

TOWN OF BRISTOL, RHODE ISLAND

PLANNING BOARD MEETING



Planning Board Meeting Agenda

Thursday, November 10, 2022

at 7:00 PM

Town Hall - 10 Court Street, Bristol Rhode Island

A. Pledge of Allegiance

B. Minutes: Approval of Minutes - October 2022

C. Applications:

C1. Public hearing and Action on Combined Master Plan and Preliminary Review 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

C2. Cortland Lane - Action on request for Release of Maintenance Guarantee

C3. San Francisco Lane - Action on request for Release of Performance Guarantee

C4. **Approval** of the 2023 Planning Board Meeting Calendar

D. Adjourn

Scanned copies of all applications and supporting materials are available on the Town of Bristol web site at:
<https://www.bristolri.gov/government/boards/planning-board/#351-589-wpfd-meeting-11-10-22>

Date: November 1, 2022

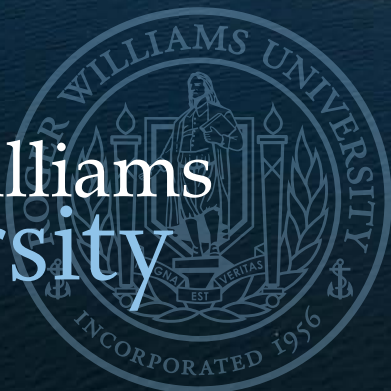
Posted by: mbw

RWU INSTITUTIONAL MASTER PLAN UPDATE 2022

Master Plan Phase Submittal

October 2022

Roger Williams
University



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01 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, hands-on 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

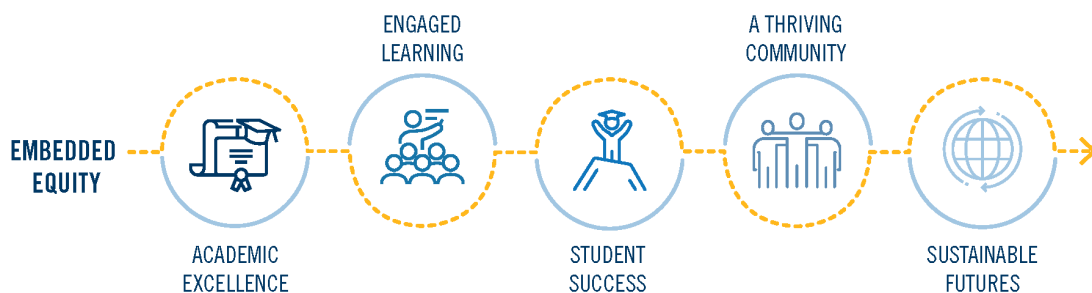
The Roger Williams community will be distinguished by a commitment to excellence, integrity, equity, collaboration, and belonging for our faculty and staff, fostering a deeper shared sense of mission and pride.

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.





Roger Williams University



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

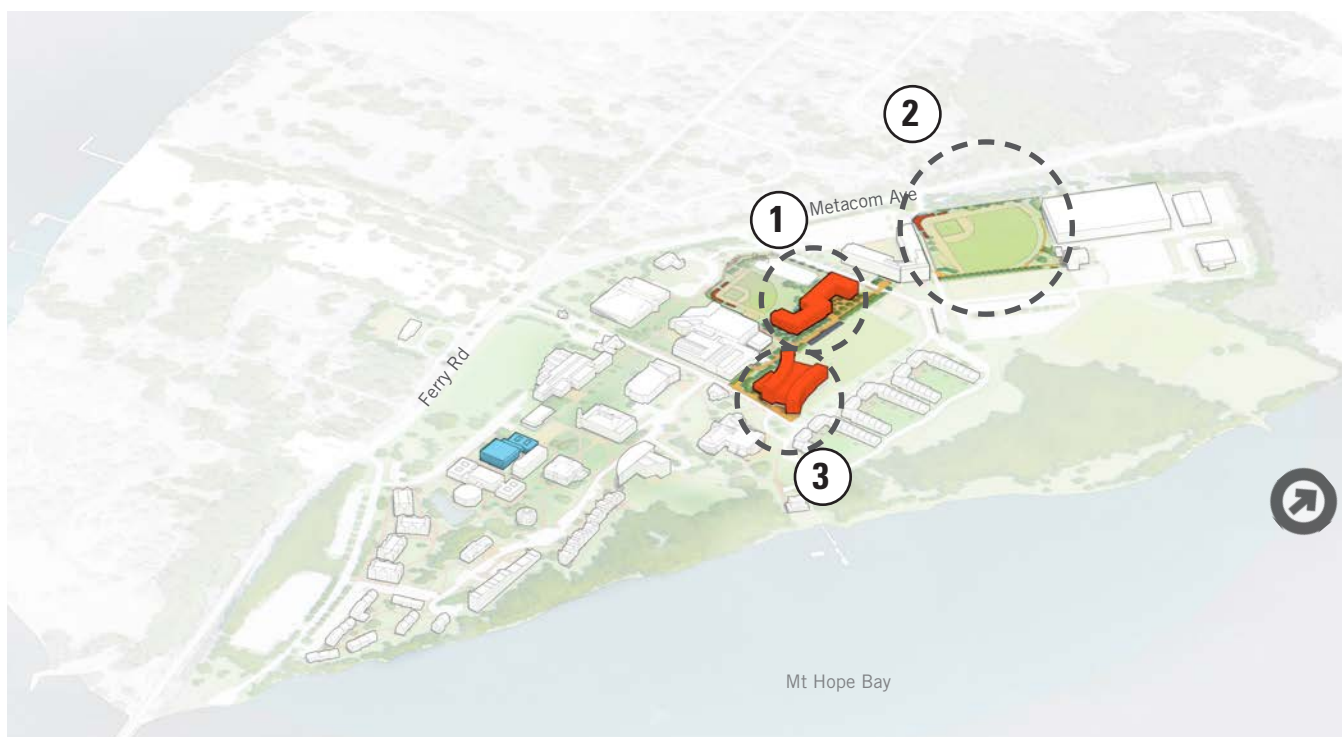
As the Student Center is completed, student service offices will vacate their existing spaces across several buildings. This will allow the University to repurpose the Alumni and Admission house to become offices of the president/administration. Additionally, when all student services move out of the 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 sub-structure 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

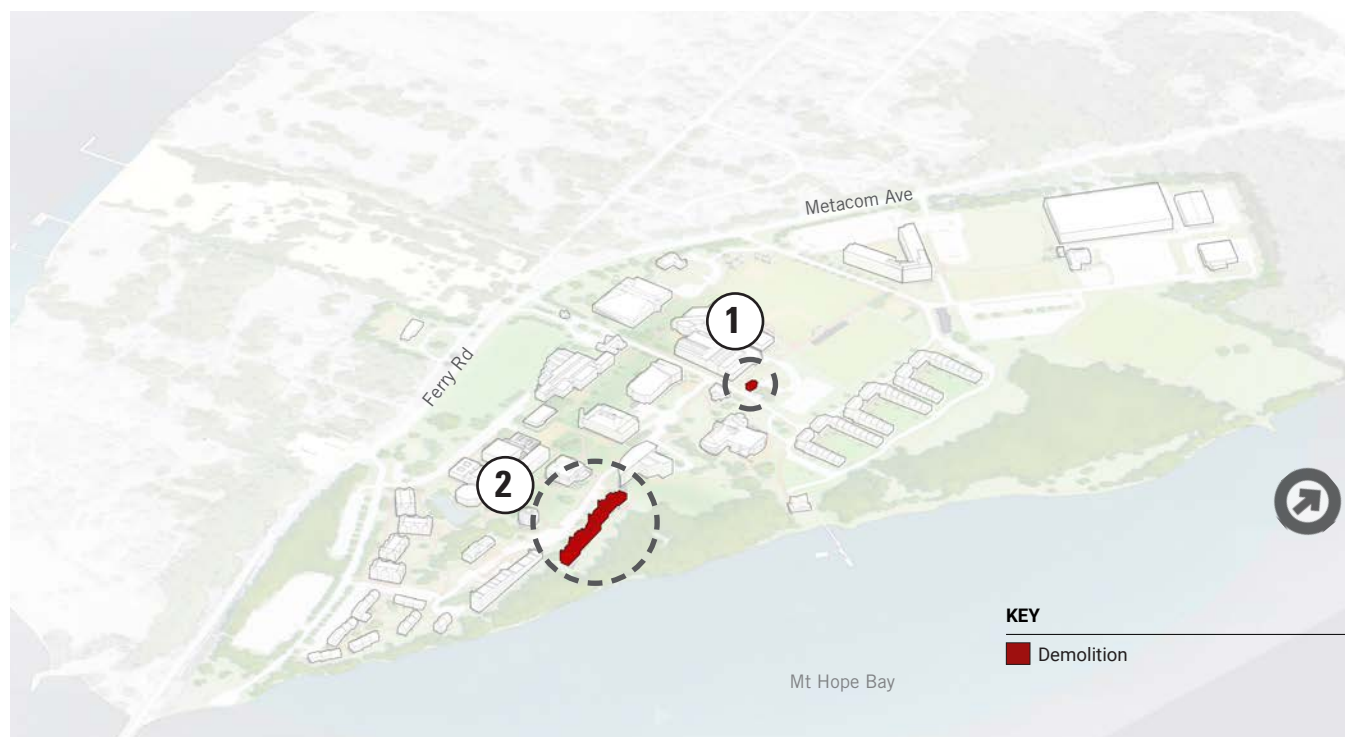
The new construction projects referenced in Section G above (Proposed Capital Improvements) are presently at the conceptual stage. Detailed building plans and architectural drawings will be completed following an inclusive design process in 2023. RWU will ensure the plan addresses all requirements set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



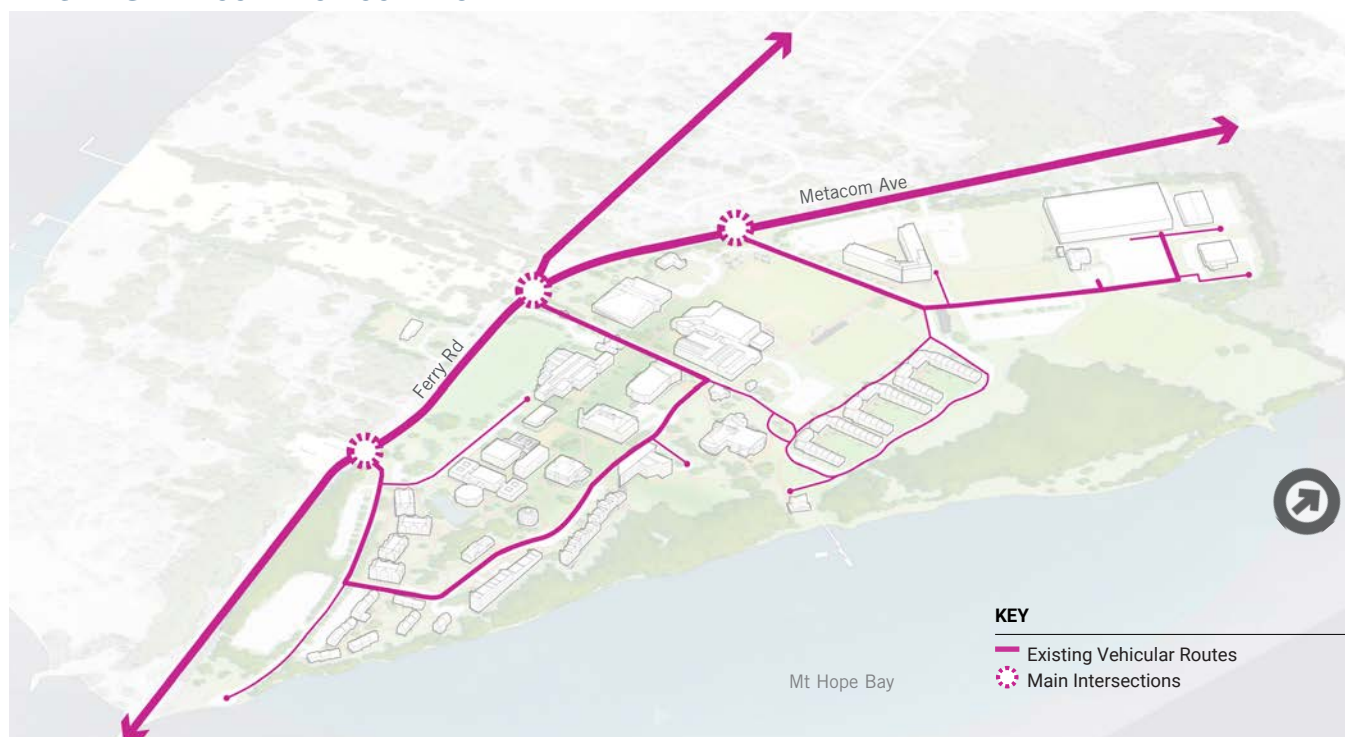
Note: For 8.5x11 map refer to Appendix 13

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

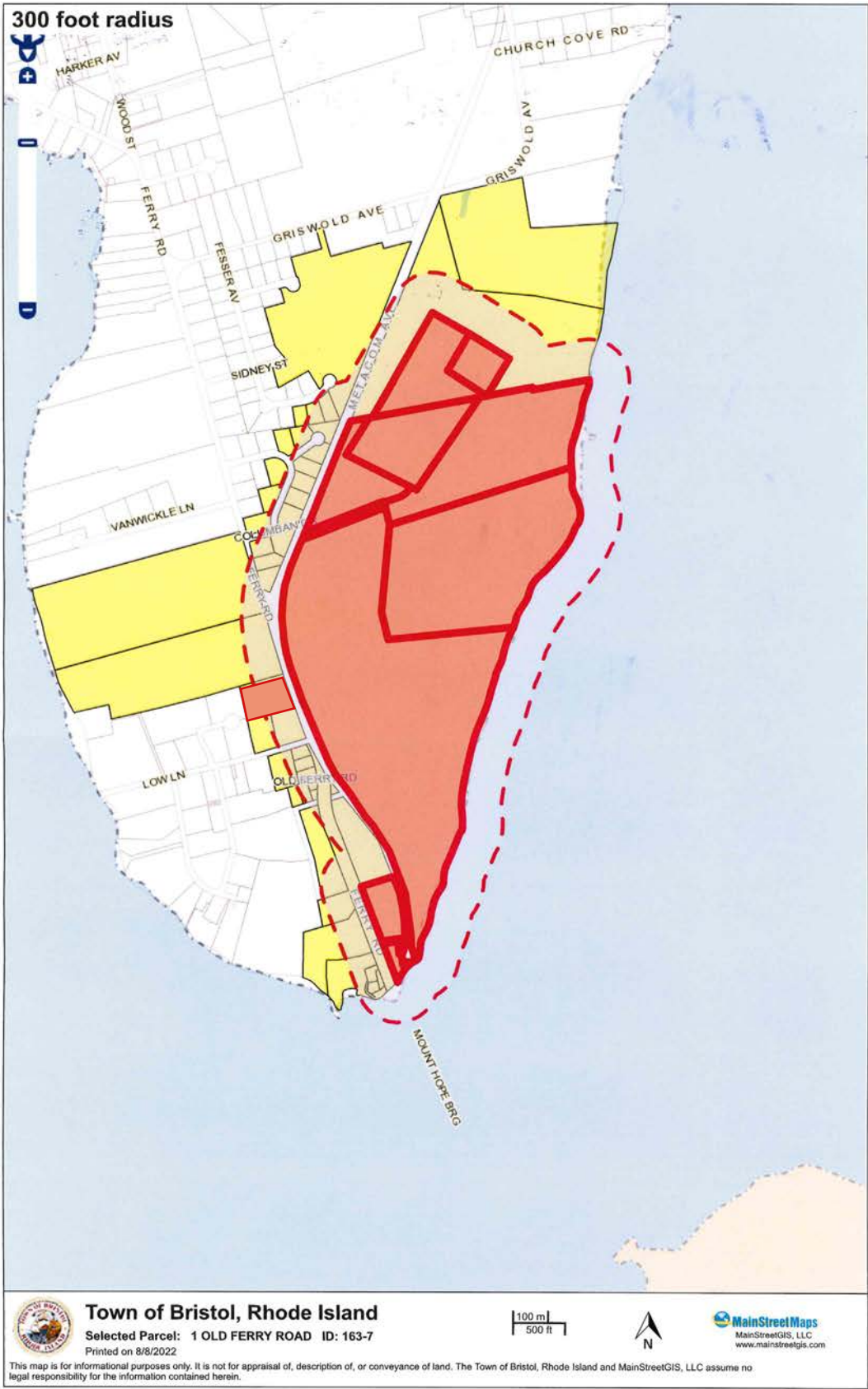
1. BUILDING INVENTORY

	Plat - Lot	Campus	Division	Primary Use	Building Style	Year Built	Sq Ft	Stories	Condition
U.S. Sailing Center	163-42	Bristol	Admin	Offices/Tenant	2nd Generation Modern	1978	16,000	1	Good
Performing Arts Annex	163-7	Bristol	Academic	Music Classrooms	Utility, Cold War	1960	4,655	1	Fair
Facilities Management	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	3	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	2	Fair
College of Arts and Sciences	164-2	Bristol	Academic	Classrooms and Offices	Modern, Usonian	1969	34,006	2	Fair
Gabelli School of Business	164-2	Bristol	Academic	Classrooms and Offices	Post Modern	1969	33,234	3	Good
Fine Arts Building	164-2	Bristol	Academic	Art Studios and Offices	Modern, Usonian	1969	7,875	2 +Loft	Poor
Maple Hall	164-2	Bristol	Student Life	Housing	Modern	1968	51,870	5	Poor
Cedar Hall	164-2	Bristol	Student Life	Housing	Modern	1968	61,284	5	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	2	Good
Guard House	164-2	Bristol	Admin	Security	Tudor	2007	575	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	2	Good
Admissions	164-2	Bristol	Admin	Office	Tudor	2009	5,600	2	Good

	Plat - Lot	Campus	Division	Primary Use	Building Style	Year Built	Sq Ft	Stories	Condition
Global Heritage Hall	164-2	Bristol	Academic	Classrooms and Offices	4th Generation Modern	2009	52,600	3	Good
	164-2	Bristol	Student Life	Event Space, Offices, Storage	4th Generation Modern	2015	8,200	2	Good
	164-2	Bristol	Dining	Storage	Utility	2016	1,000	1	Good
	164-2	Bristol	Academic	Labs and Offices	4th Generation Modern	2019	28,000	3	Good
Stonewall Terrace Buildings #1-4	164-2	Bristol	Student Life	Housing	Utility	2001	98,572	3	Fair
	164-2/164-9	Bristol	Academic	Labs and Offices	Post Modern	1997/2009	43,000	2	Good
North Campus Residence Hall	164-8	Bristol	Student Life	Housing	4th Generation Modern	2009	124,796	4	Good
	164-9	Bristol	Academic	Classrooms and Offices	Post Modern	1995	135,000 +Lower Level	2	Good
Recreation Center	164-9	Bristol	Student Life	Gym, Pool, Fieldhouse	Post Modern	1983/2004	123,740	3	Good
Performing Arts Center	164-9	Bristol	Academic	Performance Space	Utility, Farm 18th Century	1986	13,615	3	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	Admin	Student mail distribution	Utility	1970/2005/2017	4,280	1	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	Condition
45 Ferry Rd Bridge House	166-4	Bristol	Other	Presidents Residence	New England Seaside	2000	5,800	2	Good
	167-28	Bristol	Admin	Offices		1930	3,500	2	Good
	171-114	Bristol	Facilities	Storage		Unknown	2,500	1	Good
380 Metacom Ave Almeida Apartments (Bayview Ave)	48-7	Bristol	Student Life	Housing	Modern	1965	223,754	3	Fair
87 Gooding Unit 2 Baypoint	98-11	Bristol	Academic	Classroom		Unknown	1,500	1	Good
		Portsmouth	Student Life	Housing	Modern	1970	76,670	2	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, RAYMOND SJR.
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 HOWLAND, 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
1 OLD FERRY RD
BRISTOL RI 02809

Parcel ID: 164-2
ROGER WILLIAMS UNIVERSITY
1 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 WILLIAMS 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. BOX 65
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 & ETEL VINA TE
FERRY RD
BRISTOL RI 02809

Parcel ID: 167-23
ALMEIDA, DAVID
2 LOW LN
BRISTOL RI 02809

Parcel ID: 167-24
ALMEIDA, DAVID
2 LOW LN
BRISTOL RI 02809

Parcel ID: 167-25
ALMEIDA, DAVID
2 LOW LN
BRISTOL RI 02809

Parcel ID: 167-26
ALMEIDA, DAVID
2 LOW LN
BRISTOL RI 02809

Parcel ID: 167-27
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-28
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-29
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-30
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

Parcel ID: 167-33
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 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: 167-36
BUTLIN, TODD D.
PAULA B. TE WC
PO BOX 202
BRISTOL RI 02809

Parcel ID: 167-38
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

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

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

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

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

Parcel ID: 167-44
ROGER WILLIAMS UNIVERSITY
1 OLD FERRY RD
BRISTOL RI 02809

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

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

Parcel ID: 167-56
MT HOPE BRIDGE AUTHORITY
MT HOPE BRIDGE DIVISION
PO BOX 437
JAMESTOWN RI 02835

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

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

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

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

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

Parcel ID: 172-14
SPARROW, NANCY L
PO BOX 250664
NEW YORK NY 10025

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

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

Parcel ID: 172-17
MAZZONE, MICHAEL
2 AMBROSE CT
BRISTOL RI 02809

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

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

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

Parcel ID: 172-20
RICHARDS, MARGARET &
PERRY, DAVID TE
15 AMBROSE DR
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: 172-4
GORDON, JENNIE A.
5 COLUMBAN DR
BRISTOL RI 02809

Parcel ID: 172-5
SOUSA, PAUL
KARA ETUX TE
4 COLUMBAN DR
BRISTOL RI 02809

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	50'x60'	18'x8'	No	
2	30 Minute Dining Commons	Any permitted Vehicle	Any	15	2	140'x19'	18'x9'	No	
2A	Global Driveway	Employees	Red/Blue	17		130x19'	18'x9'	No	1 Career Center
3	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	9	1	87'x18'	18'x9'	No	1 Zip car
5	Front of CSD	Employees	Red/Blue	8	0	84'x18'	18'x10'	No	1 Zip car
6	South of CSD	Employees	Red/Blue	15	0	100'x18'	18'x9'	No	
6A	Lower Cedar Lot	Employees	Red/Blue	16	1	62'x70'	18'x8'	No	
7	Upper Old Ferry Lot/Gated	Employees	Red/Blue	74	0	58'x374'	18'x9'	No	
8	Before the Gate Stonewall	Employees	Red/Blue	16	0	55'x110'	3@18'x10' and 13@9'x18'	No	
9	Administration Lot/Gated	Full Time Faculty & Administrators	Blue	125	5	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	1	155'x189'	18'x9'	No	4CPC vans
12	Behind Rec Center MNS Side	Employees	Red/Blue	29	0	100'x116'		No	

4. CAMPUS PARKING

13	SeaBreeze	Employees	Red/ Blue	14	2	18'x200'	15'x9' *	No	2 MNS Van Spots
A	Parking Garage	Any permitted Vehicle	Any	840	21	(235'x425') x 2.85	18'x8'	Yes	75 faculty & Staff
A	Surface lot front of Garage	Any permitted Vehicle	Any	133	4	210'x271'	18'x9'	No	
B	Front of North Campus Classroom	Any permitted Vehicle	Any	38	2	95'x100'	18'x9'	No	9 faculty & staff
C	Upper and Lower Bayside Lots across from Tennis Courts	Commuters and Law	Green/ Silver	219	2	200'x405'	18'x9'	No	Upper 85 Lower 134
D	North Lot around NCRH	Law Students/ Employees	Silver/ Red/ Blue	395	8	381'x785	18'x9'	Yes	47 Staff spaces
E	Bayside Whitecap	Resident Students	Orange	44	0	50'x258"	18'x9'	No	1 Core Spot 2 15 minute spots
E2	Behind Bayside	Resident Students	Orange	30	0	18'x230'	18'x9'	No	
F	Small lot between Tidewater/Seabreeze 30 Min spots	Resident Students	Orange	4	1	18'x31'	18'x8'	No	3 30 minute spots
G	Willow 5 - Willow Gate	Resident Students	Orange	86	3	1062'x50'	18'x8'	No	
H	Lower Old Ferry Road	Commuters and Employees	Green/ Red/ Blue	255	0	160'x485	18'x9'	No	18 designated staff
	TOTAL			2,529					



4. 5-YR STRATEGIC PLAN



5. 10-YR PROPOSED STRATEGIC PLAN



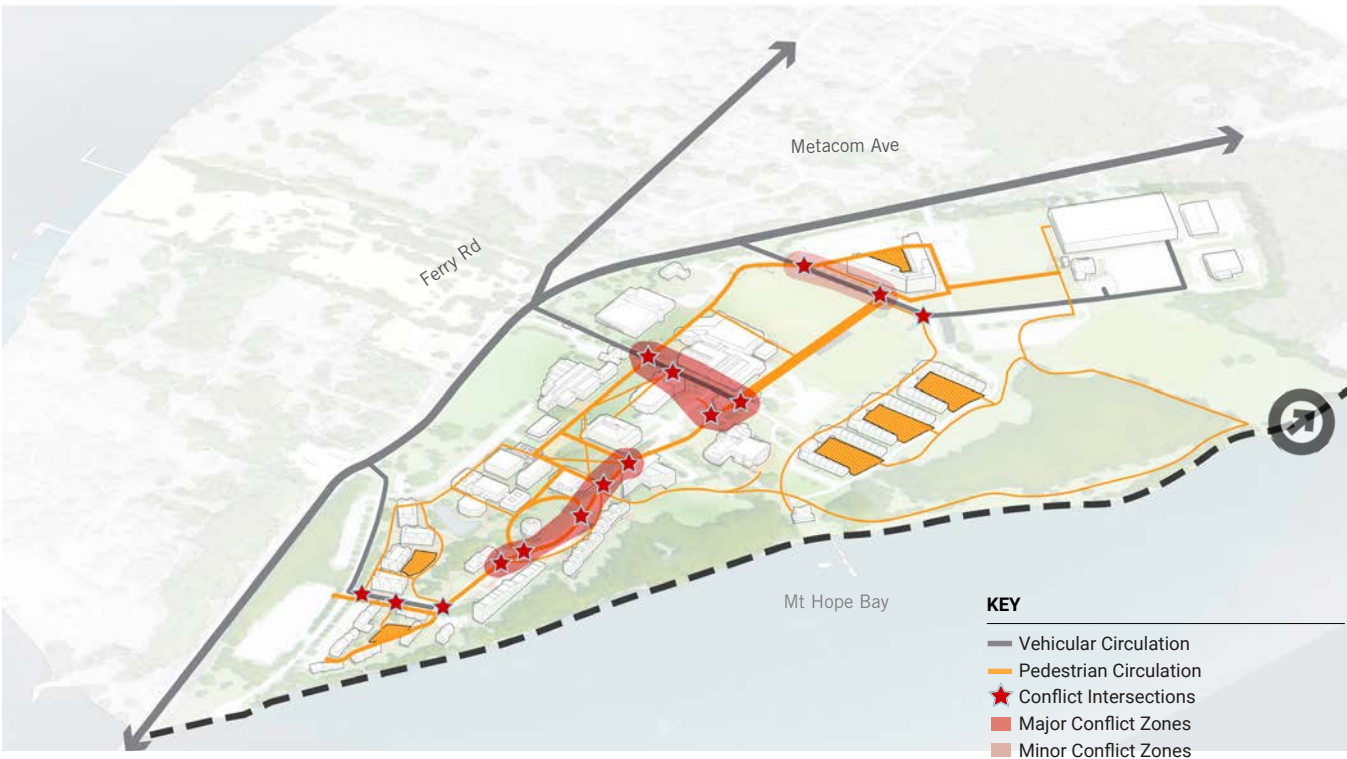


6. CAMPUS ANALYSIS

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 Campus-wide 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



Precedent: Duke Link



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

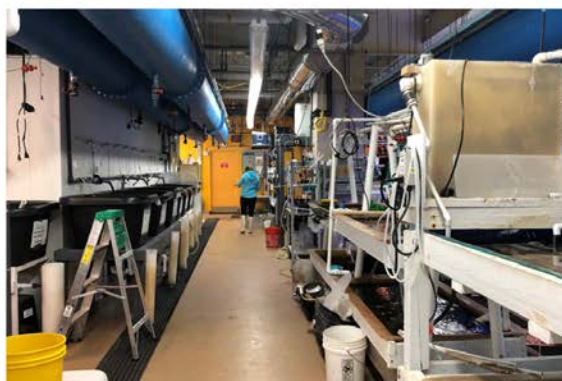


Precedent: Iribe Center, University of Maryland



Precedent: Monash University

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

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

Major Land Development - 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: _____ Planning Board Meeting Date: _____

APPLICATION FORM

Type of Application: Please check one:

☐

Master Plan - An overall plan for a proposed project site outlining general, rather than detailed, development intentions. *NOTE:* The entire property under the applicant's ownership shall be shown on the Master Plan with all proposed development indicated, including future phases. Failure to show the entire property and all proposed development may result in forfeiture of future development rights on the property.

☐

Preliminary - The stage, following Master Plan, at which time all required detailed engineering drawings and all required State and Federal Permits shall be submitted.

Indicate date of Master Plan Approval: _____

Indicate dates of all extensions: _____

☐

Final - The stage, following Preliminary, 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

Signed by Owner/Applicant: _____ Date: _____

Notarized:

Subscribed and sworn to before me this ____ day of _____, 20 ____.

NOTARY PUBLIC

10. SUBMISSION CHECKLIST

SUBMISSION CHECKLIST MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS

M = Master Plan

P = Preliminary

F = Final

	M	P	F	Applicant ✓	Date & Town Initials
NOTE: All plan sheets must include Title Block as well as items B 1-8 below.	•	•	•		
A. Plan of Existing Conditions - Five (5) blue-line 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) blue-line or photocopies shall 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) blue-lines or photocopies shall be submitted for distribution to and review by the Technical Review Committee. Upon approval, one (1) reproducible mylar*, six (6) blue-line 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:			•		
1. 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;	•	•	•		
5. Graphic scale (1"=40' or larger) and north arrow;	•	•	•		
6. Plat and lot number(s) of the land being subdivided;	•	•	•		
7. Legend showing all symbols;	•	•	•		
8. Zoning district(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;	•	•	•		

SUBMISSION CHECKLIST

M = Master Plan
P = Preliminary
F = 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;	•	•	•		
14. 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;		•	•		

SUBMISSION CHECKLIST

M = Master Plan

P = Preliminary

F = Final

28. Notation of special conditions of approval imposed by the Planning Board (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 lot lines and street lines of the land being subdivided have been designed to conform to <u>Procedural and Technical Standards for the Practice of Land Surveying in the State of Rhode Island and Providence Plantations</u> , 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) blue-line 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. <i>Streets Plan and Profile:</i> (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.					

SUBMISSION CHECKLIST

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C. Construction Drawings, cont.		•	•		
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 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 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;	•				

SUBMISSION CHECKLIST

M = Master Plan

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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;		•			
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;	•	•			
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.	•				
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;	•				
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;	•				
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:					
a. Two draft copies for review by the Planning Board Solicitor;	•				
b. Two signed final copies;		•			
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;		•			

SUBMISSION CHECKLIST

M = Master Plan

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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 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;		•		
b. A copy of the water contract covering the installation of water service 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);		•		
16. Sewer:				
a. Written confirmation from the Bristol Water Pollution Control Facility certifying that the subdivision can tie into the Bristol Sewer Service; or,		•		
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 that sewer assessments and sewer use fees are paid;		•		
18. A letter stating it is the intent to complete the required improvements prior to Planning Board endorsement of the final plat or a letter requesting that a 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;	•	•	•	

SUBMISSION CHECKLIST

M = Master Plan
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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: _____ 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: _____ l. _____ RI Dept. of Transportation Date: _____ m. _____ Coastal Resources Date: _____ n. _____ Other State Agencies, Specify: _____ Date: _____ o. _____ FEMA Date: _____ p. _____ Other Federal Agencies, Specify: _____ Date: _____ NOTE: REFERRALS TO THE ABOVE AGENCIES WILL BE MADE BY PLANNING DEPARTMENT STAFF.	•	•			
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;		•			
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:					
1. Application fee;	•	•	•		
2. Final plat recording fee;			•		
3. Engineer Review and Inspection Fee;	•	•	•		
4. Performance guarantee or other financial guarantees (if applicable);			•		
5. 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.			•		

SUBMISSION CHECKLIST

M = Master Plan

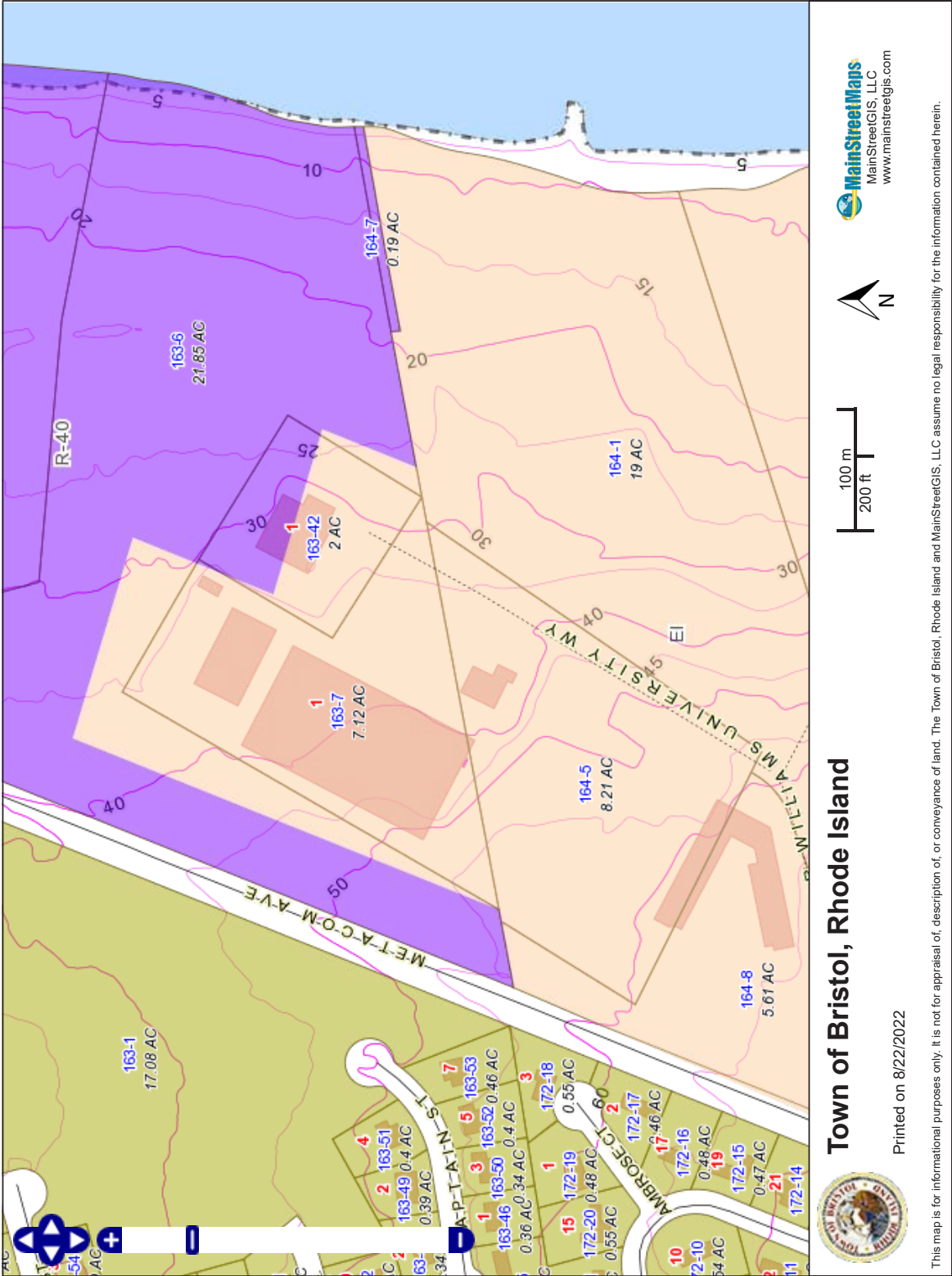
P = Preliminary

F = Final

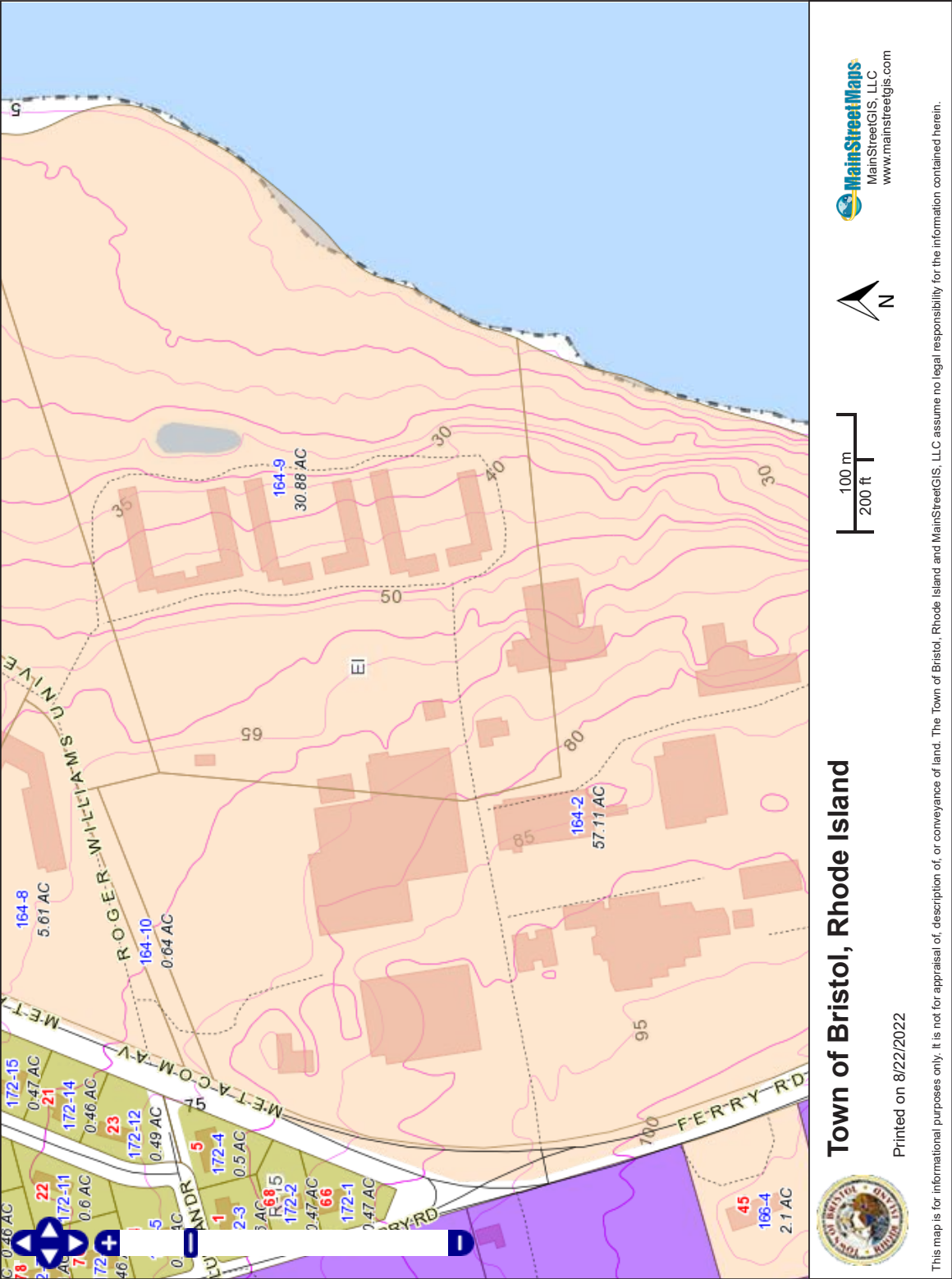
Other Requirements: The following items may be required based on the presence of certain site conditions as indicated at the Pre-application or Master Plan stage of review. The applicant shall have any required items prepared by a qualified party.					
1. Fiscal impact statement (see Section 6.6);		•			
2. Completed Environmental Impact Assessment statement for the proposed development (see Section 6.6);		•			
3. Archaeological Study;		•			
4. Traffic Impact Study,		•			
5. Phase 1 Environmental Site Assessment (ESA), conducted by a qualified professional consultant, as may be requested at the pre-application stage. If the Phase 1 indicates suspect environmental site conditions, then a Phase 2 ESA shall be conducted by a qualified professional consultant prior to 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 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.*

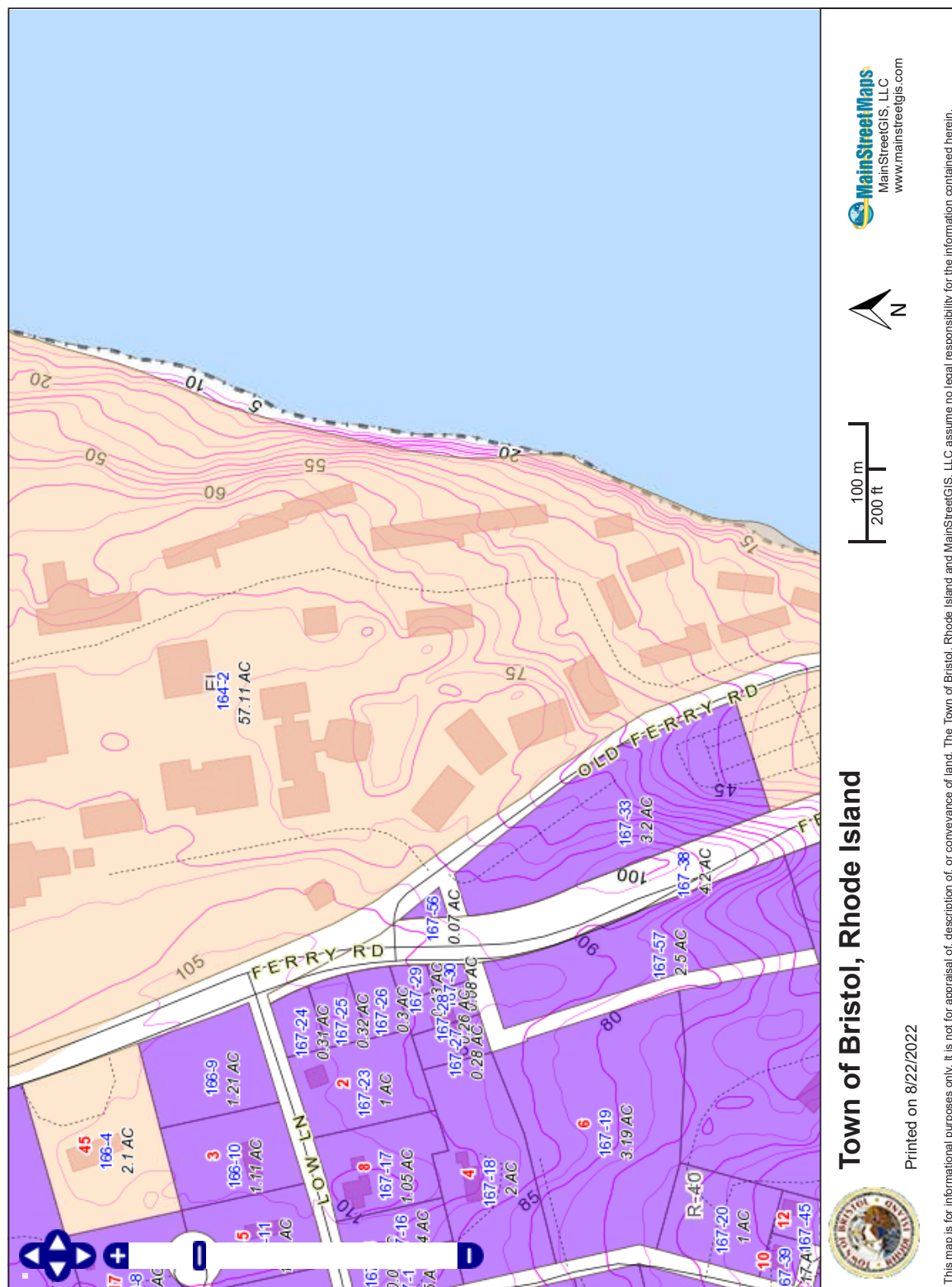
11. PROPERTY TAX MAPS



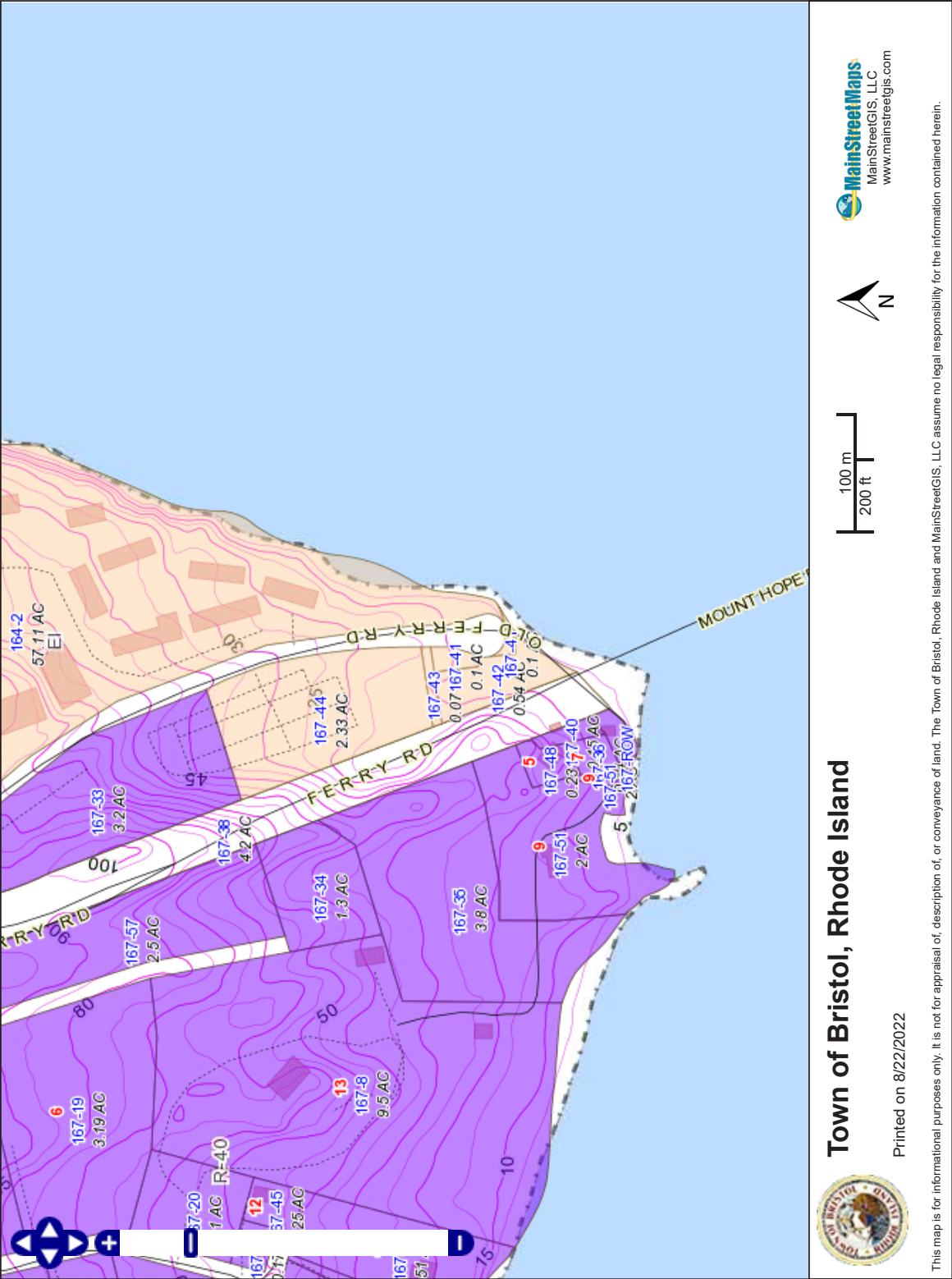
PROPERTY TAX MAPS



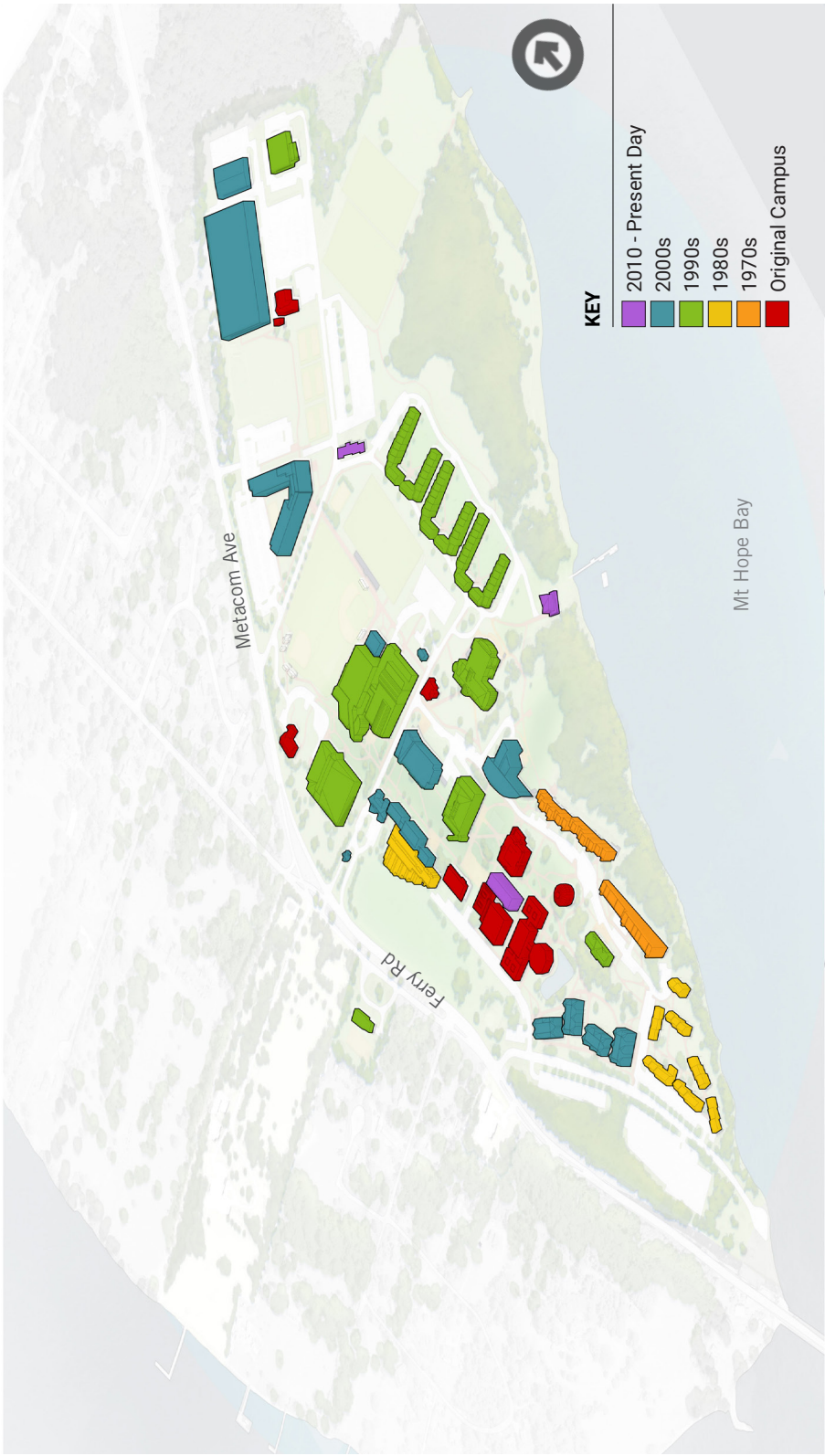
PROPERTY TAX MAPS



PROPERTY TAX MAPS



12. MAPS



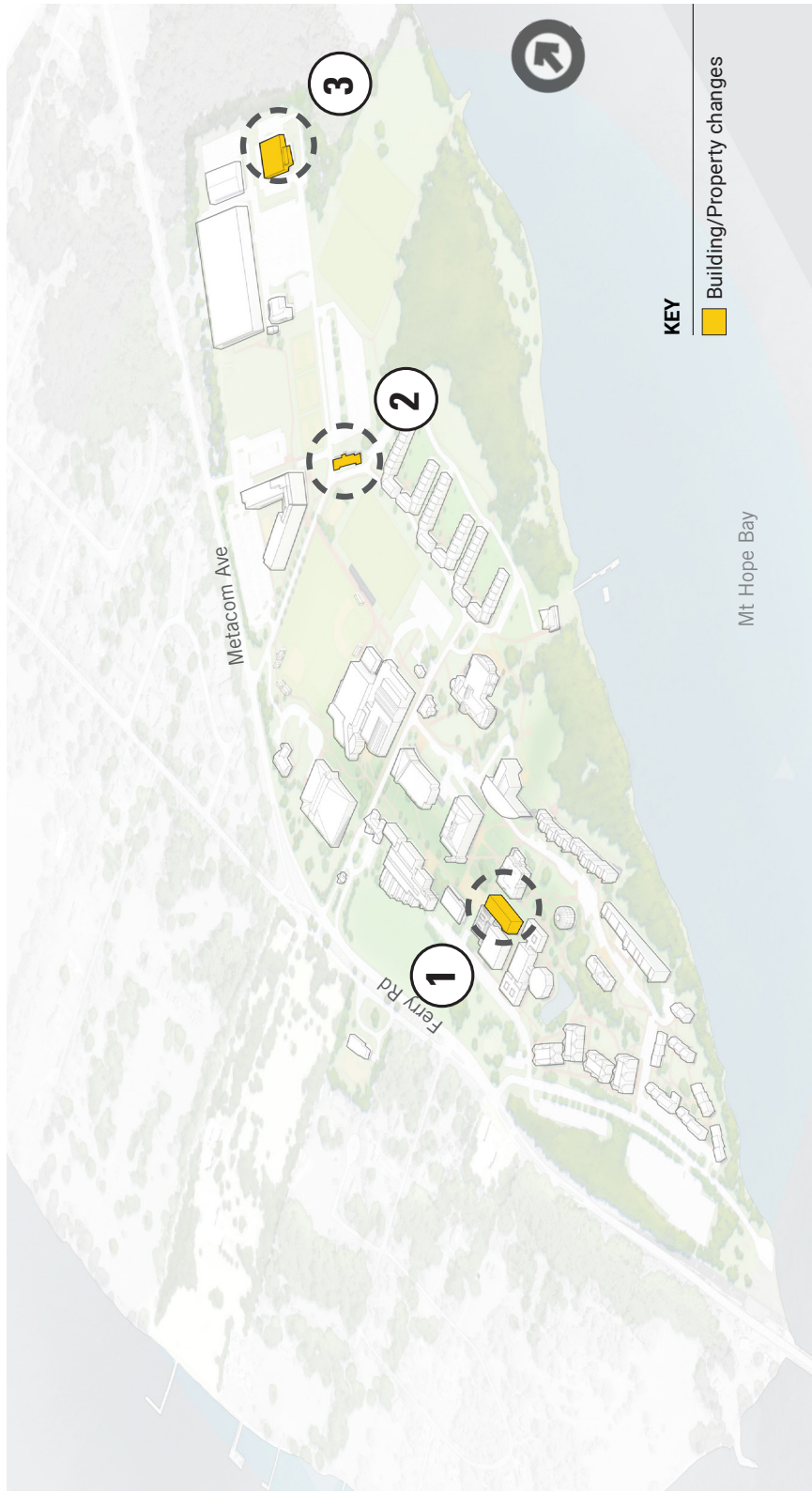
Ayers Saint Gross
1040 Hull Street, St #100,
Baltimore, MD 21230
Ph: (410) 347-8500

BUILDING AGE

MAPS (CONTD.)



MAPS (CONTD.)



- 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)

BUILDING AND PROPERTY CHANGES SINCE 2016

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MAPS (CONTD.)



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.
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.

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PROPOSED CHANGES IN LAND USE

MAPS (CONTD.)



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PROPOSED CAPITAL IMPROVEMENTS

MAPS (CONTD.)



MAPS (CONTD.)



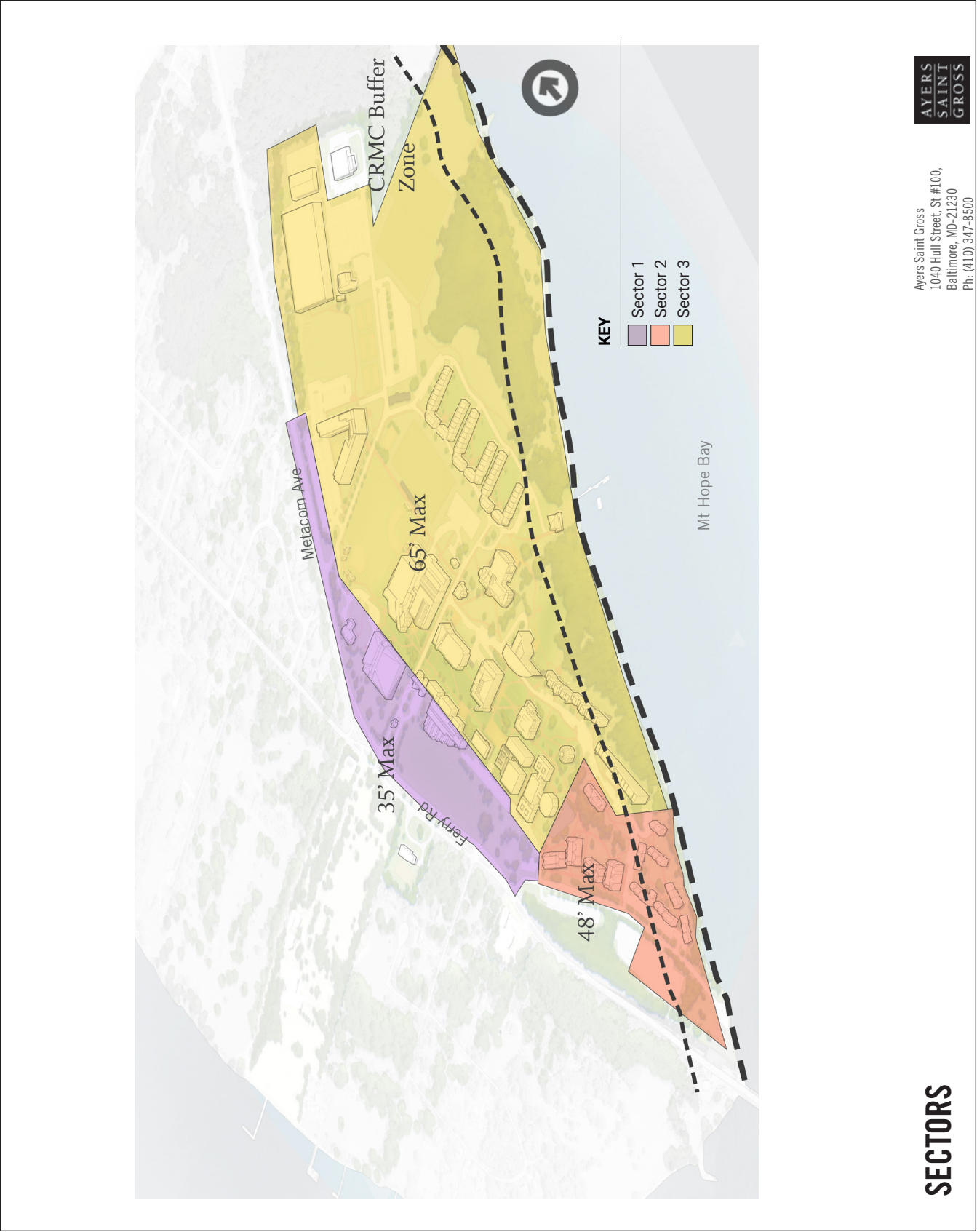
- 1. Baseball/Softball Fields
- 2. Parking Relocation
- 3. Significant Renovation and Improvement to Existing Buildings

MINOR CAPITAL IMPROVEMENTS



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MAPS (CONTD.)



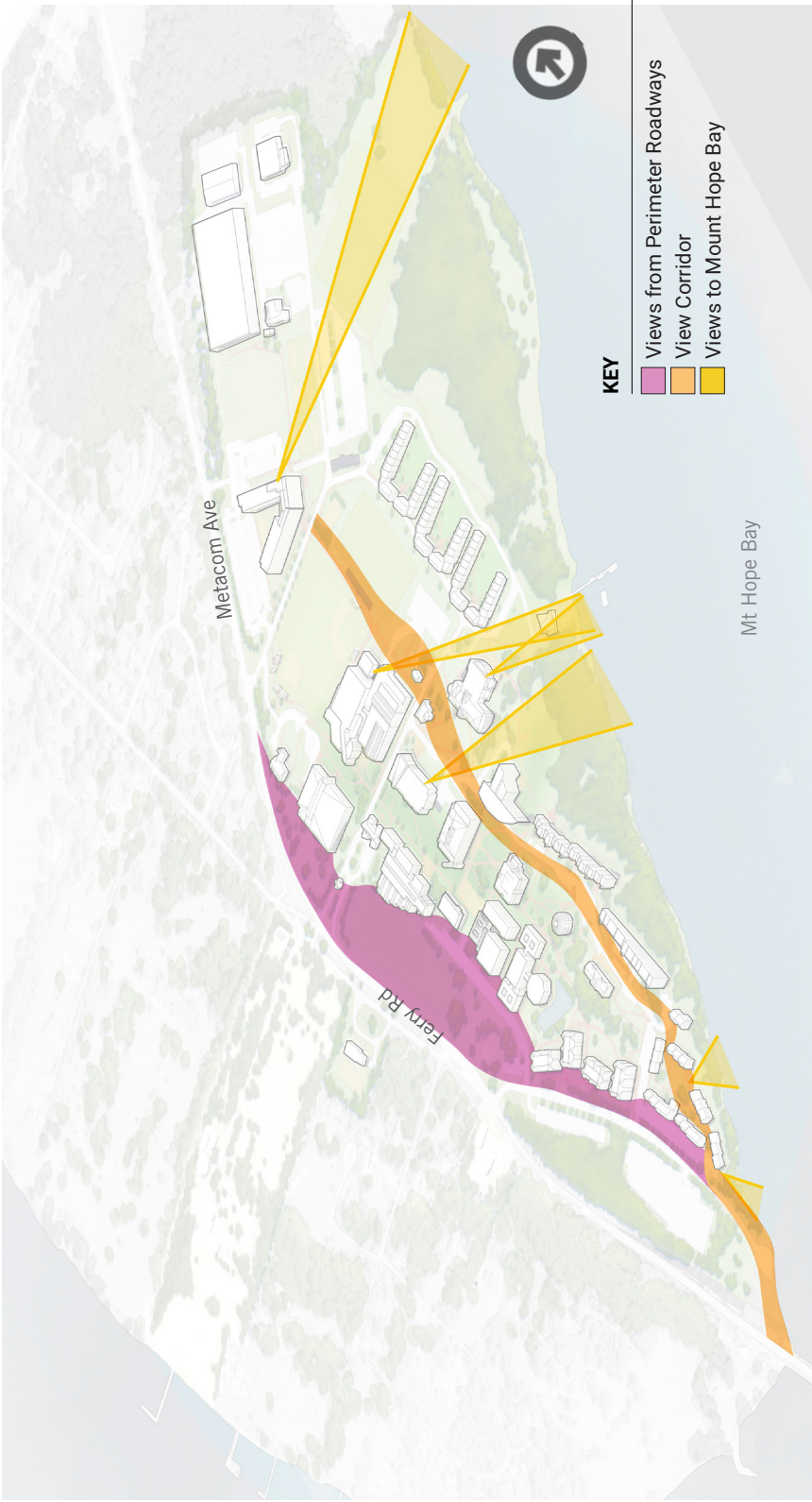
MAPS (CONTD.)



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BUFFERS

MAPS (CONTD.)



KEY

- Views from Perimeter Roadways
- View Corridor
- Views to Mount Hope Bay



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VIEWS

MAPS (CONTD.)



- 1. New Residence Hall (+350 beds)
- 2. New Student Center

NEW BUILDINGS & ADDITIONS

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MAPS (CONTD.)



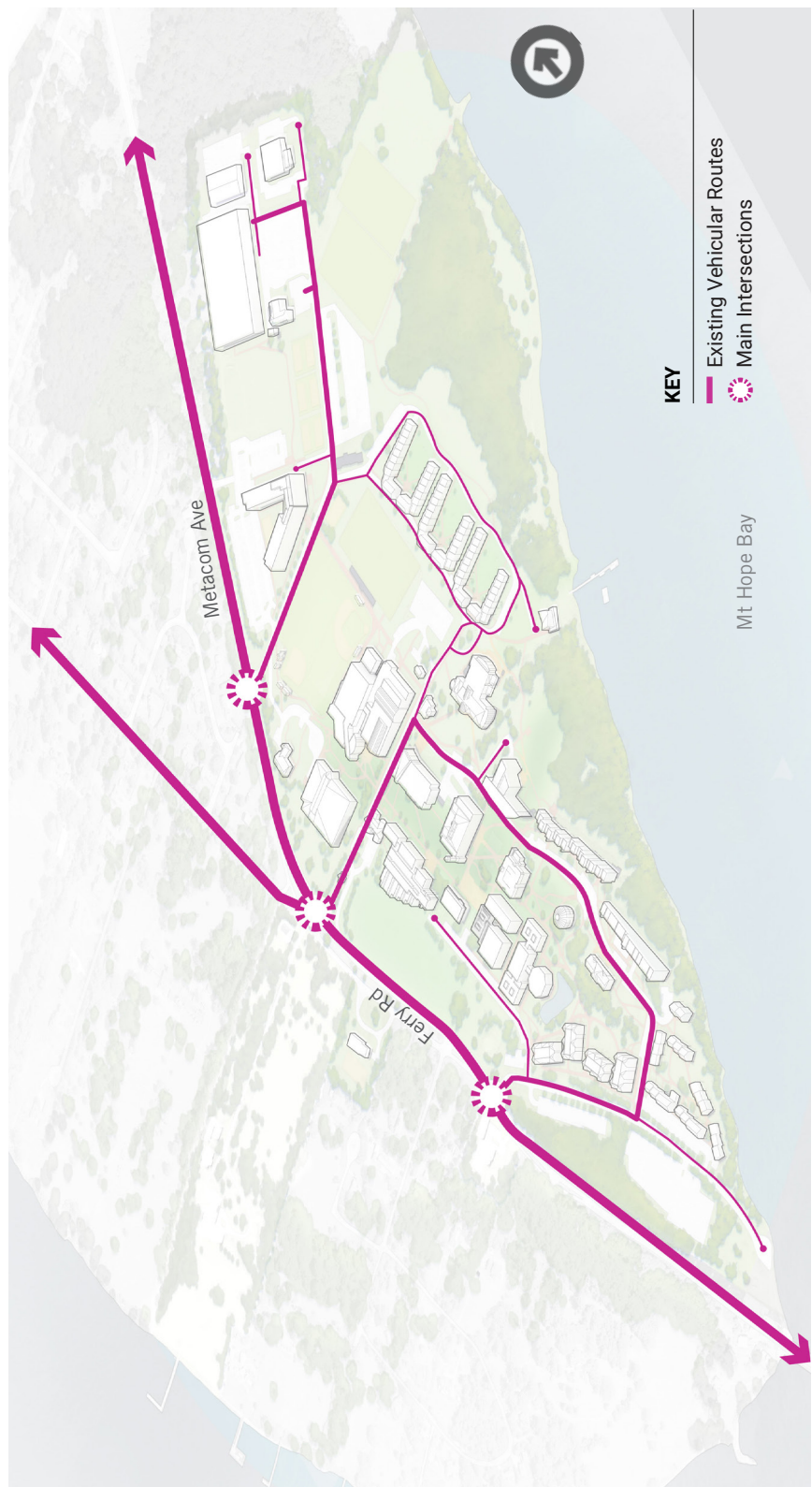
1. The Campus Mail and Copy Center is required to be demolished prior to the construction of the Student Center, which is proposed to be built on the same site.
2. With the construction of a new residence hall, priority demolition and decommissioning of Maple Hall will possibly occur within the five-year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



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PROPOSED DEMOLITION

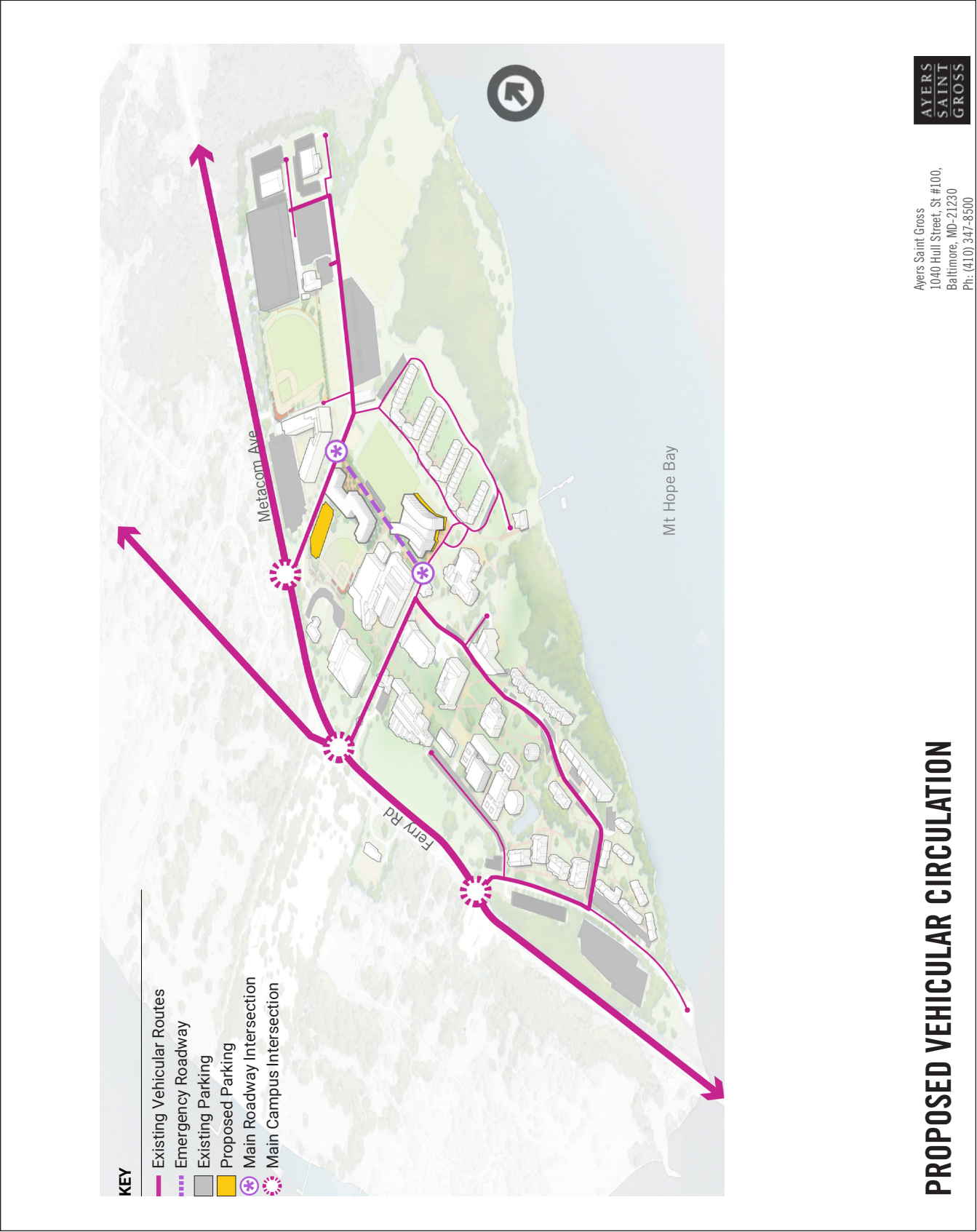
MAPS (CONTD.)



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EXISTING VEHICULAR CIRCULATION

MAPS (CONTD.)



MAPS (CONTD.)



MAPS (CONTD.)



MAPS (CONTD.)



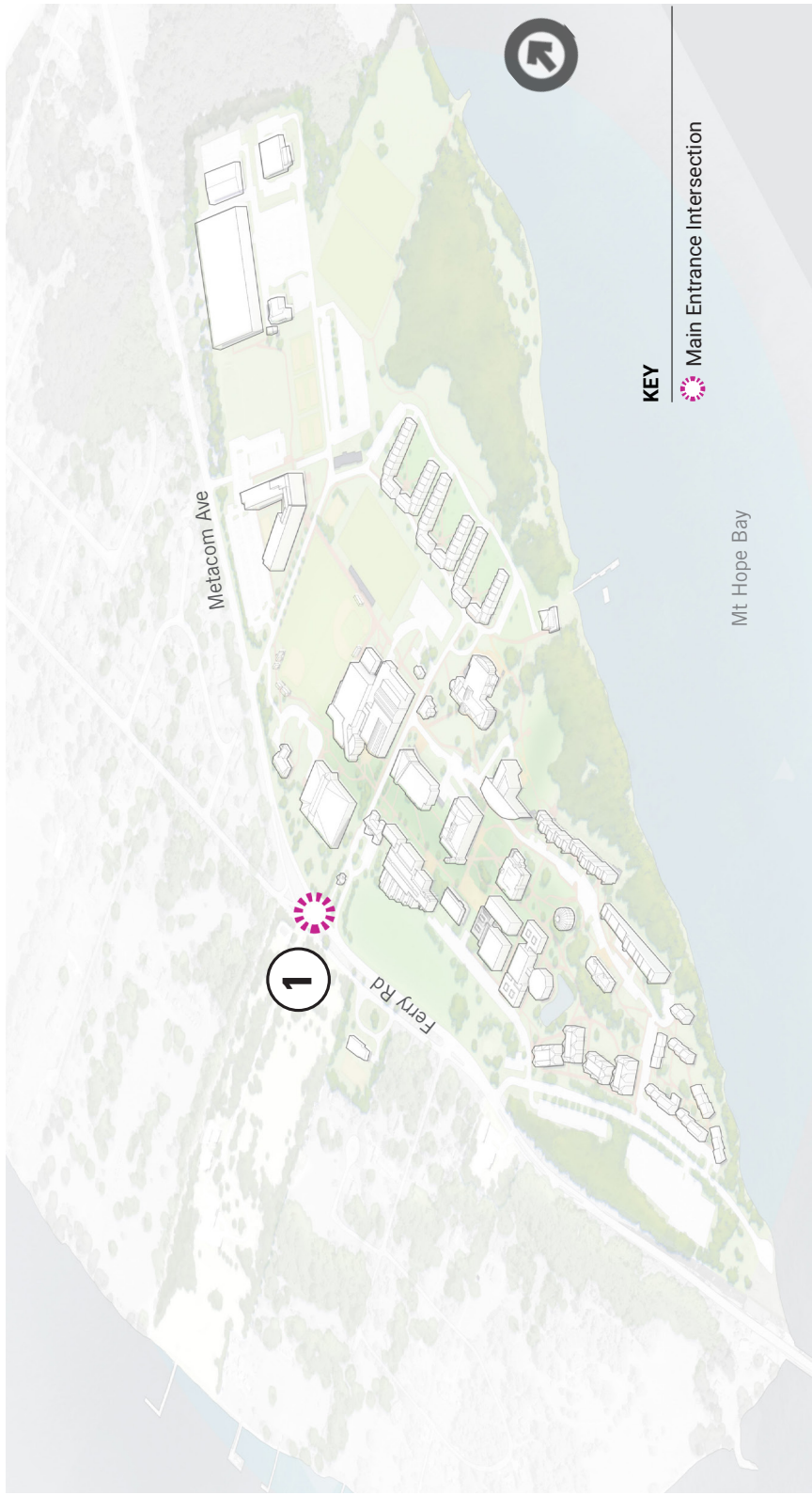
*Proposed parking below the proposed student center



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PROPOSED PARKING

MAPS (CONTD.)



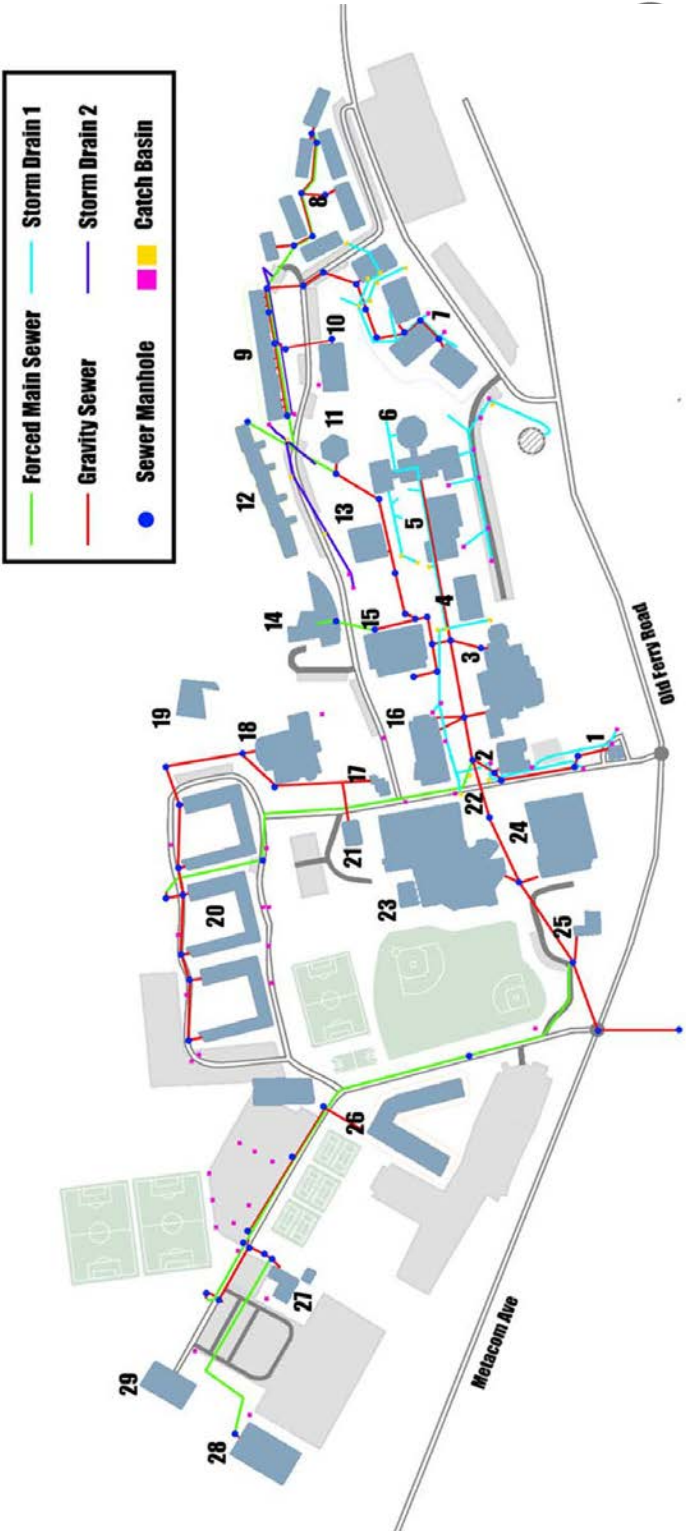
1. Main Entrance Intersection



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PROPOSED INFRASTRUCTURE IMPROVEMENTS

MAPS (CONTD.)



Roger Williams University- Storm Drain and Sanitary Sewer System

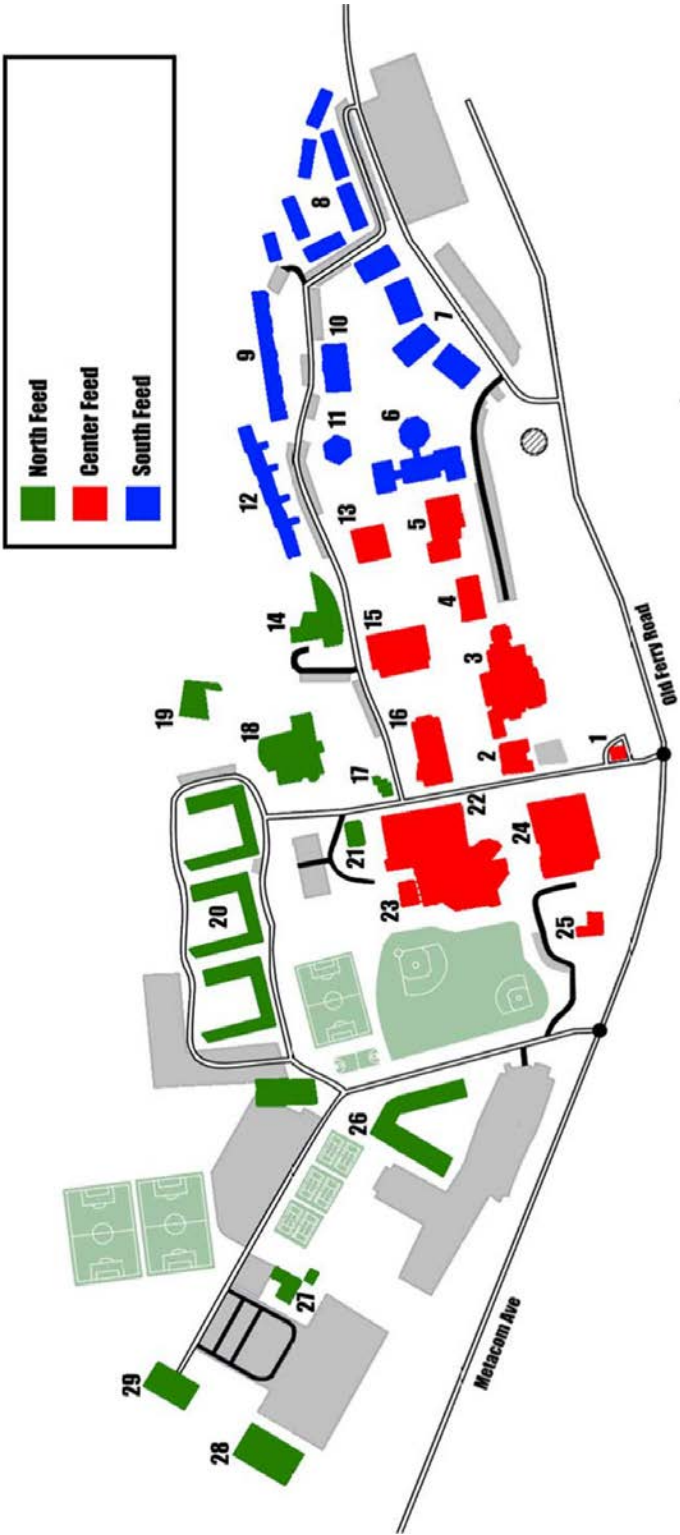
1 - Front Gate (Parking & Information)	11 - Fine Arts Center	21 - Mail Room
2 - Alumni & Admission Center	12 - Maple Hall	22 - Campus Recreation Center
3 - School of Architecture, Art and Historic Preservation	13 - Gabelli School of Business	23 - ELS Language Center
4 - Administration Building	14 - Global Heritage Hall	24 - School of Law, School of Education and Law Library
5 - School of Engineer, Computing and Construction Management	15 - University Library	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	28 - Facilities, Purchasing, Public Safety Headquarters, Human Resources
9 - Cedar Hall	19 - Sailing & Education Center	29 - U.S. Sailing Association Headquarters
10 - Center for Student Development	20 - Bayside Courts (Whitecap, Tidewater, Sea Breeze, Driftwood)	

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GROSS**

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STORM WATER AND SANITARY SEWER SYSTEM

MAPS (CONTD.)



Roger Williams University- Electrical Feeds

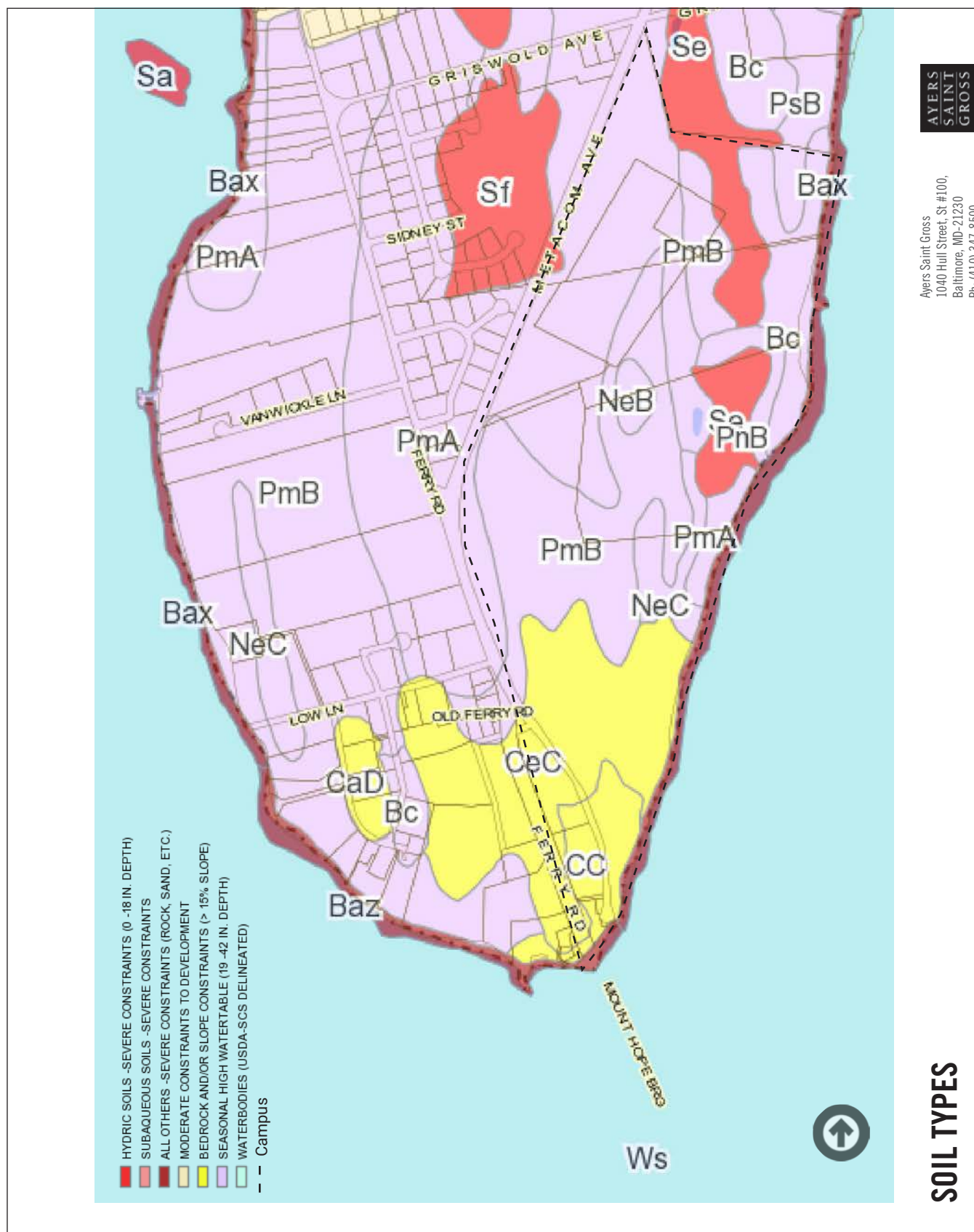
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8 - Willow Hall	18 - Marine and Natural Sciences Building	28 - Facilities, Purchasing, Public Safety Headquarters, Human Resources
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10 - Center for Student Development	20 - Bayside Courts (Whitecap, Tidewater, Sea Breeze, Driftwood)	

ELECTRIC FEEDS



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MAPS (CONTD.)

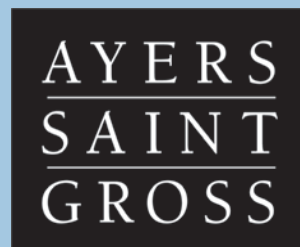


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Town of Bristol, Rhode Island

Agenda Item #:	C1
Date:	11-10-22
Planning Board Meeting	

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

November 1, 2022

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Roger Williams University 5-year Master Plan Update
Combined Master Plan and Preliminary and Public Hearing**

The above is before you for a public hearing and combined Master Plan and Preliminary review and approval.

The TRC has met and the TRC meeting notes are attached. Also, a draft decision is provided for your consideration.



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
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401-253-7000

TECHNICAL REVIEW COMMITTEE MEETING

The meeting was held on Tuesday, **October 25, 2022** at 10:00 am
at 235 High Street, 1st Floor Conference Room, Department of Community Development
The Technical Review Committee held a meeting for the purpose of review of the application for
Combined Master Plan and Preliminary Review
for Roger Williams University Campus Master Plan Update

Present:

Diane M. Williamson, Administrative Officer
Edward M. Tanner, Zoning Officer/Principal Planner
Charles Millard, Planning Board Chairman
Armand Bilotti, Planning Board Member

Also Present:

Brian Williams, Roger Williams University
John Amitrano, Roger Williams University
Ashwin Dharmadhikari, Ayers Saint Gross Architects

Agenda: Combined Master Plan and Preliminary Review for Roger Williams University (RWU) 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

The applicant's representatives summarized the project and plans:

- RWU has submitted an addenda to the master plan document to address comments presented by the town (mostly map edits).
- The Master Plan Update details proposed campus improvements planned for the next five years. Improvements include new construction of a student center and a new residence hall, as well as academic renewal renovations to *existing* buildings. Demolition of "Maple Hall" is also proposed. The existing baseball field will be moved to make room for a new resident hall.
- Additional parking will be created near the softball field and parking will also be included below the new student center building.
- There are no new academic buildings proposed within the next five year planning window.

- New buildings will be electric. No new natural gas use will be required. Existing utility infrastructure (water, electric, IT) is adequate for the additional buildings.
- Sewer upgrades may be needed. RWU is hoping to gravity feed sewer to existing lines in the road, but they may need to direct flow to an existing pump station.
- A parking chart and parking analysis was reviewed. Page 31 of the master plan document includes a chart of parking. There will be a net-zero parking loss/gain in plan. Campus parking map will be reference in the plan.
- The TRC discussed Education Institutional (EI) zoning requirements for the university campus and individual sectors including the “site visibility line” regulating what can be seen from the street. Additional review requirements may be required for work on buildings within site visibility line. The SECCM building is the only one with work proposed on exterior within the visibility line. Exterior work will need TRC review and approval.
- RWU held a neighborhood meeting to review plans with residents of the area. Eleven or twelve neighbors attended. Good conversations were had. Moving of the baseball field would actually help with some of the neighborhood concerns regarding use of the campus north gate access. It will remain a temporary closed access. Some Low Lane student parking concerns were also discussed.
- Bristol County Water Authority commented that they have no issues or concerns with the plan.
- Bristol Police Department has no concerns and is happy to see more housing on campus.
- EV charging stations are shown in the plan, but there seem to be some inconsistencies on the maps. RWU will revise.
- TRC reviewed edits to maps and tables in plan addenda.
- President’s house property is in the “EI” zone.
- RWU amended comment/description regarding the four existing “public” parking spaces at walking path trailhead.
- Planning Board meeting is scheduled for November 10th with a public hearing to review this application for a combined Master Plan and Preliminary Plan review. RWU will present the plan with display boards and graphics rather than electronically on TV monitors.

Motion to refer this application to the Planning Board for review at the November 10th meeting. TRC recommends that final review be by TRC. Motion by Armand Bilotti (1st), 2nd by Charles Millard. All in favor.

Meeting adjourned at 10:35am.

Notes by Ed Tanner



Town of Bristol, Rhode Island

Planning Board

10 Court Street
Bristol, RI 02809
www.Bristolri.us
401-253-7000

*****DRAFT*****

PLANNING BOARD DECISION November 10, 2022

OWNER/APPLICANT: Roger Williams University
ADDRESS: One Old Ferry Road
PLAT AND LOT: Plat 164, Lots 1,2 4 5,8,9 and 10 Plat 163, Lots 7 and 42; Plat 167, Lot 44 and Plat 166, Lot 4
PROJECT NAME: “ROGER WILLIAMS UNIVERSITY MASTER PLAN 5-YEAR UPDATE”
APPLICATION: Major Land Development - Combined Master Plan and Preliminary Phases

The Planning Board finds that:

1. The proposed Update to the Educational Institutional Master Plan is consistent with the general purposes stated in Article 1 of the Planning Board’s subdivision and development review regulations.
2. The proposed Update to the Educational Institutional Master Plan is consistent with the Comprehensive Community Plan.
3. The Board has considered testimony from the Public Hearing.
4. This proposed Update to the Educational Institutional Master Plan is in compliance with the standards and provisions of the Zoning Ordinance.
5. This proposed Update includes a residential dormitory, new student center, relocated surface parking lots and relocated ball field.
6. There will not be any significant negative environmental impacts from the proposed development, with the conditions for approval.

Combined Master Plan and Preliminary approval are therefore granted for the 5-year Update to the Roger Williams University Educational Institutional Master Plan as shown on plans and supporting materials entitled “RWU Institutional Master Plan Update 2022” October 2022 for the campus Property located on the east side of Ferry Road, Old Ferry Road.

Subject to the following conditions:

- a. There will be no entrance at the southern end of campus from Old Ferry Road. (carried forward from original 2003 Master Plan and subsequent updates)
- b. Prior to expansion of parking spaces in Lot A on Old Ferry Road, there will be satisfactory resolution of safety and traffic issues on Old Ferry Road. (carried forward from original 2003 Master Plan and subsequent updates)
- c. That the University will provide an annual letter report on the progress and status of implementation of the Master Plan in May of each year.

Any other conditions of the Board.

And, final will be by Technical Review Committee.



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.gov
401-253-7000

November 1, 2022

TO: Planning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Release of Maintenance Guarantee - Cortland Lane**

A request for release of the Maintenance Guarantee has been made by the Developer.

The Guarantee was to be held for period of 3 years from June 2018 which has passed. In addition, the Developer has cleaned the drainage area and addressed all other items in the subdivision.

It is requested that the Planning Board approve the release of the maintenance guarantee.

Diane Williamson

From: ELJ Bristol <elj@eljbristol.com>
Sent: Tuesday, November 1, 2022 11:59 AM
To: Diane Williamson
Subject: Cortland Lane

Caution: CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Diane

I would like to request the release of the maintenance guarantee for Cortland Lane.

If you have any questions please feel free to contact me at any time.

Kevin Francis
ELJ Inc
Francis Brothers Realty
401-497-1210



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
www.bristolri.us
401-253-7000

June 18, 2018

TO: Julie R. Goucher, Town Treasurer
FROM: Diane Williamson, Administrative Officer
RE: Cortland Lane

A handwritten signature in cursive script, appearing to read "Diane W.", is written over the "FROM:" line of the memo.

Enclosed is check #1041 from ELJ, Inc. in the amount of \$4,320 to be held as the maintenance guarantee for the above mentioned subdivision.

Please record this in a separate account as a maintenance guarantee which will be held for maintenance of the drainage in the above subdivision for a period of three (3) years from this date.

Thank you.

Enc.

Agenda Item #:	C3
Date:	11-10-22
Planning Board Meeting	



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

November 1, 2022

TO: Planning Board
FROM: Diane M. Williamson, Administrative Officer
RE: Request for performance bond release on San Francisco Street

We have received a request for release of the performance bond on the San Francisco Street subdivision. The Engineer has made the final inspection of the work.

Based on the engineer's inspection, the Board can release the performance guarantee for the work completed.

There is still a maintenance guarantee being held on the maintenance of the drainage which will be in place until October 2023 (3 years from the final approval).

Diane



MEMORANDUM

DATE: November 2, 2022

TO: Diane Williamson, AICP, CFM, Director of Community Development

FROM: Robert J. Sykes, P.E.

RE: Performance Bond Review Letter
 10 San Francisco St. Subdivision
 Owner: San Fran Dev. Group, LLC
 AP 90 Lot 11
 Pare Project No. 98166.00 Task 095

Pare Corporation (Pare) has completed our review of the work outlined within the Performance Bond for the above-referenced project. The Final Plans titled Proposed Subdivision dated October 3, 2017 with the latest revision date of November 27, 2019 were reviewed in the field for compliance and completeness.

Performance Bond Review:

After completion of field observations and review during construction, Pare has determined that the work completed has been constructed satisfactorily and in conformance with the plans.

Pare offers the following review of the outstanding items within the Performance Bond and an anticipated breakdown of the associated costs. The work remaining includes:

Permanent Markers (\$1,500 Lump Sum)	\$1,500
As-Built Survey (\$500 Lump Sum)	\$500
Total:	\$2,000

The Applicant is also required to maintain the stormwater management system for three (3) calendar years until the Town accepts the system into their program. The maintenance of the system shall be conducted in accordance with the Rhode Island Stormwater Design and Installation Standards Manual Amended March 2015, the maintenance requirements indicated on the submitted plans, and the Drainage System Operation and Maintenance Plan dated March 21, 2018 submit for the project.

At a minimum, the annually required operation and maintenance procedures for the constructed Sand Filter include:

1. Grasses within the basin shall be mowed at least twice during the growing season. Trash and litter must be removed during the mowing operations.
2. Any accumulated leaves and grass clippings shall be removed annually.
3. During the six months immediately after construction, filter practices shall be inspected following the first two storm events of at least 1.0 inch to ensure the system is functioning. Structural integrity of the basin, inlets and outlets shall be inspected annually.
4. Silt/sediment shall be removed from the filter bed when the accumulation exceeds one inch. When the filtering capacity of the filter diminishes substantially, the top few inches of discolored material shall be removed and shall be replaced with fresh material. The removed sediments shall be disposed in an acceptable manner at an approved and permitted location.

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5. Should water be present within the basin for more than 72 hours after a rainfall event, the bottom shall be scarified and soils removed from the site. The bottom shall be furnished with loam and seed upon completion.
6. Seed shall be applied to any areas of the basin where erosion is present.

The anticipated annual cost of the described operation and maintenance requirements are indicated below. The Cost should be applied per year of operation and maintenance.

Removal of Sediment from Basin (Assume 5 cy per year)	\$500
Maintenance and Repairs to the Basin	\$500
Mowing of Basin Area – Twice (Assume 1 laborer 4hrs @ \$50/hr)	\$400
Inspections – Twice (Assume 1 laborer 2hrs @ \$50/hr)	\$200
Total:	\$1,600

We are available to review these comments with you at your convenience.

**PLANNING BOARD
2023 MEETING SCHEDULE**
(Meeting held every 2nd Thursday of the Month)

**BRISTOL TOWN HALL
10 COURT STREET
7:00 P.M.**

Meeting Date

JANUARY 12, 2023
Deadline December 9, 2022

FEBRUARY 9, 2023
Deadline January 6, 2023

MARCH 9, 2023
Deadline February 3, 2023

APRIL 13, 2023
Deadline March 10, 2023

MAY 11, 2023
Deadline April 7, 2023

JUNE 8, 2023
Deadline May 5, 2023

JULY 13, 2023
Deadline June 2, 2023

*****AUGUST***
NO MEETING**

SEPTEMBER 14, 2023
Deadline August 11, 2023

OCTOBER 12, 2023
Deadline September 8, 2023

NOVEMBER 9, 2023
Deadline October 6, 2023

DECEMBER 14, 2023
Deadline November 9, 2023

Charles E. Millard, Jr. – Chairman
Bristol Planning Board