
b. Street plans shall also include all vehicular access to and from the					
site onto public streets including the size and location of curb cuts,					
driveways, parking and loading areas and other off-site traffic					
improvements necessary to ensure public safety; and, stubs for					
future connections to future streets in adjacent vacant lands. NOTE:					
The Planning Board may make any referrals and require of the					
applicant any studies it deems necessary to evaluate traffic and					
circulation plans.					
				<u> </u>	

M = Master Plan

 $\mathbf{P} = \mathbf{Preliminary}$

F = Final

C. Construction Drawings, cont.	Π	•	•		Т
2. For phased projects, as-built drawings for the previous phase;		•	•		
3. Drainage and Utility Plans to show the existing and proposed drainage					
structures, drainage basin areas, drainage flow paths, and outfalls with water		ľ	•		
quality measurements, including all utilities such as sewer, water, electric,					
gas, fire alarm cable, telephone and cable TV, manholes, valves, hydrants.					
Also included shall be a report summarizing drainage calculations; drainage					
plans and drainage calculations shall be prepared by a Registered					
Professional Engineer;					
4. Additional plans with appropriate construction details and construction notes	T	•	•		
for street pavement, sidewalk, drainage structures, street lighting, exterior					
site lighting/photometrics plan (Major Land Developments only), sanitary					
structures, water line and water line structures, trench excavation, and steep					
slope excavation, if applicable;					
5. Grading plans to show proposed contours at two-foot intervals for all grading		•	•		
proposed for on and off-site street construction, drainage facilities, and upon					
individual lots if part of proposed subdivision improvements;					
6. Soil erosion and sediment control plan in conformance with Appendix F, if		•	•		
required;					
7. Landscaping plan as detailed in Appendix F;		•	•		
8. Plans showing street names and hydrant locations approved by the Fire		•	•		
Chief;					
9. Construction Schedule identifying expected start and finish times for major		•			
construction tasks;					
10. Temporary improvements, if any, in accordance with Appendix F;	•	•			
11. A traffic flow plan showing circulation patterns within the development;		•			
12. If any streets, areas, or facilities are to be dedicated to the Town of Bristol, a			•		
statement shall be added to all final plat plans stating that such dedication					
shall not impose any duty or responsibility upon the Town of Bristol to					
maintain or improve any dedicated streets, areas, or facilities until					
specifically authorized by the Town Council per Section 6.7 of these					
regulations.					
D. Supporting Materials:	•	•	•		
1. 12 reduced copies of all plans required in Items A, B, and C above	•	•	•		
(minimum 8 1/2" x 11" and maximum 11" x 17");					
2. One (1) copy of a narrative report providing the general description of the	•				
proposed development and phasing if any, including the proposed financing					
and present ownership of all of the land included within the development; if					
the applicant does not own all the land, then explain how it will be assembled					
or how site control will be achieved;					

M = Master Plan

 $\mathbf{P} = \mathbf{Preliminary}$

F = Final

3. One (1) copy of a current deed and an Attorney's certificate certifying		•		
title, including encumbrances, easements, and/or temporary or permanent				
restrictions on the property;	$oxed{oxed}$			
4. A list of consultants (i.e. engineering, planning, environmental) to be used		•		
on the project;				
5. A vicinity map, (locus map) drawn to a minimum scale of 1" = 400' or as	•			
necessary to show the area within one-half mile of the subdivision parcel				
showing the location of all streets, existing lot lines, and zoning district				
boundaries. Schools, parks, fire stations and other significant public				
facilities shall be indicated on the locus map by shading and labeling the				
specific use;				
6. A list of the names and mailing addresses as shown on the current real	•	•		
estate and assessment records of the Town for the property owners within				
the notice area; (See Section 8.5) this information shall also be on mailing				
labels;	$oxed{oxed}$			
7. Low Impact Development (LID) Site Planning and Design strategies and	•			
Checklist from the Rhode Island Stormwater Design and Installation				
Standards Manual. Stormwater designs should meet RI Stormwater				
Manual Minimum Standards.	\perp			
8. A radius map, showing the property within the notice area (See Section	•			
8.5) including:				
 a. the shape, dimension and area of the property; 				
b. the location of all zoning use district boundary lines;				
c. the assessor's plat and lot numbers; and,				
d. the general location, shape, use; and if any, historic designation of				
all existing buildings and structures and improvements;				
The above information may be shown on an 11" x 17" plan at a scale as				
appropriate;	\vdash	_	_	
9. Architectural elevations (with measurements as needed for each	•			
interpretation) and of all exterior facades of proposed or existing buildings,				
structures and equipment including type and color of materials to be used;				
elevations shall be at an appropriate scale as determined at the preapplication				
stage;	₩	_	<u> </u>	
10. Legal documents describing the property, including proposed easements				
and rights-of-way, offer to convey public streets, creating Homeowners				
Association (if appropriate) deed transferring open space, dedications,				
restrictions, or other required legal documents:	ļ	ļ	ļ	
a. Two draft copies for review by the Planning Board Solicitor;	•	_	<u> </u>	
b. Two signed final copies;	\vdash	•	_	
11. Written confirmation from the RI Department of Environmental Management that the plans of the proposed subdivision, including any required off-site construction, have been reviewed and indicating		•		
that the Wetlands Act either does not apply to the proposed site alteration or that approval has been				
granted for the proposed site alteration;	\perp			

M = Master Plan

 $\mathbf{P} = \mathbf{Preliminary}$

F = Final

12. In lieu of item 10 above, an affidavit signed by a qualified professional		•		
(having minimum qualifications as described by the RIDEM Department of Freshwater Wetlands) stating that there are no freshwater wetlands or their				
buffers (perimeter wetlands) present on the property being subdivided {in				
accordance with RIDEM Wetland Regulations};				
13. Preliminary determination from the Coastal Resources Management Council	П	•		
if the parcel to be subdivided is subject to the jurisdiction of this agency;				
14.A Physical Alteration Permit (PAP) issued by the State Department of		•		
Transportation for any connection to or construction work within a State				
highway or State right-of-way (if applicable);				
15. Water Service (if proposed):				
a. Written confirmation that the Bristol County Water Authority has		•		
reviewed the plan and is able to provide water service;	Ш	_		
b. A copy of the water contract covering the installation of water service			٠	
or written confirmation that a contract has been executed or will be				
executed upon approval by the Planning Board (a copy of the executed				
contract must be submitted prior to endorsement by the Planning				
Board;	\vdash	\dashv		\vdash
16. Sewer:	ļļ.			
a. Written confirmation from the Bristol Water Pollution Control Facility		•		
certifying that the subdivision can tie into the Bristol Sewer Service; or,	$\vdash \vdash$	\dashv		\vdash
b. If Individual Sewage Disposal Systems are proposed, either a		•		
preliminary subdivision suitability report or a water table verification				
from the Rhode Island Department of Environmental Management				
indicating that the soil and water table within the proposed subdivision				
are suitable for the safe and proper operation of individual sewage				
disposal systems; 17. Certification from the Tax Collector that all property taxes are current and	\vdash	\dashv	_	\vdash
that sewer assessments and sewer use fees are paid;			•	
18. A letter stating it is the intent to complete the required improvements prior to	\vdash	┪	_	\vdash
Planning Board endorsement of the final plat or a letter requesting that a		٦		
security sufficient to cover the cost of required improvements be set by the				
Planning Board, along with a construction cost estimate for improvements;				
19. Application form;	•	٠	٠	

M = Master Plan

 $\mathbf{P} = \mathbf{Preliminary}$

F = Final

20. Initial written comments on the Master Plan and final written comments	•	•		
on Preliminary from the following agencies:				
a. Planning Board Engineer Date:				
b Water Authority Date:				
c Sewer Department Date:				
d Building Inspector Date: e Planning Department Date:				
e Planning Department Date:				
f. Department of Public Works Date:				
g Fire and Police Date:				
h. Conservation Commission Date:				
i Other Local Agencies, Specify:				
Date:				
j Adjacent Community (Warren) Date:				
k. RI Dept. of Environmental Management Date:				
1 RI Dept. of Transportation Date:				
m Coastal Resources Date:				
n. Other State Agencies, Specify:Date:				
o FEMA Date:				
p Other Federal Agncies, Specify:				
Date:				
NOTE: REFERRALS TO THE ABOVE AGENCIES WILL BE MADE				
BY PLANNING DEPARTMENT STAFF.	\vdash			
21. Report and recommendations from the Technical Review Committee;	•	•		
22. Approvals from other Town Boards and commissions, as appropriate;	_	•	•	
23. Approvals from other State Agencies, as appropriate;	lacksquare	•		
24. Such other information as may be required to show that the details of the	•	•	•	
proposal are in accordance with this section and all other applicable				
requirements and standards of these Regulations.				
E. Payment of Required Fees - Payment of the following fees or posting of				
financial guarantees, if required, to be prior to endorsement by the				
Planning Board:	ļ			
1. Application fee;	•	•	•	
2. Final plat recording fee;			•	
3. Engineer Review and Inspection Fee;	•	•	•	
4. Performance guarantee or other financial guarantees (if applicable);			•	
Fees in-lieu of land dedication (if applicable);			•	
6. Maintenance guarantee for acceptance of public improvements (if			•	
applicable);				
7. Receipt that all other fees to outside agencies have been paid by applicant,			•	
if any;				
8. Mapping fees shall be paid to the Tax Assessor prior to recording plan.			•	

M = Master Plan

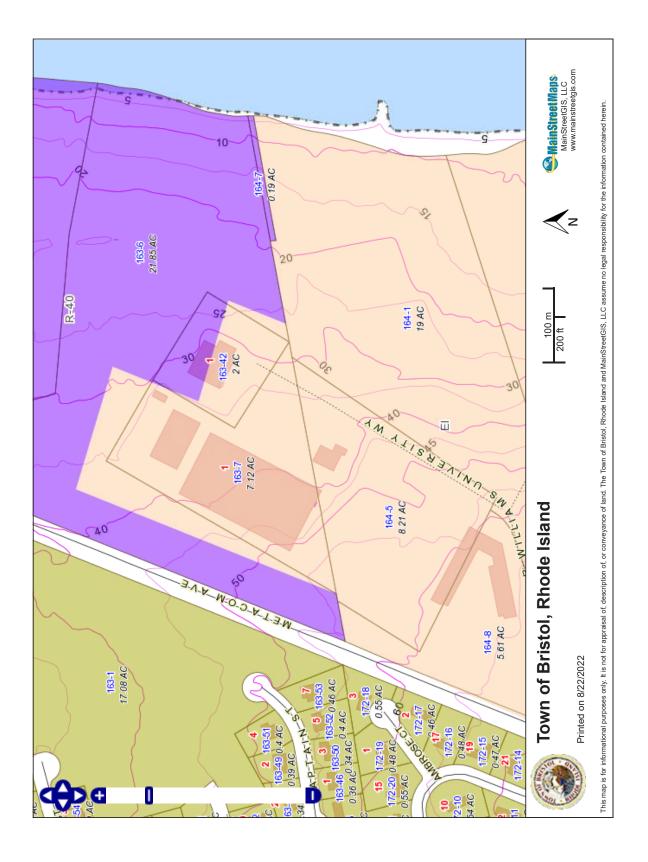
P = Preliminary

F = Final

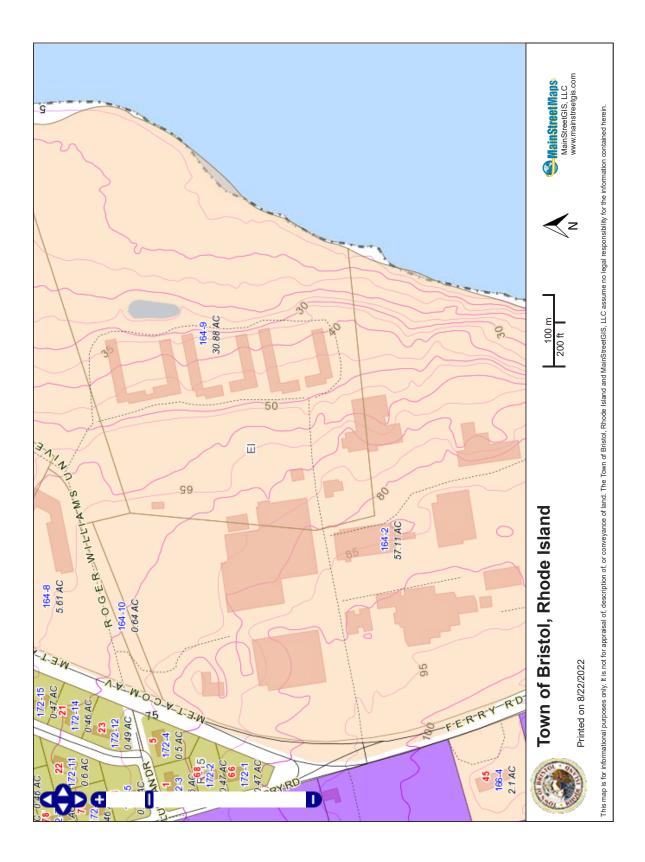
Other Requirements: The following items may be required based on the		Г		
presence of certain site conditions as indicated at the Pre-application or Master	1			
Plan stage of review. The applicant shall have any required items prepared by a	1			
qualified party.				
1. Fiscal impact statement (see Section 6.6);		٠		
2. Completed Environmental Impact Assessment statement for the proposed	Π	•		
development (see Section 6.6);				
3. Archaeological Study;		•		
4. Traffic Impact Study,		•		
5. Phase 1 Environmental Site Assessment (ESA), conducted by a qualified	•	•	Г	
professional consultant, as may be requested at the pre-application stage. If	1			
the Phase 1 indicates suspect environmental site conditions, then a Phase 2	1			
ESA shall be conducted by a qualified professional consultant prior to	1			
preliminary plan approval;				
6. Perspective drawings, view shed maps, line of site diagrams, sketches,	•			
renderings, photographs or scale models as needed to illustrate the visual	1			
impact on the community;				
7. Flood plain compensation calculations;		•		
8. Historic District Commission Certificate of Appropriateness, if the project		•		
requires Historic District Commission review and approval.				

^{*}Mylar plans shall be on polyester film, single matte with a thickness of 3 mils (.003 inches), and must have opacity so as to allow consistent computer scanning. All plans shall be prepared using a compatible ink with excellent cohesiveness which will produce a permanent bond and result in a plan with long term durability. All signatures must be in black India ink or its equal.

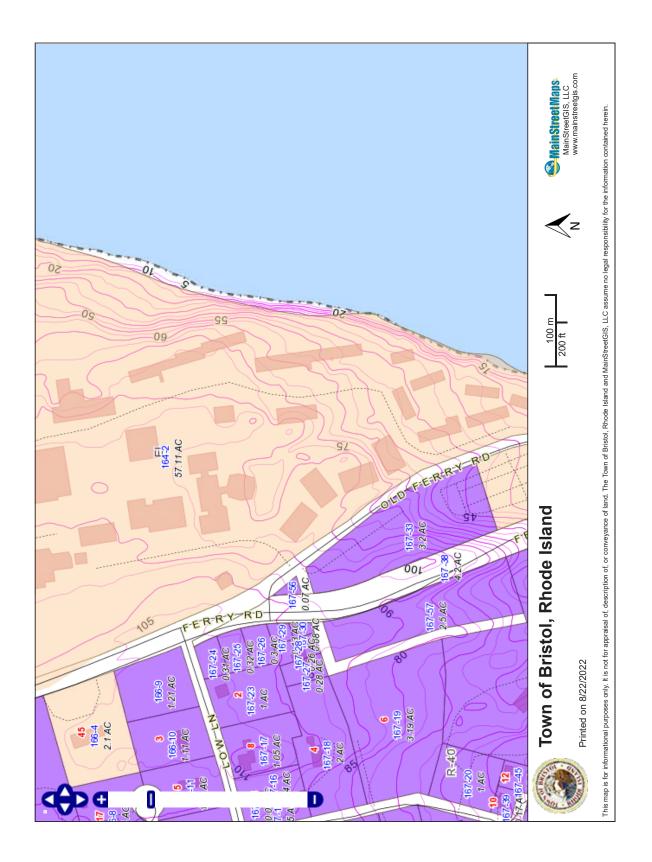
11. PROPERTY TAX MAPS



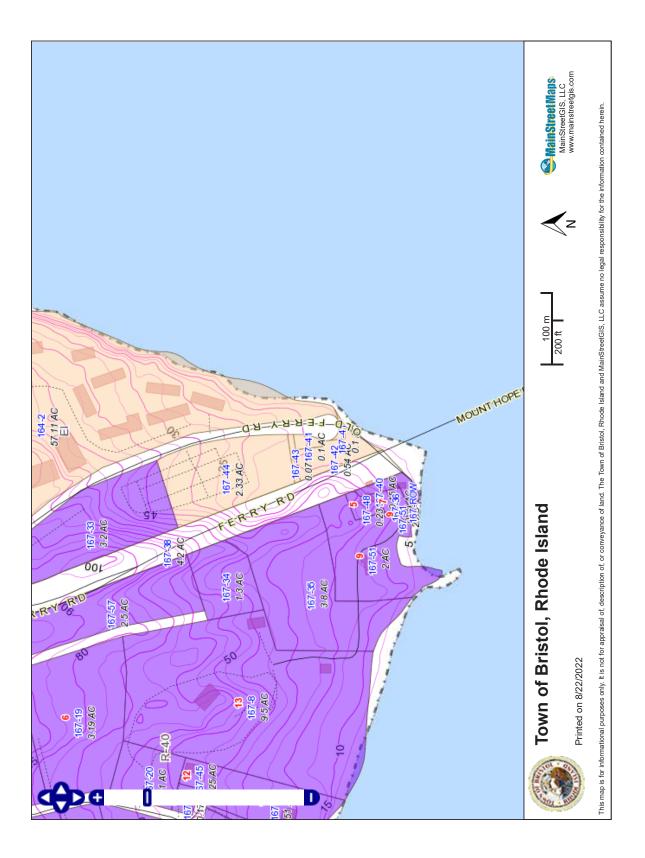
PROPERTY TAX MAPS



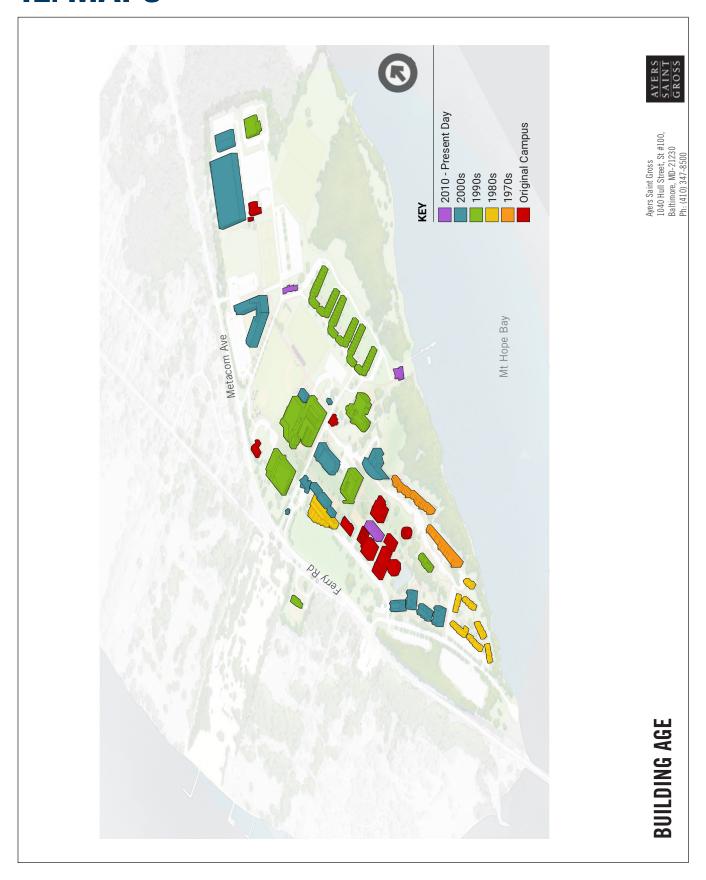
PROPERTY TAX MAPS



PROPERTY TAX MAPS

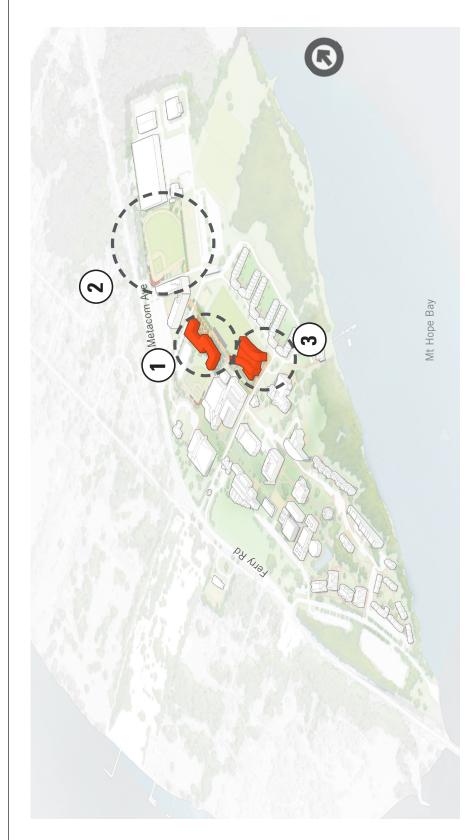


12. MAPS









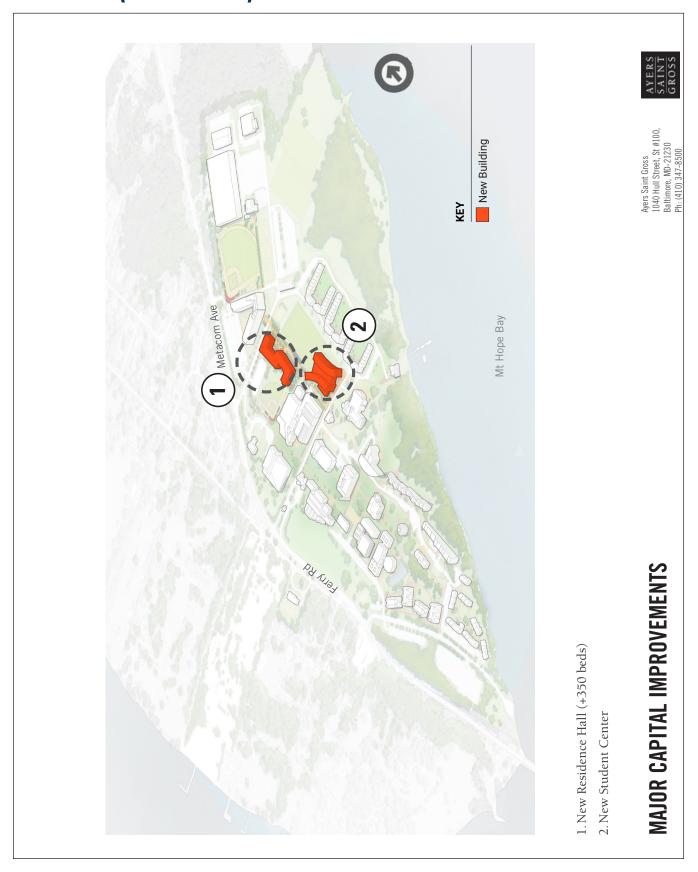
- 1. A portion of Paolino Field (current home to the softball and baseball teams) will be re-purposed from an athletic/recreational use to be the site of our new residence hall. Paolino Field will remain the home of softball.
- 2. Land adjacent to our parking garage and a portion of the North Residential Lot will be converted from parking spaces into athletic field space and new location for men's baseball.
- will be identified in our design process and we will be maintaining parking on this site by converting surface parking to sub-surface parking 3. The new Student Center will be located on the site of our existing Mail Center and surface parking lot. A new location for mailing services beneath the new Student Center.

PROPOSED CHANGES IN LAND USE

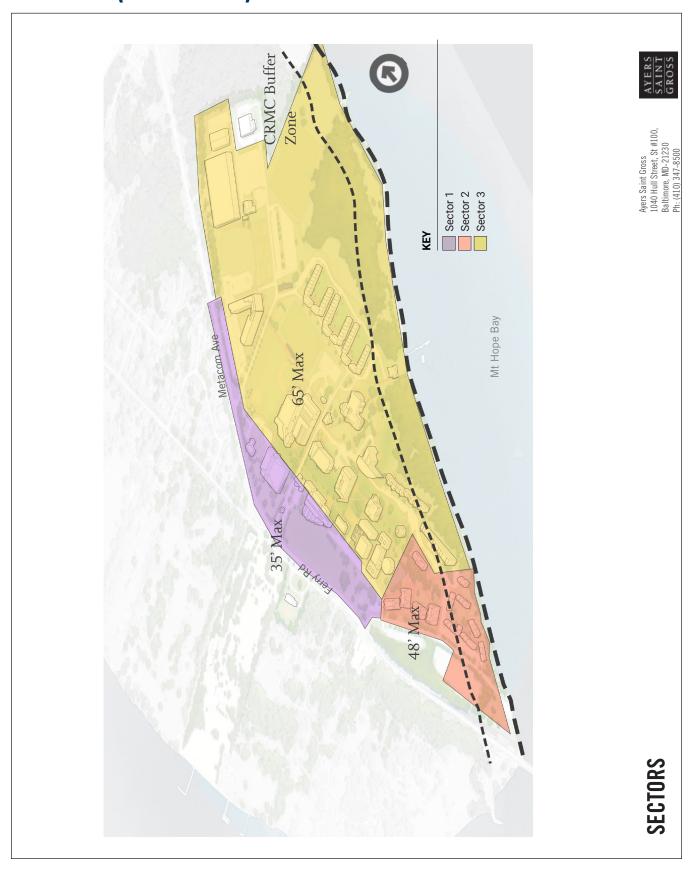


Ayers Saint Gross 1040 Hull Street, St #100, Baltimore, MD-21230 Ph: (410) 347-8500





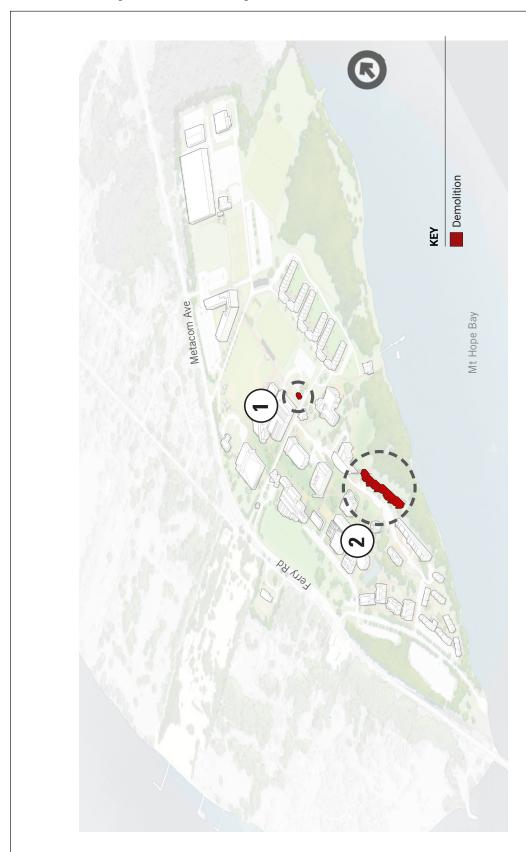








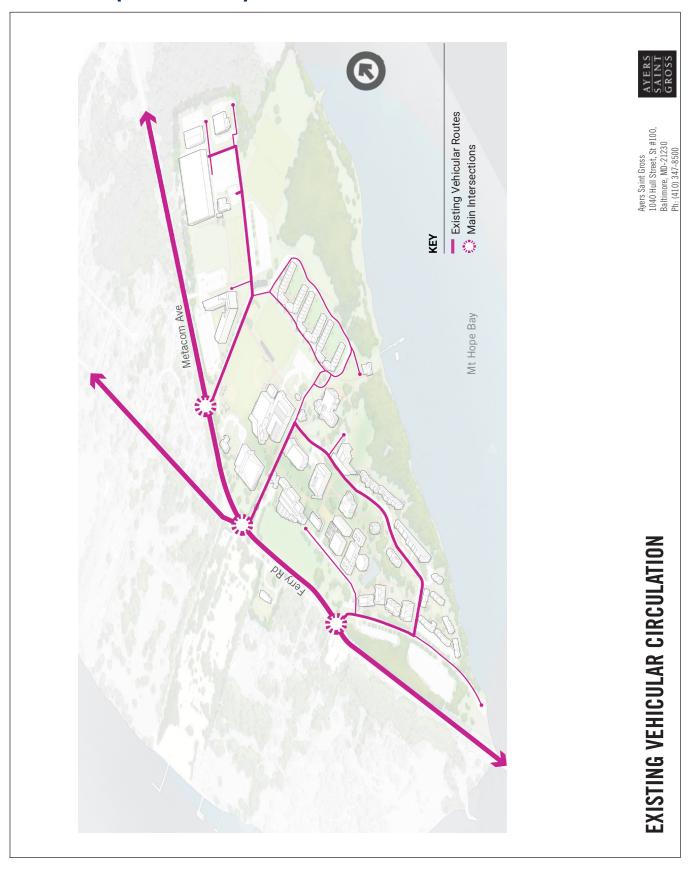




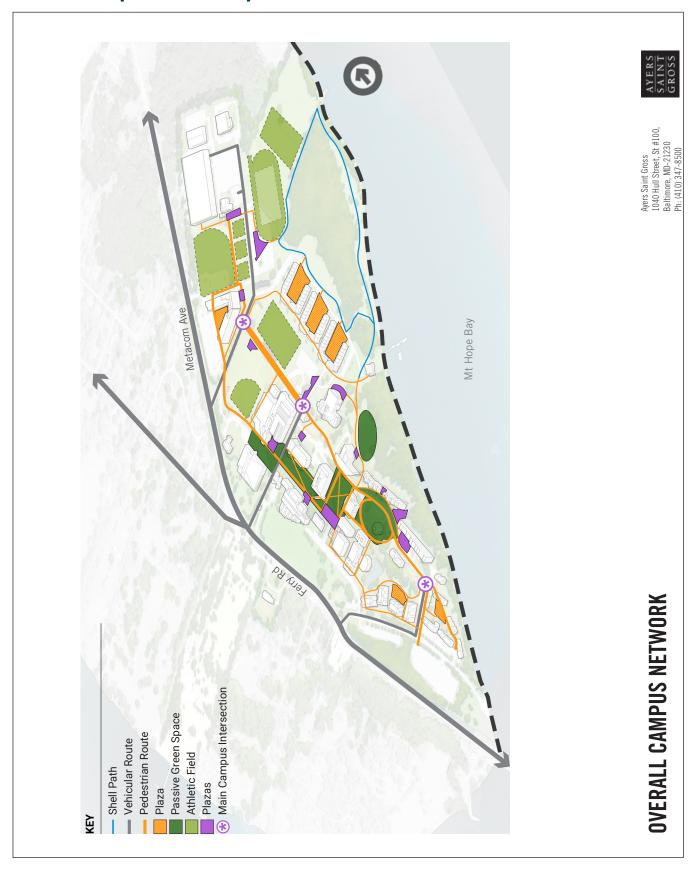
- 2. With the construction of a new residence hall, priority demolition and decommissioning of Maple Hall will possibly occur within the five-1. The Campus Mail and Copy Center is required to be demolished prior to the construction of the Student Center, which is proposed to be built on the same site.
 - year window.

Ayers Saint Gross 1040 Hull Street, St #100, Baltimore, MD-21230 Ph: (410) 347-8500

77







Rom Dr.

MAPS (CONTD.)

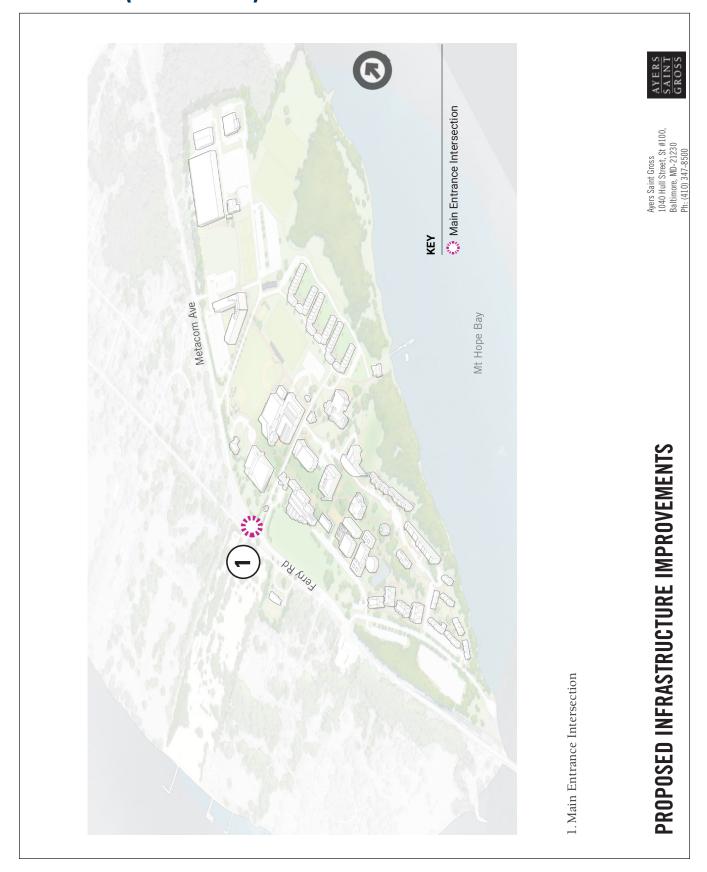


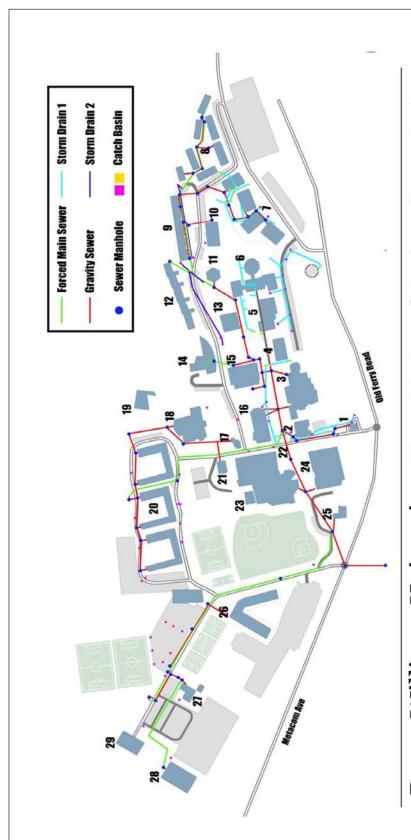
Ayers Saint Gross 1040 Hull Street, St #100, Baltimore, MD-21230 Ph: (410) 347-8500

EXISTING CAMPUS MAP









Roger Williams University- Storm Drain and Sanitary Sewer System

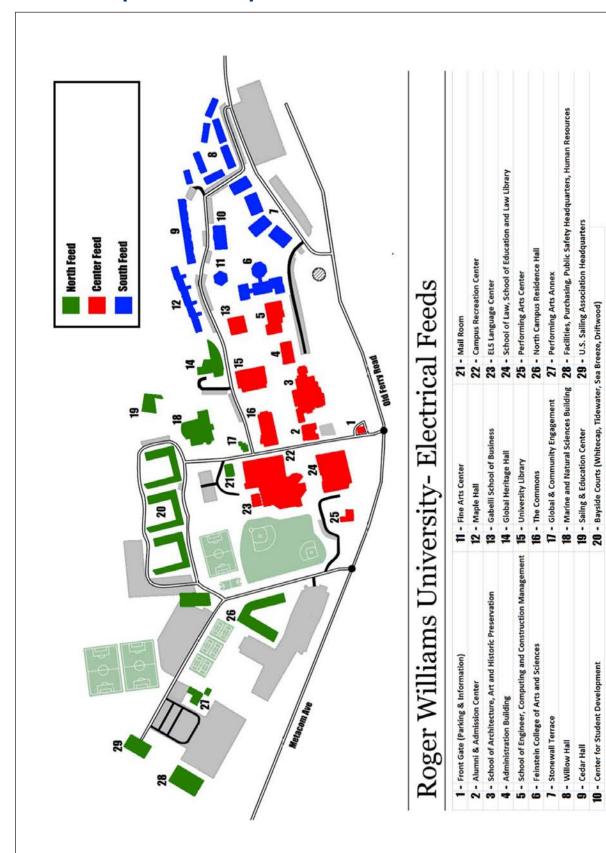
1 - Front Gate (Parking & Information)	11 - Fine Arts Center	21 - Mail Room
2 - Alumni & Admission Center	12 - Maple Hall	22 - Campus Recreation Center
3 - School of Architecture, Art and Historic Preservation	13 - Gabelli School of Business	23 - ELS Language Center
4 - Administration Building	14 - Global Heritage Hall	24 - School of Law, School of Education and Law Library
5 - School of Engineer, Computing and Construction Management 15 - University Library	15 - University Library	25 - Performing Arts Center
6 - Feinstein College of Arts and Sciences	16 - The Commons	26 - North Campus Residence Hall
7 - Stonewall Terrace	17 - Global & Community Engagement	27 - Performing Arts Annex
8 - Willow Hall	18 - Marine and Natural Sciences Building	18 - Marine and Natural Sciences Building 28 - Facilities, Purchasing, Public Safety Headquarters, Human Resources
9 - Cedar Hall	19 - Sailng & Education Center	29 - U.S. Sailing Association Headquarters
10 - Center for Student Development	20 - Bayside Courts (Whitecap, Tidewater, Sea Breeze, Driftwood)	Sea Breeze, Driftwood)

STORM WATER AND SANITARY SEWER SYSTEM

#100, AYE S0 GRO

Ayers Saint Gross 1040 Hull Street, St #100, Baltimore, MD-21230 Ph: (410) 347-8500

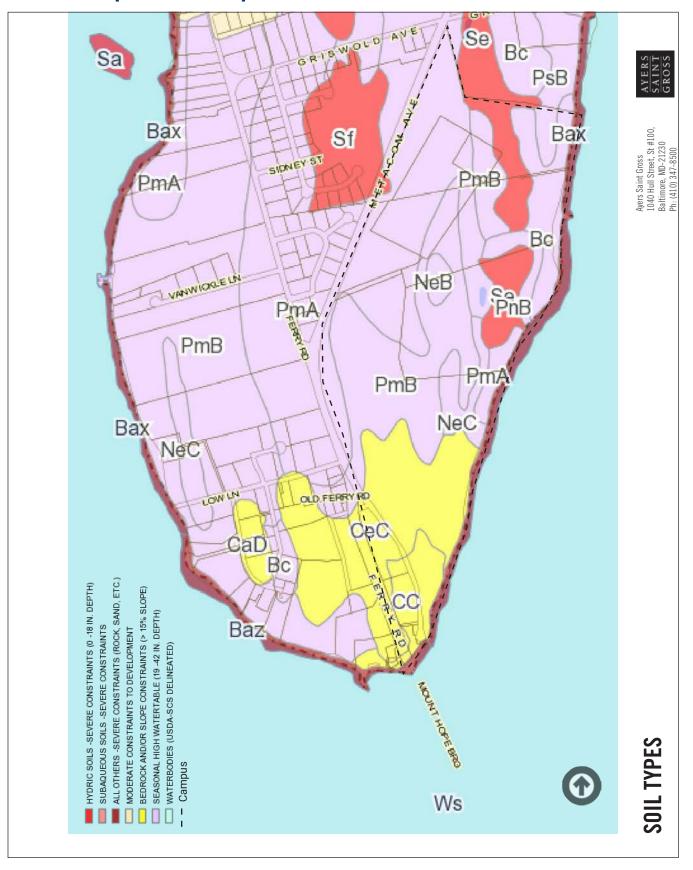
85



AYERS SAINT GROSS

Ayers Saint Gross 1040 Hull Street, St #100, Baltimore, MD-21230 Ph: (410) 347-8500

ELECTRIC FEEDS



Ayers Saint Gross
1040 Hull Street, St #100,
Baltimore, MD-21230

Ph: (410) 347-8500

