



# **TOWN OF BRISTOL, RHODE ISLAND**

## **TECHNICAL REVIEW COMMITTEE**

### **Technical Review Committee Agenda**

**Monday, August 28, 2023 at 10:00 AM**

**Community Development Office Conference Room, 235 High Street,  
1st Floor, Bristol, RI 02809**

**A. Pledge of Allegiance**

**B. Concept Review for Proposal**

- B1.** To construct a new Mt. Hope High School, including new tennis courts and athletic fields, at 199 Chestnut Street and to demolish the existing high school building and a proposal for a revised campus for Colt -Andrews Schools at 570-574 Hope Street with a re-configured Bradford Street between Hope Street and Central Street. Owner: Town of Bristol / Applicant: Bristol Warren Regional School District/Lisa Pecora, Perkins Eastman, applicant representative. Zoned: Public Institutional. Assessor's Plat 117 Lots 3-7 and Assessor's Plat 13, Lots 38, 44, 45

**C. Adjourn**

Date: August 11, 2023

By: mbw

**APPLICATION FORM AND SUBMISSION CHECKLIST FOR  
PREAPPLICATION CONFERENCE AND CONCEPT REVIEW**

*Pre-Application Conference - An initial meeting between developers and the Town which affords developers the opportunity to present their proposals informally and to receive comments and directions from the Town and other agencies.*

*Concept Plan - A drawing with accompanying information showing the basic elements of a proposed land development plan or subdivision as used for pre-application meeting and early discussions, and classification of the project within the approval process.*

The following completed application form and Items A, B, and C from the attached checklist shall be submitted to the Administrative Officer for a meeting with the Technical Review Committee (TRC).

Date of Submission: August 8, 2023 TRC Meeting Date: 8/28/2023 10AM

2023 AUG 10 AM 10:14  
TOWN OF BRISTOL  
COMMUNITY DEV.

**APPLICATION FORM**

1. Name, address, and telephone number of the property owner:

Bristol Warren Regional School District  
235 High Street  
Bristol RI 02809  
401-253-4000

2. Name, address and telephone number of the applicant (If different from owner, a written, notarized confirmation from the property owner authorizing the applicant to make this submission shall also be submitted):

Lisa Pecora  
Perkins Eastman  
20 Ashburton Place, Floor 8  
Boston, MA 02108  
978-760-7677

3. Assessor's plat and lot number(s): 117

4. Zoning district(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc.): Public Institutional

5. Area of the parcel: 45.21

6. Proposed number of buildable lots, dwellings or other proposed improvements: 5

7. Name and owner of existing streets or rights-of-way adjacent to the parcel:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A list showing the names and addresses of all abutting and adjacent property owners shall be attached to this application.

Signature of Owner/Applicant: *[Handwritten Signature]*

Date: AUGUST 7, 2023

Notarized:

Subscribed and sworn to me before this 8<sup>th</sup> day of AUGUST, 2023.

*Douglas P. Quirke*  
NOTARY PUBLIC



TOWN OF BRISTOL  
COMMUNITY DEV.

August 7, 2023

2023 AUG 10 AM 10: 14

Technical Review Committee  
Administrative Officer  
Town of Bristol  
235 High Street  
Bristol, RI 02809

Re:  
Project Name: Mount Hope High Regional School  
Project Number: 0099110.00  
Subject: Project Narrative

Dear Town of Bristol Technical Review Committee,

Mount Hope High School located on 199 Chestnut Street in Bristol houses grades 9 through 12 for the students in the Towns of Bristol and Warren. The existing school was constructed in 1965. The structure is comprised of a 2 story and 1 story building at 177,732 GSF. The 2-story structure houses the academic classrooms and cafeteria. This structure is linked to five 1 story wings consisting of an administrative building, science building, visual arts / career technical building, performing arts wing and athletics. A majority of the existing high school sits within the 100' buffer of Silver Creek and two of the corridor connectors cross over the creek. The Science, Athletic and Career Technical wings encroach the FEMA flood area. The existing athletic fields are to the north west side of the site. The athletic fields consist of a nonregulation track with a competition field, 2 multipurpose fields, a practice football field, softball field and a track and field throwing area. Parking lots are on the east, south and west sides of the school. There is no vehicular access to the north side of the site.

Due to the condition of the existing high school, it has been determined that a new high school building would be a more feasible approach for the Towns. The proposed new school would consist of 2 story structures with various educational programs and a 3-story academic wing. The new educational program for grades 9 through 12 requires the building to be approximately 160,000 GSF. The proposed new building footprint will be less than 100,000 GSF which is about 40,000 SF smaller than the existing school improving permeability on the site.

The proposed new school will be sited within the center of the existing school property where the building will be mostly outside of the 100' buffer and completely outside of the flood zone. Moving the school away from Silver Creek will allow for the wetlands area to be brought back to its natural origin.

New driveways from Chestnut Street will allow for improved traffic flow and access around the school. New Tennis courts and athletic fields would be constructed in the location of the existing high school after the new school is built and the old school is demolished. The track, multipurpose field on the west side of the site and the practice football field will remain in their current location. The softball field will be relocated further to the north and the throwing event area will be slightly adjusted on the east side of the site.

The design of the high school will continue to progress over the next few months through collaboration with the School District, Town Authorities and the Community.

Sincerely,  
Lisa Pecora  
Project Manager

TOWN OF BRISTOL  
COMMUNITY DEV.

2023 AUG 10 AM 10: 14

August 7, 2023

Technical Review Committee  
Administrative Officer  
Town of Bristol  
235 High Street  
Bristol, RI 02809

Re:

Project Name: Colt Andrews Elementary School  
Project Number: 0099110.00  
Subject: Project Narrative

Dear Town of Bristol Technical Review Committee,

Colt Elementary School and Andrews Elementary School are located on 570-574 Hope Street in Bristol Rhode Island. The Colt School was built in 1906 and is comprised of a 2 story 27,200 GSF building. Colt Elementary School is a Historic building endowed by the Colt Family as a high school. It was then converted into an elementary school and was recently renovated in 2007/2008 to include code and accessibility upgrades. The 3-story hip-roof Renaissance Revival structure was built of white marble with 2-story, cast-bronze window bays. The Andrews Memorial School was built in 1938 directly opposite the Colt School. The side and current main entrance to the Colt School directly aligns with the Andrews front door at 574 Hope Street. The Andrews School has brick Georgian exterior forms. The Andrews school is 44,100 GSF and consists of a 2007 classroom addition. The two buildings function as one school and currently house grades Pre-kindergarten through fifth grade. Colt Elementary School features 6 functioning classrooms, with the majority of the other classrooms in the Andrews Building Facility. The buildings are separated by Bradford Street, which is a public street between Central Street and Hope Street and one of Bristol's historic original East-West thoroughfares that today terminates at Wood Street, the site of the National Rubber Company Factory complex. The building separation creates circulation complications and major safety concerns for the School that range from simple control of the students on their circulation paths to keeping unauthorized visitors at bay. It's a problem that is baked into the two separate school buildings that share facilities: the Andrews School houses the gymnasium and cafeteria while the Colt School houses the Library and Visual Arts program as well as other special education programs. To somewhat alleviate these problems, Bradford Street is currently closed off during school hours with plastic barriers and a police presence, making it inaccessible to local automobile traffic, but leaving many safety and security concerns to be addressed.

The proposed solution would be to change the nature of Bradford Street between Central Street and Hope Street by eliminating public vehicular access down Bradford Street between the schools. Through this intervention, the Colt and Andrews Schools can be joined visually and spatially, designed as a complete school campus that will provide a secure space for students to walk, learn, and play safely between and around the two buildings. The proposed design would include a 20' wide access way for buses and emergency vehicles only with a gated entry at Central Street and a gated exit at Hope Street. Six buses will be able to cue between the newly gated area to allow students to safely exit and enter the buses. Emergency vehicle will have easy access to both buildings from the access way. During non-school hours the gates will be open and the emergency access path will be a pedestrian walkway between Central Street and Hope Street. The space can be used for public events and gatherings. The pedestrian pathway could function well as a farmer's market in the downtown area of Bristol or other fair like events. The newly landscaped area will consider materials to

# PERKINS — EASTMAN

replicate the historic features of downtown Bristol. Closing off vehicular traffic between the schools will be beneficial to the school and the community in the following ways:

- Increased site safety & security
- Provide a safe pick up and drop off area allowing for buses to cue within a gated area
- Increase and improve outdoor learning space and play space for the students
- Allow for the campus to be secure during school hours with fencing and gates
- Provides fire and emergency access between buildings
- Creates a safe pedestrian path/market area during non-school hours
- Addition of a Historic quality perimeter fence and surface materials
- Preserve Hope St. appearance
- Maintains Bristol's historic grid.

Enclosed are conceptual design diagrams illustrating the intent of the proposed design. We would greatly appreciate the opportunity to meet with you to present this possible solution and obtain additional feedback from the Town to enhance the design and benefit the community.

Sincerely,

Lisa Pecora  
Project Manager

PERKINS EASTMAN  
20 Ashburton Place, Floor 8 | Boston, Massachusetts 02108  
[l.pecora@perkinseastman.com](mailto:l.pecora@perkinseastman.com)  
978-760-7677

cc: File  
Joe Drown, Mark McCarthy, Nel Daws, Robert Santos



# Bristol Warren Regional School District

## RIDE Necessity of School Construction Stage II

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# Bristol Warren Regional School District

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**MOUNT HOPE HIGH SCHOOL**

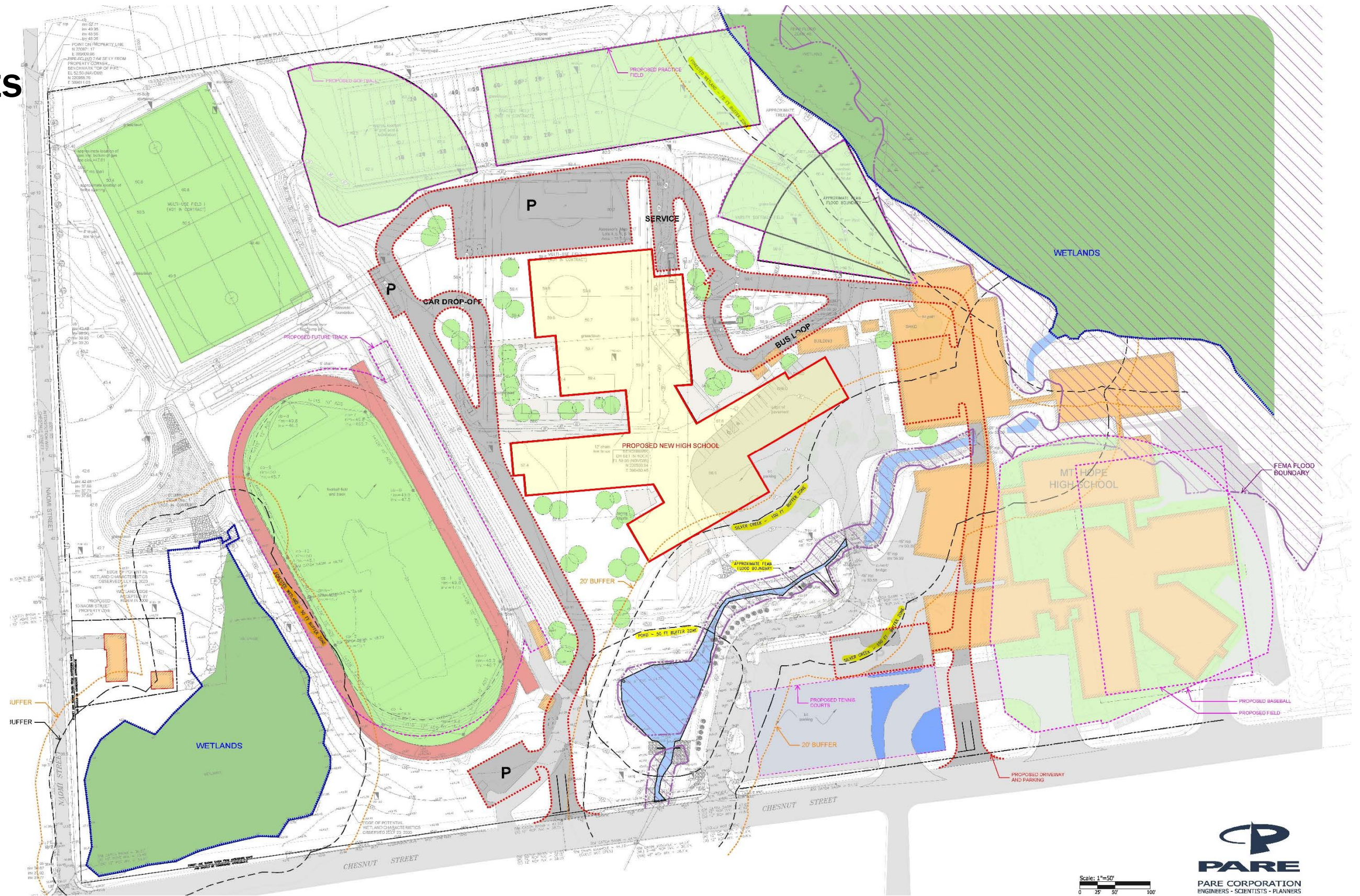
**PERKINS —  
EASTMAN**  
*Human by Design*



# Existing Site

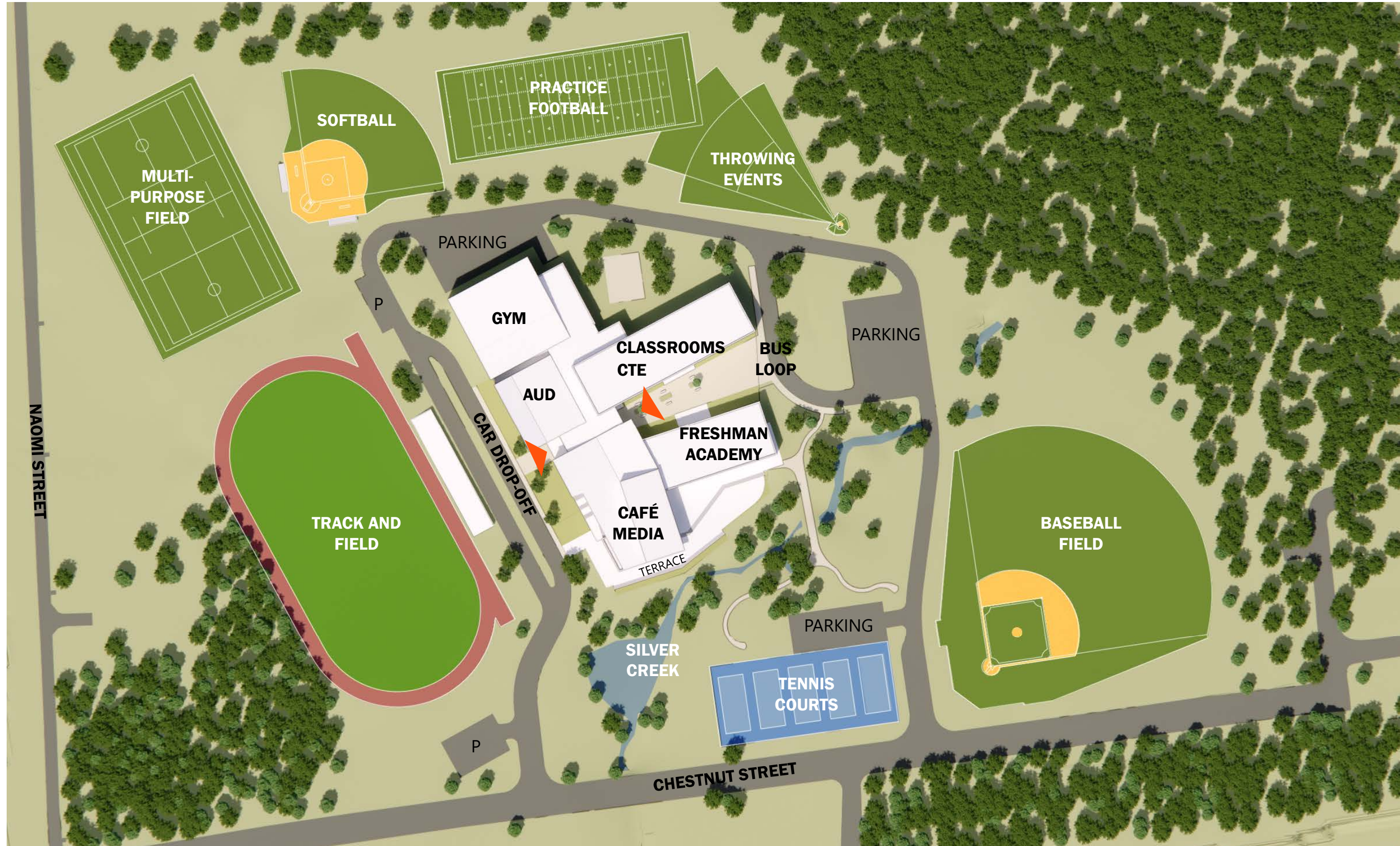


# Site Restraints



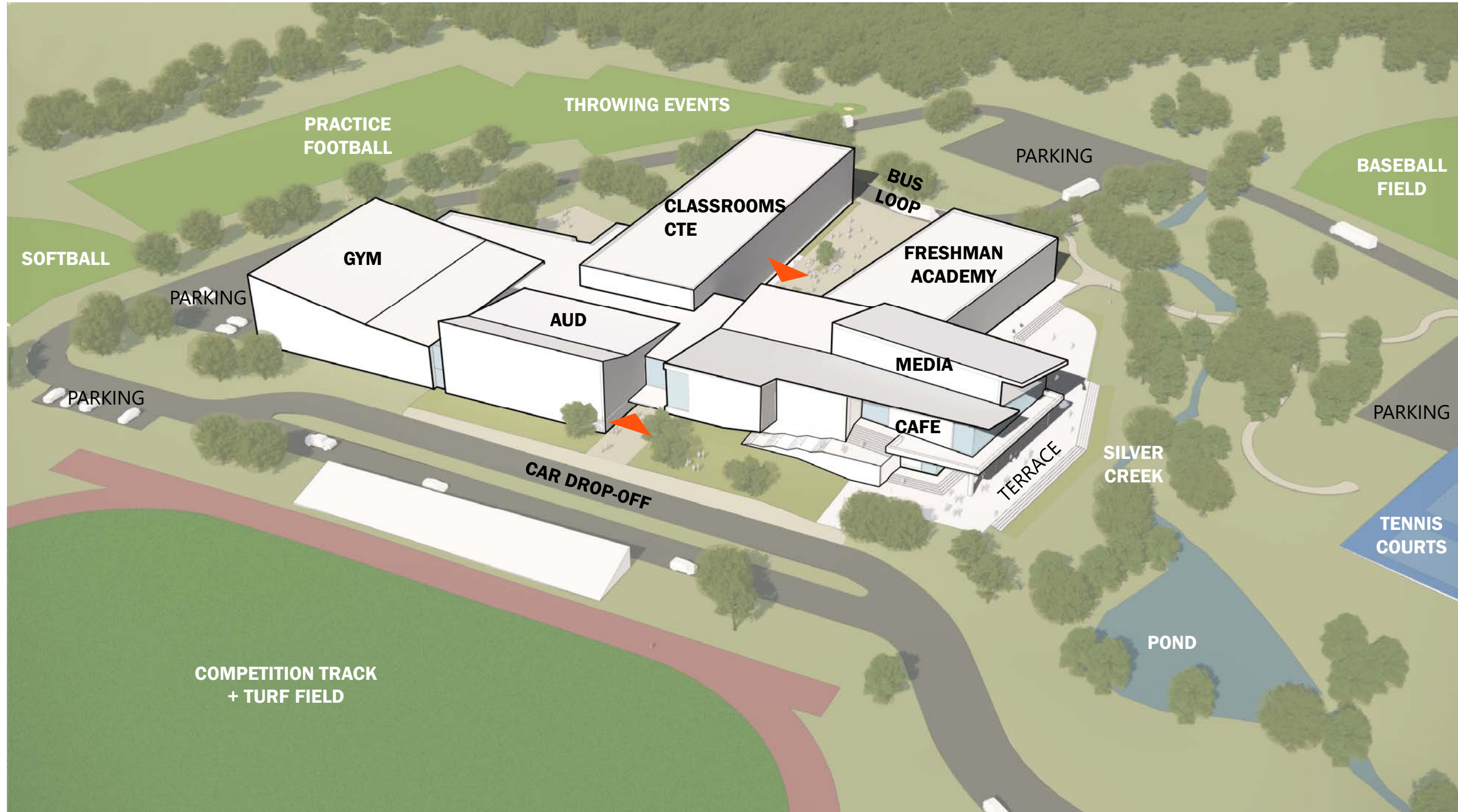
# Site Plan

MOUNT HOPE HS



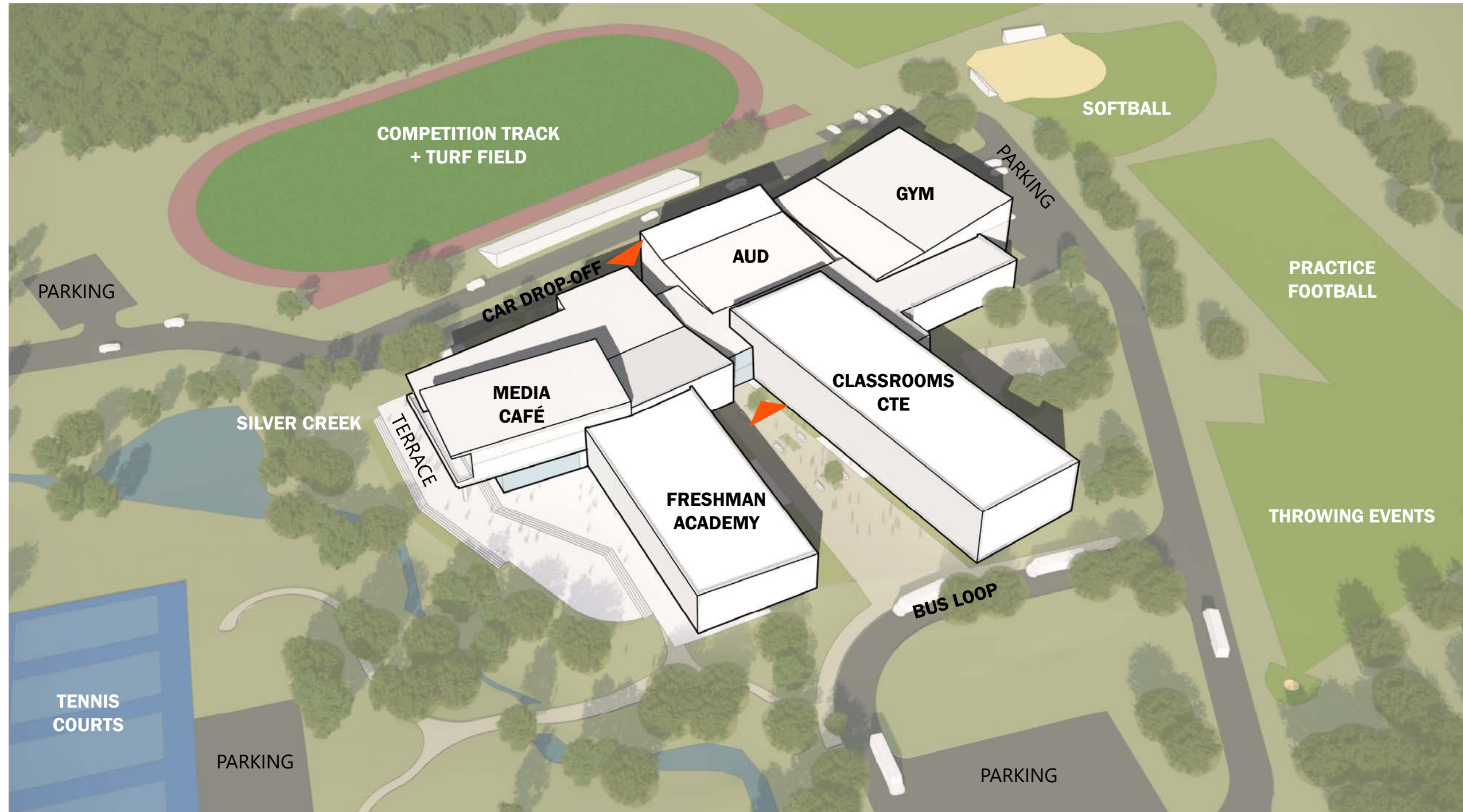
# Main Entry Aerial

VIEW FROM WEST | CAR DROP-OFF



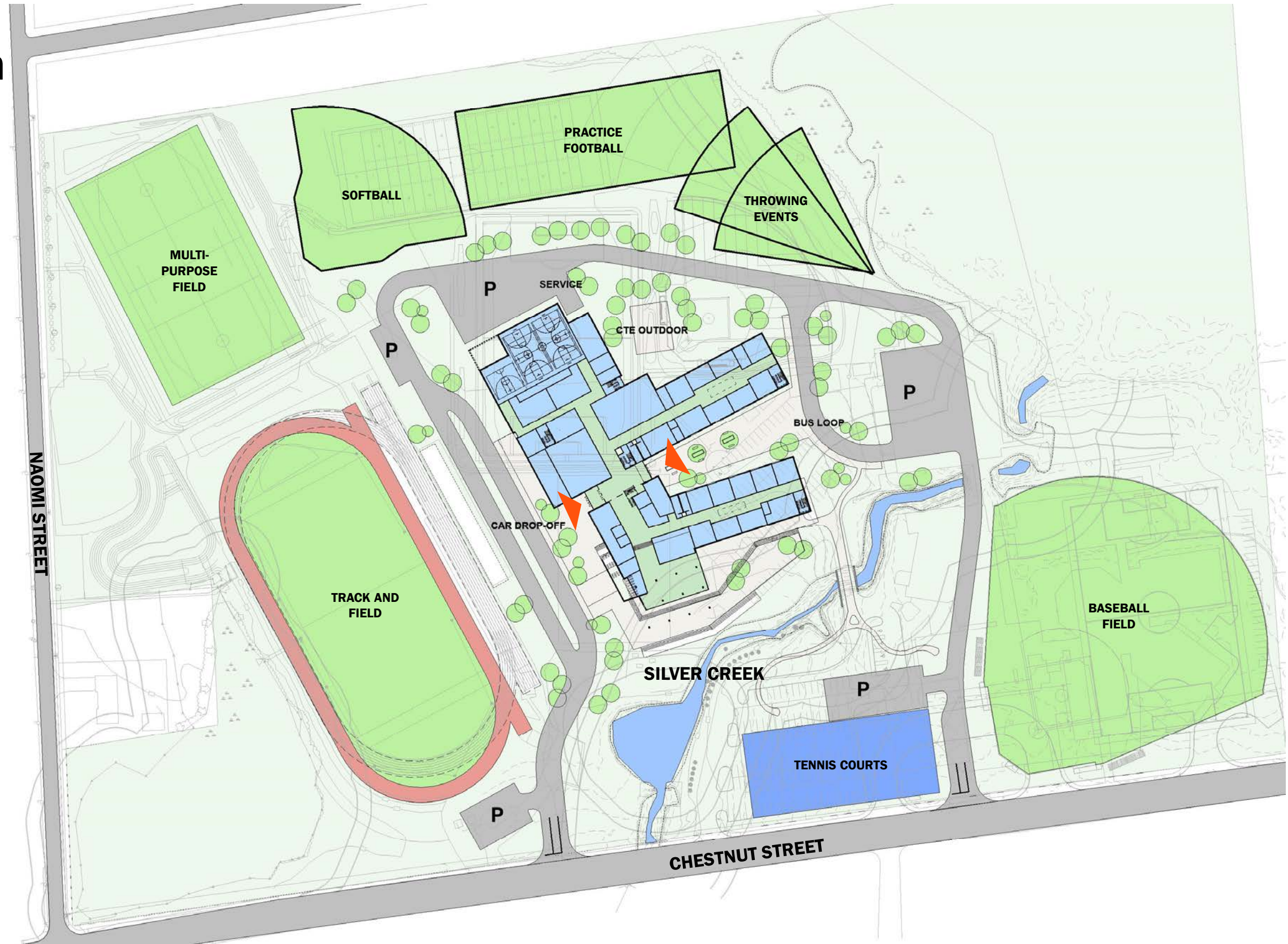
# Courtyard Aerial

VIEW FROM EAST | BUS LOOP



# Site & First Floor Plan

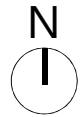
BLUEWAYS & GREENWAYS



# First Floor Plan

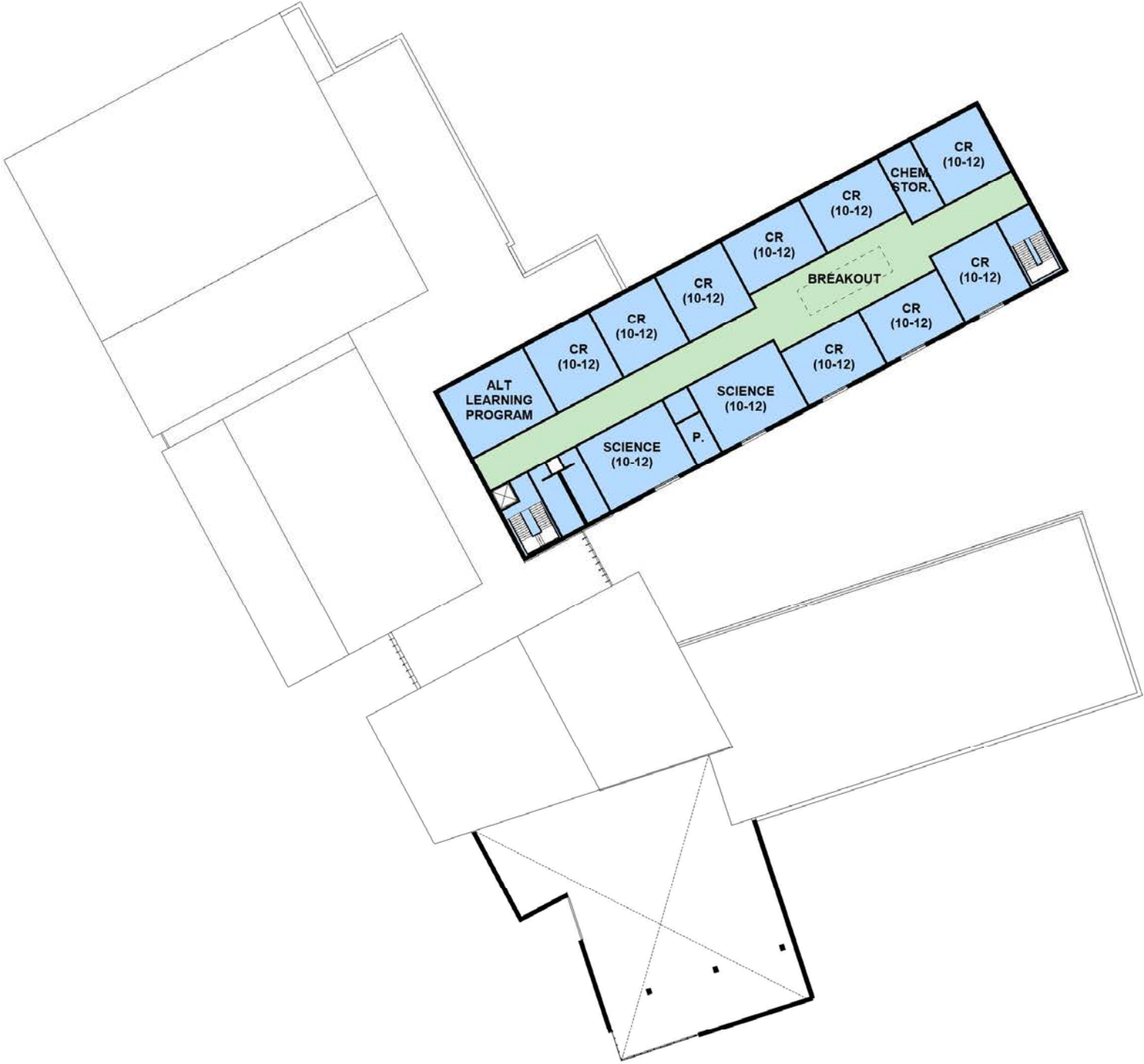


# Second Floor Plan

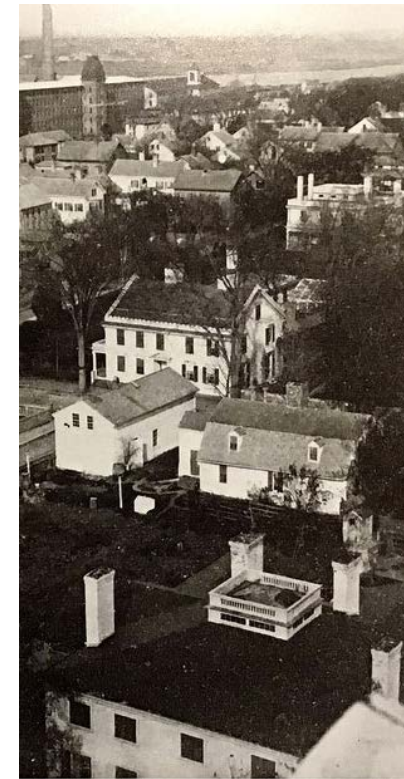
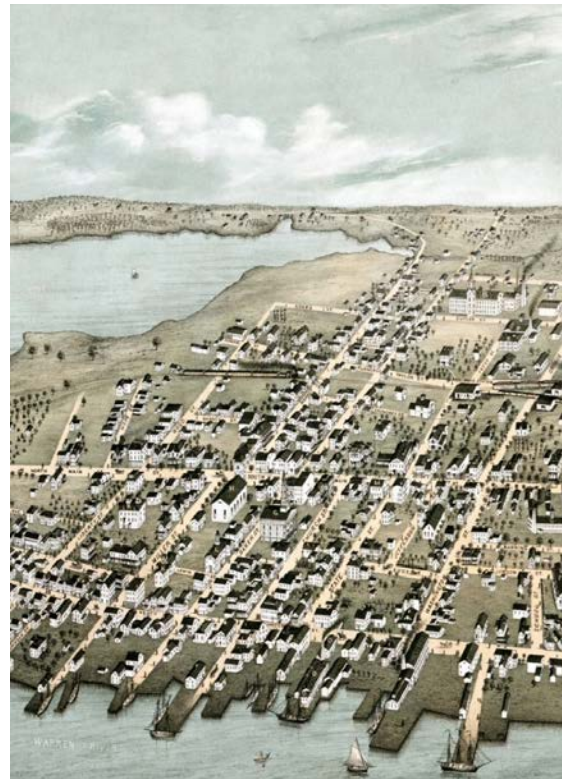




# Third Floor Plan

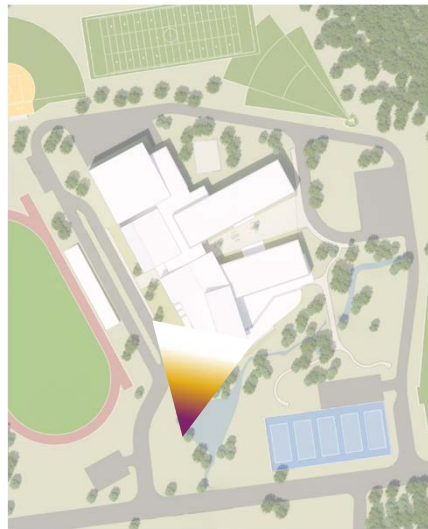


# Inspiration



# Student Commons | Café & Media

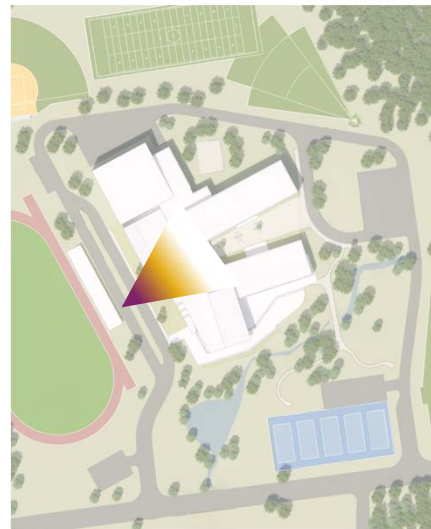
SILVER CREEK FACADE



# Main Entry

WEST FAÇADE

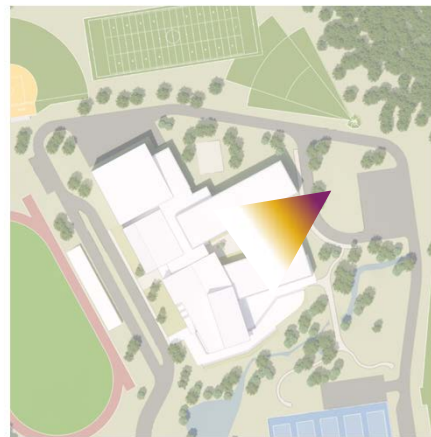
CAR DROP-OFF



# Courtyard Entry

EAST FAÇADE

BUS LOOP



# Bristol Warren Regional School District

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**COLT ANDREWS ELEMENTARY SCHOOL**

**PERKINS —  
EASTMAN**

*Human by Design*

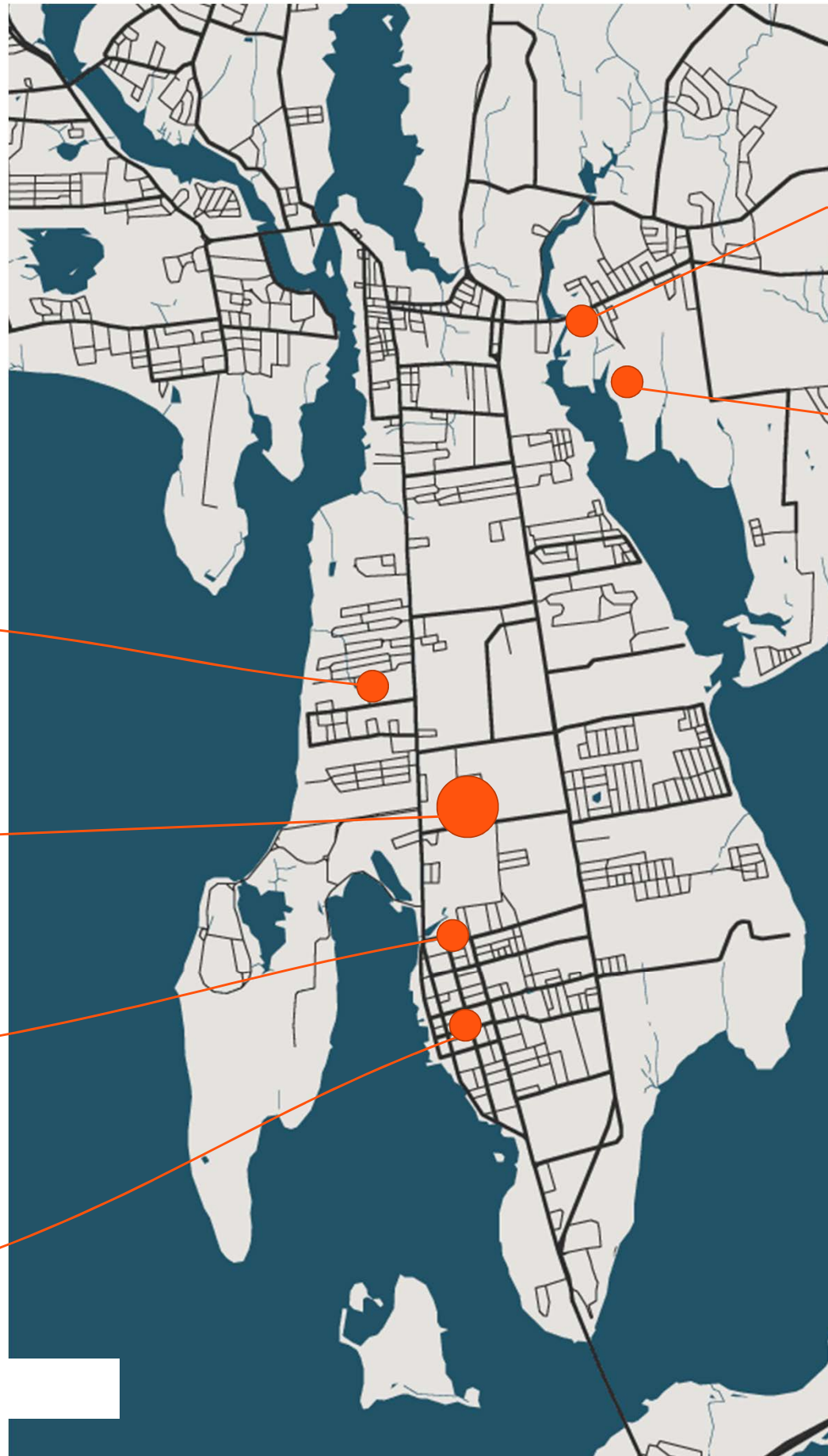
# Bristol-Warren Regional School District

Legend:

● 901-1800 Enrollment

● <900 Enrollment

**XX** Historic District



## Rockwell ES

Grades PK - 5  
25,609 SF

Poor Condition (31%-50%)

## Mt. Hope HS

Grades 9 - 12  
177,732 SF

Poor Condition (31%-50%)

## Guiteras ES

Grades PK - 5  
39,107 SF

Poor Condition (31%-50%)

## Colt - Andrews ES

Grades 4 - 5    Grades K - 3  
24,206 SF    31,817 SF

Average Condition (11%-30%)

## Kickemuit MS

Grades 6 - 8  
149,915 SF

Poor Condition (31%-50%)

## Hugh Cole ES

Grades PK - 5  
84,536 SF

Average Condition (11%-30%)



# Colt - Andrews

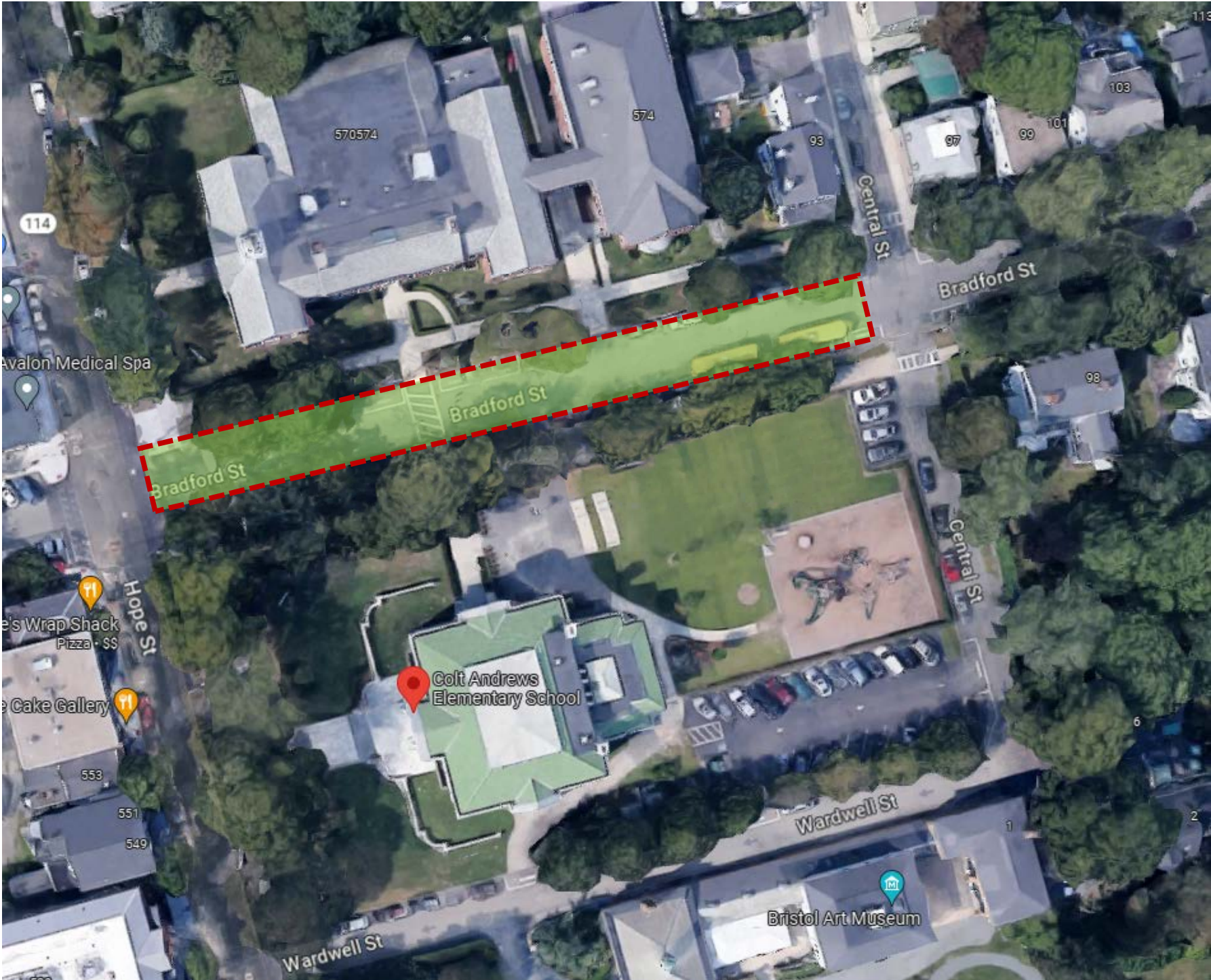
## Current Site Plan

- Schools share same facilities
- Schools split by Bradford St.
- Dropoff on street
- Limited outdoor learning space
- Difficult to secure
- Unsightly chain-link fences





# Colt – Andrews: Creating a Campus



# Colt School



# Andrews School



# Colt - Andrews







## Proposed Campus Plan:

- Increased site safety & security
- Fire Access between buildings
- Buses cue in access drive
- Pedestrian path/market area
- More outdoor learning space
- More play space
- Historic quality perimeter fence
- Preserve Hope St. appearance

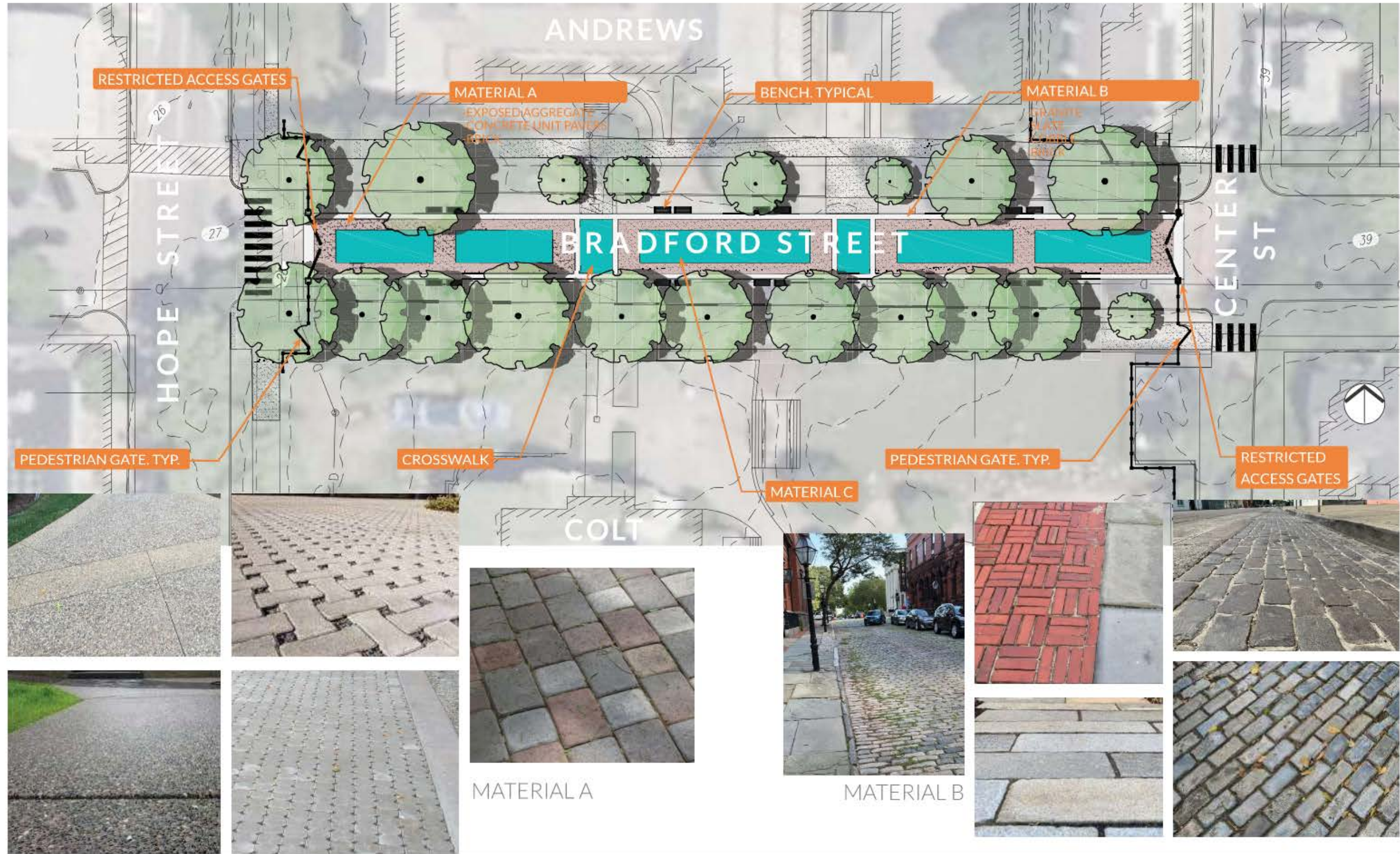


# Colt - Andrews



-  STREET TRAFFIC
-  PEDESTRIAN TRAFFIC
-  STUDENT MOVEMENT
-  HEDGES
-  CHAIN LINK FENCE
-  WROUGHT IRON FENCE

# Materials



**Bradford Street**  
Colt-Andrews School



# Materials



ACCENT PAVEMENTS



FENCE AND GATES



FURNISHINGS

## Bradford Street

Colt-Andrews School



PMA Consultants

# HS Design Updates

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# Site & First Floor Plan

BLUEWAYS & GREENWAYS



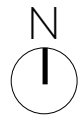
# First Floor Plan



# First Floor Plan



# Second Floor Plan

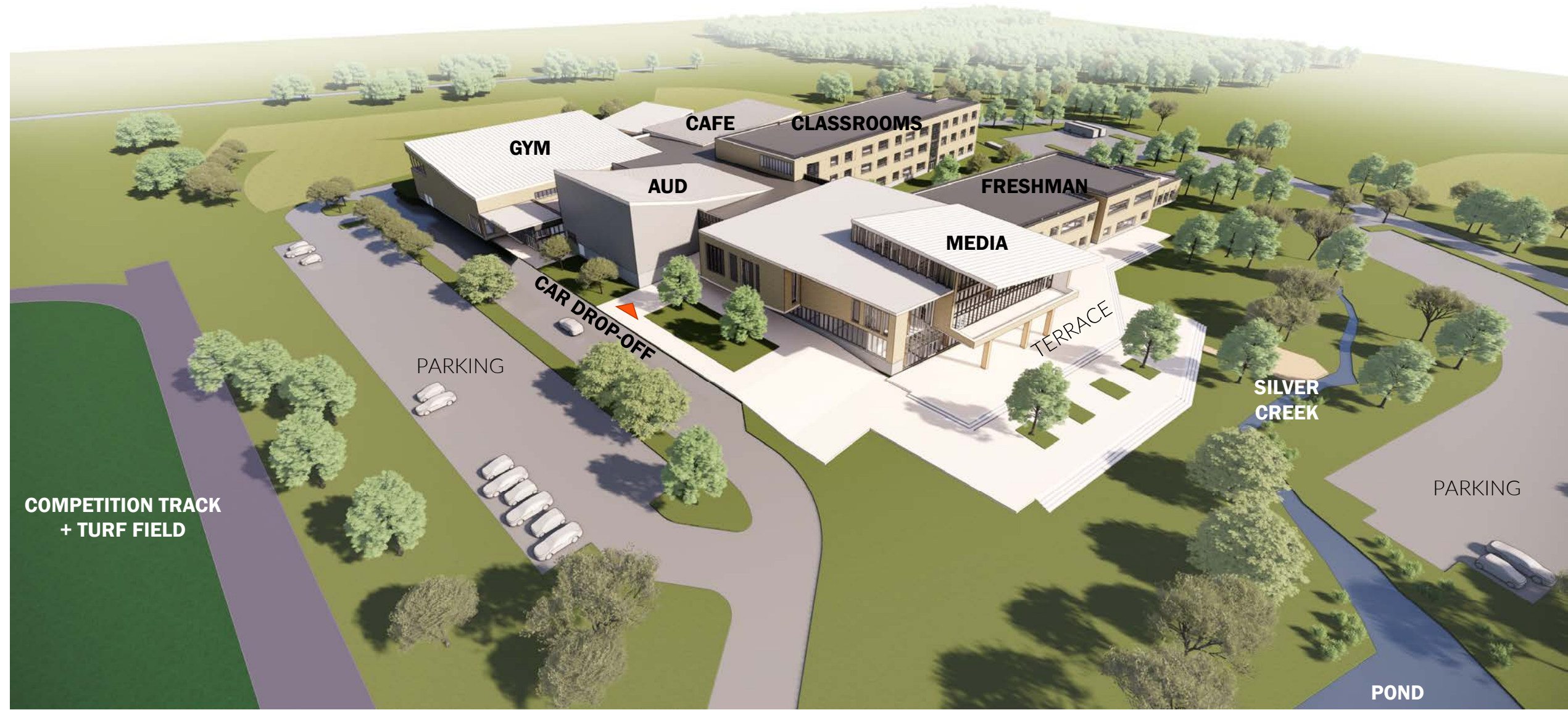


# Third Floor Plan



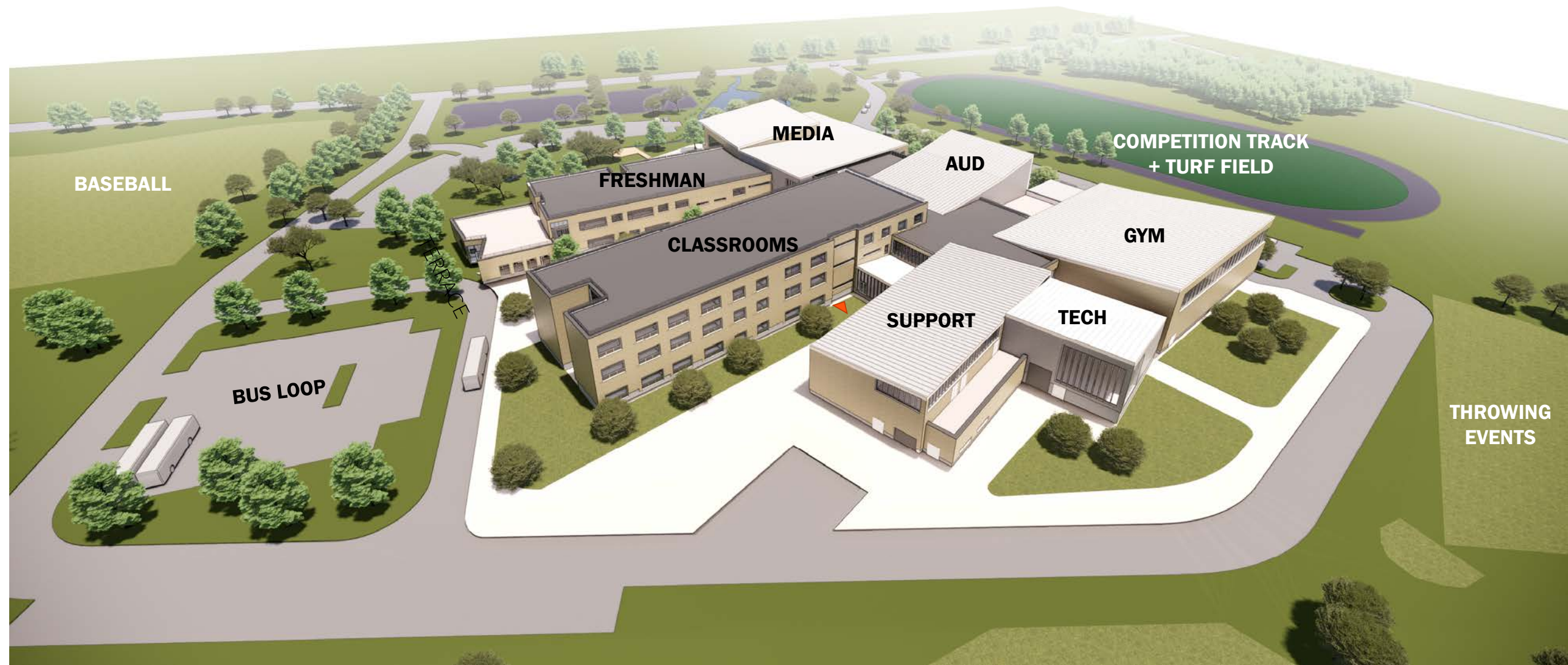
# Main Entry Aerial

VIEW FROM WEST | CAR DROP-OFF



# Courtyard Aerial

VIEW FROM EAST | BUS LOOP



# Student Commons | Café & Media

SILVER CREEK  
FACADE

