

# **TOWN OF BRISTOL COMPREHENSIVE PLAN – 2009**



**Adopted by Planning Board: September 3, 2008 and December 2, 2009**

**Adopted by Town Council: September 3, 2008 and December 2, 2009**

**Approved by State of Rhode Island \_\_\_\_\_, 2009**

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## 1. Introduction

**B**ristol's Comprehensive Plan – 2009 is the primary land use document for the Town. This plan provides for the protection, development, use and management of our land and natural resources. All Bristol land use regulations and decisions must be consistent with this comprehensive plan. As with all good plans, it is a living document subject to periodic amendment as conditions, resources and town preferences evolve.

### A. Elements

The Bristol Comprehensive Plan – 2009 includes the following elements which were part of the original Plan adopted in 1991, amended in 1994 and updated in 2003.

1. Land Use
2. Homes and Neighborhoods
3. Economic Development
4. Services and Facilities
5. Circulation
6. Open Space and Recreation
7. Natural, Historical and Cultural Resources

### B. Format

The Comprehensive Plan – 2009 has been completely reformatted in style and font from the 1991 Plan and later updates. However, in terms of content, each element contains goals, policies, and implementation action items that were updated by the Comprehensive Plan Public Advisory Committee. This Comprehensive Plan – 2009 also includes introductory text for each element describing the substantive changes since the 2003 Plan. Implementation action items that have been completed since 2003 are included in Section 5, which serves as a status report of accomplishments.

The 1991 Plan and its 2003 update, consisted of two parts: *The Planning Analysis* and the *Blueprint for Action*. The 1991 Plan and its 2003 update gave readers a sense of where the Town has been and where the update had its origins. The Planning Areas as identified in the 1994 Plan and its 2003 Update are carried into this Comprehensive Plan – 2009. The earlier plans, from the 1991 Plan and its 2003 update, as well as the following five plans will serve as technical documents that can be referenced for more detailed information and historical analysis.

1. *Harbor Management Plan* (February 2, 2005),
2. *Affordable Housing Production Plan* (June, 2005),
3. *Route 114 Scenic Roadway Stewardship Plan*, (June, 2005),
4. *Metacom Avenue Corridor Management Plan* (June, 2007), and
5. *Open Space Plan* (June 2008).

Relevant sections of these five plans noted above are found in appropriate standard elements of this Comprehensive Plan. These plans, which provide more detail, are available to the reader for perusal in the Town Hall, for copying at a nominal charge, and if necessary, in digital format in a CD.

This Comprehensive Plan – 2009 includes many new policies and action items in response to the public input and trends. While many of the Town's Vision and Goals for the future as stated in the 2003 Plan have been reviewed and reaffirmed, this Comprehensive Plan – 2009 now includes

## Introduction

the concepts of sustainability and smart growth throughout. The maps, including the Future Land Use Plan have been reviewed and updated to illustrate the recommendations of the Comprehensive Plan Advisory Committee by the Town.

By reference, the technical information provided in the Comprehensive Plan of 1991 and the Comprehensive Plan Update of 2003 is included in the present comprehensive plan as it applies. The planning studies completed between 2003 and 2008 and incorporated by reference as noted above, were examined during the course of the update. It was this information in the form of hard data and subjective opinions together with citizen preferences, which guided the goals, policies and action items in this plan.

In the instance of uncertainty in the interpretation of any map in this Comprehensive Plan – 2009, the text shall govern in determining the goals, policies, and action items of any applicable element of the Comprehensive Plan.

As stated earlier, the Comprehensive Plan has served the Town well and has become the blueprint for action by the Planning Board and other Town departments. The Town has also been very successful in accomplishing many of the action items of the 2003 plan. Section 5 incorporates the implementation matrix. The most significant accomplishments can be seen in the sections related to Open Space and Recreation, Housing, Services & Facilities, and Circulation. This version of the Comprehensive Plan places a great deal of emphasis on the concept of “stewardship.” It is the intent of this Plan to impart a sense of responsibility to all Bristol residents and businesses that they are stewards of their Town’s future. It is not enough to rely on elected and appointed government officials to assure that actions today will not impair the quality of life for future generations. Government agencies, from the Town Council to the Planning Board, including the Town Administrator and the Community Development Department, all the various commissions and boards that take responsibility for some aspect of civic life has the duty to carry out one or more elements of this Comprehensive Plan. But ultimately, the existence of a dedicated and passionate citizenry will ensure that stewardship in the decades ahead.

### C. Guide to the Plan

The Bristol Comprehensive Plan, in its fullest form, is a long and detailed document. The following questions and answers are provided to assist both the first-time reader and long time user in understanding the purpose of the plan and in finding the information he or she needs from the plan.

1. *What are the components of the Plan?* The Plan consists of the following documents: *1991 Comprehensive Plan* as amended in 1994 “Blueprint for Action” and “Planning Analyses” ; *Comprehensive Plan – 2003*; *Harbor Management Plan* (February 2, 2005); *Affordable Housing Production Plan* (June 2005); *Route 114 Scenic Roadway Stewardship Plan* (June 2005); *Metacom Avenue Corridor Management Plan* (June 2007) and the *Open Space Plan* (June 2008)
2. *What significance does this Plan have for Bristol?* The Bristol Comprehensive Plan was prepared under the authorizing legislation of Chapter 45-22.2, the Rhode Island Comprehensive Planning Act and Land Use Regulation Act of 1988. Under this Authority, the Comprehensive Plan is the primary land use document for the Town and all Bristol land use regulations, and decisions must be consistent with this Comprehensive Plan.
3. *Can the Plan be changed?* Yes. State Law allows a Town to amend the plan up to four times per year. The intention of this plan is not to set in stone requirements that the town must follow but rather to record policies and actions that make sense for Bristol today and to put in place a process of careful deliberation if those policies or actions are questioned or should be changed in the future. As with all good plans, it is a living doc-

ument subject to periodic amendment as conditions, resources and town preferences evolve.

4. *How should the plan be used?* The Comprehensive Plan is intended to provide information and direction for decision making. It also defines the broad development and protection priorities for the town. The Plan should guide annual priorities for development actions and budgeting. It should also provide a framework for all future private or public development projects. The Plan should encourage the asking and answering of the following question: "How will this project or action affect the town in the long run."
5. *How should the Plan be interpreted if there are disagreements between readers?* As stated in the introduction, it is the policy of this Plan that in cases of varied interpretations of the Plan's text and / or maps, the text shall supersede all maps. This policy is chosen due to the ability of text to better convey the complexity inherent in such interpretations.

### D. Community Participation

The Comprehensive Plan – 2009 includes a broad public input and participation process. Fortunately, the Town of Bristol is blessed with a highly dedicated group of citizens whose individual and collective volunteer spirit, passion and energy constitute a driving force in this Comprehensive Plan process. This



Natural Historical and Cultural Resources Subcommittee



CPAC Members Meeting in Groups

sixty-member Comprehensive Plan Advisory Committee (CPAC) were assigned to each element of the Comprehensive Plan. With their broad range of talents and knowledge, the CPAC actually wrote the goals, policies and implementation actions of this plan. They met in plenary session four times, but each subcommittee, representing the various elements, met far more

frequently through the planning process. Their names are listed in the Acknowledgements (pages i and ii) at the beginning of this Plan.

### E. A Vision for Bristol

Our vision for the future of our town is a personal statement by the people of Bristol about how we want to manage the changes that will shape Bristol in decades ahead. A comprehensive plan should be the extension of a clear, persuasive, vision of the future. A vision statement helps to provide a context to and clarity for goals as they are articulated. The vision must serve a clear guide for engaging the town to move in certain directions and for motivating people to action. The following statement is a vision of what Bristol intends to be in the future. Deliberately, our goals are set high. This statement is intended to convey some of the emotion that we feel toward our town and what it can be in the future.

## Introduction

*Bristol shall become a model seaside community for the 21<sup>st</sup> century. It shall become "the gem of the East Bay." Bristol will be exceptional in the degree to which it will offer a small town, historic character blended with varied living and working environments, all closely connected with the water.*

*Each Bristol resident will feel that they are part of a long history of careful and people-oriented town-building. Few towns will have the historic resources comparable to Bristol, ranging from one of the most sacred Native American sites — King Phillip's Chair on Mount Hope — to some of the state's most exceptional architecture to the only true colonial common in the state.*

*Bristol will be unmatched in the degree that it offers a range of open space environments in such close proximity to resident's homes. Bristol's schools will be rated among the best in the state. Bristol's government will provide innovative services within a fiscally responsible framework that gives taxpayers the most for their tax dollars.*

*Bristol will be the home of the small manufacturer as well as the home for a few larger, growing firms that began in Bristol and decided to stay rather than move elsewhere. Bristol will be a place that continues to provide people economic opportunity from the sea through fishing, boating, recreation, aquatic biotechnology and research.*

*Bristol will be a town that jointly embraces both the past and the future and brings the two together in a manner that will set the standard for decades to come.*

*Bristol shall be a model seaside community for the 21<sup>st</sup> century.*

Defining features and a central goal

Two features help to define Bristol's character, and those assets serve as a foundation for this plan:

- 1) Location on a peninsula surrounded by coastal waters forming part of Narragansett Bay and
- 2) Historic street layouts, sites, and buildings.

When one considers all the factors that make Bristol different from other towns or special, or that affect the way the town looks or how it operates, or that define its limitations and strengths, one keeps coming back to these two defining features. If this entire plan can be condensed into one broad goal statement, that statement might read as follows:

The town of Bristol shall in all its planning efforts attempt to respect and reflect its historic character and its close association with the surrounding bays and harbor. These resources shall be protected and enhanced and used as the foundations upon which future change should be built.

## F. Public Opinion Survey Results

### 1. Introduction

Assessing the satisfaction and needs of the residents and businesses of Bristol is an essential part of the comprehensive planning process. The results in this report comprise that assessment. Citizens and businesses were surveyed in the Spring of 2008 about their satisfaction with an array of town services and their opinions on a variety of issues, policies and proposals related to the comprehensive plan. Where appropriate, comparisons were made with a similar survey conducted in 2002.

Overall, satisfaction with life and work in the town of Bristol is high. Both citizens and businesses give high grades to police, fire and rescue services. Areas of concern for both groups are parking, traffic and the condition of streets and sidewalks. Both groups favor some kind of addi-

tional waterfront development, while also expressing support for preserving open space along the water. Respondents generally support features that maintain the “flavor” of Bristol, including the historic district, Colt State Park, the downtown business district, and the farms on Metacom Avenue. A sizeable majority agree that Roger Williams University makes positive contribution to the community, while far fewer believe that the payment-in-lieu of taxes agreement was a good one. There is broad support for the development of sources of alternative energy in Bristol, such as the installation of utility grade wind turbine generators, and some support (43%) for moving the golf course to Minturn Farm. Of all of the types of development proposed in the survey, residential development has the weakest support, while conversion of old factories into new ones has the strongest support.

### **2. Residents Survey**

The residents survey is one source of data that informs the comprehensive planning process. The survey and the subsequent focus groups were designed to gather citizens’ opinions on various aspects of life in Bristol. Comparisons with 2002 survey results are made when appropriate.

This survey was designed in the spring of 2008 by two Roger Williams University State and Local Government classes in conjunction with the Town of Bristol’s Community Planning Board, the staff of Bristol’s Community Development Department and Sam Shamon, the consultant contracted by the town to guide the rewrite process. The 2002 survey served as a starting point. Irrelevant questions were removed and new questions were added, but the majority of questions provide opportunities for comparison between 2002 and 2008. After several revisions of the survey, the Town of Bristol’s Community Development Department approved the survey.

A sample of 10,000 randomly generated phone numbers was purchased from Scientific Telephone Samples, a California company that specializes in creating statistically valid probability samples using random digit dialing. While such a sample includes unlisted numbers, it does not include cell phones, which may skew the sample in favor of older respondents. A completed sample of 323 residents was collected by the students of Roger Williams University’s State and Local Government Classes between the dates of March 17th 2008 – March 31st 2008. A sample of this size provides for accuracy on the overall results of +/- 5.3% at the 95% confidence level.

Coding and analysis of the results were done by the RWU students using Statistical Package for Social Services software (SPSS).

In some parts of the survey, the coding scheme and options offered were different in the two years under study. Consequently, comparisons of the two data sets are approximate where noted.

### **3. Business Survey**

The questions in the business survey were developed in the same manner as the citizens survey. No attempt was made to generate a random sample of the business community due to the small size of the universe. The tax assessor provided a list of all Bristol businesses. The same group of university students called the entire list of approximately 400 businesses over a period of three weeks in April of 2008. Sixty-five surveys were completed as a result of this process. As with the citizen survey, results were coded and analyzed using SPSS.

### **4. Focus Groups**

The initial intent of the project was to conduct a series of focus groups with both residents and businesses. Ads were placed in the local newspaper seeking volunteers for the citizens group. Six people responded and were interviewed by a group of three students in early May of 2008. The Director of Community Development recommended that the following business sectors be the subject of focus groups: downtown, Metacom Avenue, the boating sector, and light industry. The Director suggested several businesses in each category. Students contacted those business

## Introduction

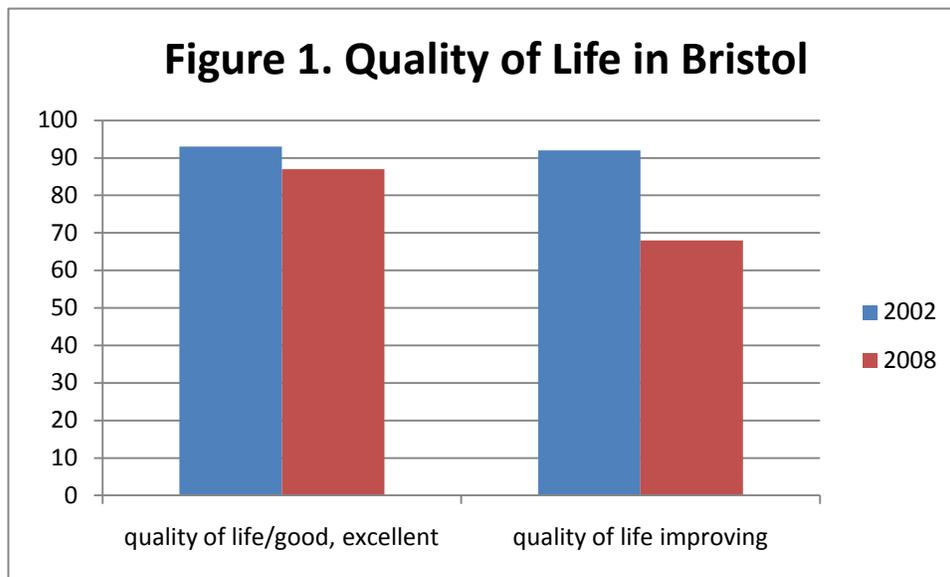
owners. In the end, only the downtown businesses were available. A focus group of five downtown business owners was conducted in early May of 2008.

### 5. Residents Survey Results

The residents view of Bristol can be summarized in the phrase: "Quality of Life is good, but may not stay that way."

By and large, Bristol residents continue to be satisfied with the quality of life in Town with 93% of the residents maintaining that the quality of life in Bristol is good to excellent in 2002, and a close 87% of the residents agreeing that the quality of life is good to excellent in 2008.

However, in 2008 there was a decrease in opinion about the direction of quality of life in town with only 68% of residents believing it is staying the same or getting better. This dropped from 92% of residents in 2002 maintaining that the quality of life in Bristol was staying the same or getting better. (Part of the decrease may be explained by the availability of a don't know/not sure option in 2008, which was provided by 10% of the respondents; still, 24% in 2008 asserted that quality of life was declining, while only 8% said that in 2002). This drop is also consistent with the answer to the question about whether the respondent knew someone who had to move out of town because "they could not afford to stay." Thirty-one percent of respondents indicated that they did know such a person. This kind of knowledge about one's neighbors is likely to drive down one's own impression that life is improving.



### 6. An Evaluation of Town Services

In both 2002 and 2008, the study asked questions designed to evaluate Town services. In both years, a majority of the respondents rated ALL of Bristol's services good to excellent (except for streets in 2008 and public schools in 2002).

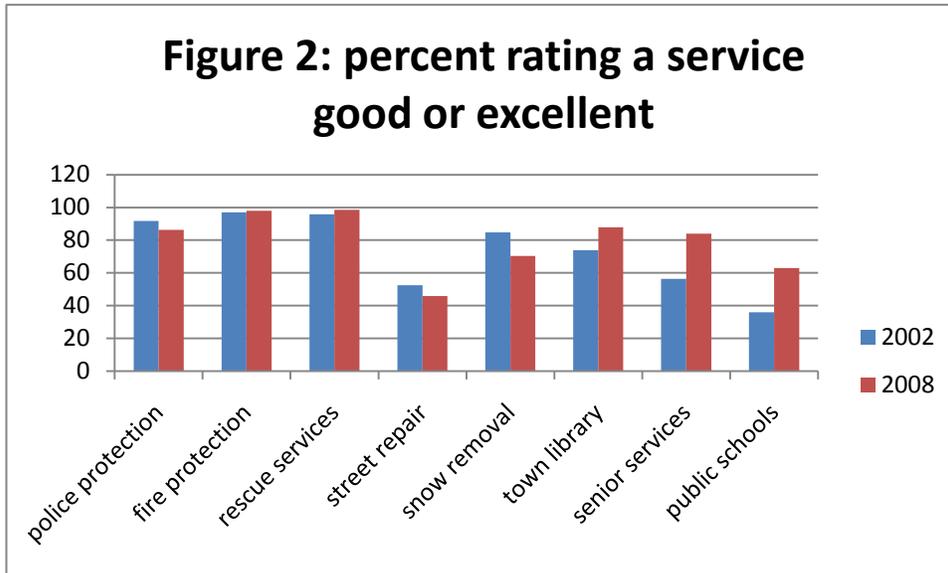
In both years, street repair was on the lower end of the satisfaction spectrum, receiving 45.9% good or excellent scores in 2008 and 52.5% in 2002.

Fire, rescue and police scored very high in both years, at or above 90% good/excellent ratings in every case. Satisfaction with snow removal also slipped some over the six years, from 84.8% good/excellent rating is 70.3%

Satisfaction with Bristol public schools showed considerable improvement over the six years between the two surveys. In 2002, only 36% of respondents who reported contact with the

schools gave them a good or excellent rating. By 2008, that number had risen to 63%. Satisfaction with the town library and senior services also showed significant increases over the six years—from 74% to 87% and 66% to 84%, respectively.

Figure 2 shows the comparison between 2002 and 2008 for the services where comparative data are available.



See Table 1 below for the data that support this figure.

**7. Other Service Areas**

The 2008 survey asked respondents to rate several areas that were not included in the 2002 survey. As Table 1 below shows, citizen satisfaction was high across all services, with only drinking water, the town beach and youth services reaching double digits for fair to poor ratings. Also of interest are the numbers of respondents who had no contact with the various service areas, which is presented in Table 2.

Of particular note are the 34% of respondents who have no contact with the public schools, the 65% of those who have had no contact with the town website and the 36% who reported no contact with town recreational facilities.

**Table 1. Rating of services, 2008**

Type of Service	Good/Excellent	Fair/Poor
Drinking Water	50%	33.90%
Parks	82%	6.80%
Recreation Facilities	51%	12.90%
Recycling	79.80%	11.80%
Town Beach	44.90%	20.90%
Town Website	22.30%	12.40%
Trash Collection	79.40%	14.80%
Youth Services	30.30%	12.70%

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**Table 2. Percent No Contact with Service, 2008**

Snow removal	5.70%
Trash removal	5.70%
Recycling	8.40%
Street repair	8.80%
Parks	11.10%
Drinking water	16.20%
Town Library	22.00%
Rescue service	23.60%
Police	25.00%
Fire	27.40%
Public Schools	34.10%
Town beach	34.10%
Recreation	36.10%
Youth services	57.10%
Senior Services	64.90%
Town website	65.20%

### 8. Historic Character of the Town

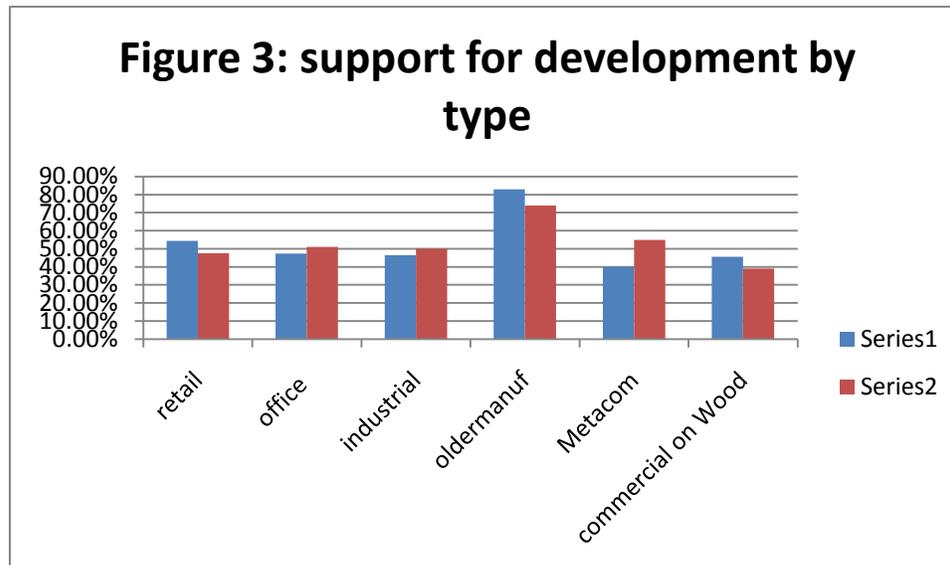
In both years surveyed, respondents demonstrated consistently strong support for policies that maintain the historic character of Bristol. Preferences for development patterns, waterfront development and open space all point to citizens' desires to maintain the small-town feel of Bristol, while preserving, and even expanding its light industrial sector in appropriate areas.

Support for preserving historic areas in Bristol remains high. In 2002, 75% of respondents answered that such preservation was critical or very important to Bristol. In 2008, 57.4% answered that it was very important (critical was not offered as an option.) In both years, about 30% of respondents favored expanding the historic district while about 45% opposed such expansion.

Support for town-wide design guidelines to regulate the appearance of new or renovated buildings appears to have softened slightly since 2002, when 68.3% of respondents expressed support for such regulation. In 2008, 58.4% of respondents indicated support.

### 9. Economic Development

The period between 2002 and 2008 has not brought much change to Bristol residents' preferences for new economic development. About half of those responding favor increased retail, office and industrial development. Most still favor redeveloping older manufacturing buildings into new buildings for the same purpose. Support for development on Metacom Avenue has increased slightly, while support for additional commercial development on Wood Street has decreased slightly by about 10 points. The figure below summarizes these trends.



## 10. The Waterfront

Survey respondents in both years were asked about preferred development patterns for the downtown waterfront. Support for each kind of suggested development except residential has decreased, but residential development continues to have the lowest support among proposed uses. Support for a marina dropped by twenty points, possibly an acknowledgment by residents of the increased congestion along the water.

**Table 3. Support for Waterfront Development, by type**

Type of Development	% in favor in 2002	% in favor in 2008
Marina	72.8%	52.6%
Retail Stores	64.8%	59.7%
Restaurants	76.3%	62.0%
Residential	45.4%	45.7%

## 11. Downtown Commercial

In both years under study, respondents were asked questions designed to determine how frequently Bristol residents go to downtown Bristol to do business. There appears to be dropoff in this activity. While 56.8% of respondents reported going downtown once a week or more for shopping in 2002, 39% reported that frequency in 2008. For restaurants, 47.3% reported weekly or more visits in 2002, while only 38.5% did so in 2008.

In 2008, respondents were asked to report which activities NEVER took them into Bristol. Those results are as follows:

**Table 4. Activities that Never took Respondents into Bristol**

Shopping	24.7%
Post Office	16.6%
Restaurants	20.6%

## Introduction

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Library (at the time of the survey, the library was in temporary space on Gooding Avenue)	42.2%*
Banking	35.8%
Recreation	41.9%

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In an open-ended question asked both years, respondents were able to offer suggestions for downtown improvements. In both years, parking, signage and traffic were the number one concerns. Several respondents in 2008 suggested action on Robin Rug; others wished to see a cleaner, more developed waterfront. In both years, many respondents asked for more, and more varied, retail and restaurant offerings along Hope and Thames. Several spoke against bringing franchise businesses downtown. There were a few requests for a youth/community center, while several others wanted to see more affordable residential development closer to town.

### 12. Open Space and Environmental Questions

In 2008, 82.3% of survey respondents indicated that they think it is important to protect open space. However, only 32% supported increased density and mixed-use development in exchange for preserving open space. Forty-three percent supported moving the Bristol Golf Course to the old landfill at Minturn Farm (20% opposed the idea and 36% had no opinion). Not surprisingly, 85% support the town investing in alternative energy sources like wind power and solar energy.

### 13. Roger Williams University

It is interesting to note that 73.3% of those responding agreed that RWU plays a positive role in the community. Only 12.2% disagreed and 14.5% had no opinion. Forty-four percent were of the opinion that the payment in lieu of taxes agreement was fair, while 34.9% thought it was unfair and 21% were unsure.

### 14. Demographics of the respondents

In 2008, 328 respondents completed the telephone survey.

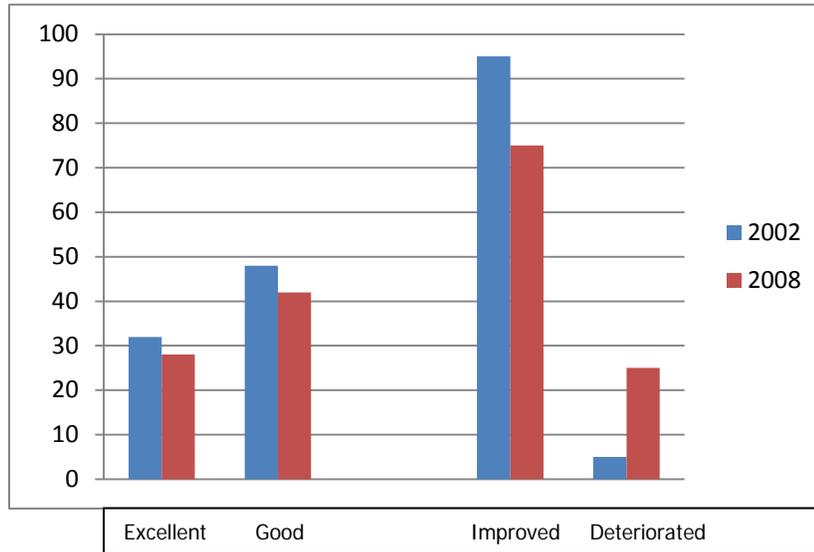
Of those, 26% lived alone, 34% had someone under the age of 18 living at home, 26% had a child in the public schools, and 38% had someone over 65 living in the home. Fifty-six percent of the respondents have lived in Bristol for longer than twenty years. Eighty-four percent own their own home. Forty-seven percent have two or more wage-earners in the household. Thirty-six percent of respondents are or live with someone who works in the town of Bristol. Only 9% use public transportation to get to work. Sixty-eight percent of the households possess two or more automobiles. Fifty-eight percent of the respondents were over the age of 55. Eighty percent speak English at home. Sixty-three percent of those completing the survey are female.

### 15. Business Survey Results

Business attitudes about Bristol mirror residents' views. Satisfaction with the town remains high, while opinions regarding improvements in the business environment were not as positive. Figure 3 presents these findings.

In 2008, 40% percent of the businesses surveyed indicated that the downtown historic district is important to their business, compared with 46% in 2002. Surprisingly, 84.1% of 2008 respondents said that tourism was important to the success of their businesses, while only 44% gave that response in 2002. Almost 91% of business respondent answer that the boating industry in important or very important to Bristol.

Figure 4. Bristol as a place to do business, 2002 and 2008



## 16. Economic Development

Business leaders' attitudes about economic development policies and practices again mirrored residents' attitudes, with strong support for policies that maintain current patterns. Both sets of data support the general belief that tourism, the "feel" of the town, and the boating sector are essential elements of Bristol's economic strength.

Support for design guidelines remains high, with 57.8% of the businesses in support (compared with 61% in 2002).

Preferences for development patterns remain consistent across the two years and between residents and business leaders. About two-thirds of business respondents support development of additional retail, office and manufacturing facilities, while 94% support the redevelopment of older manufacturing into newer manufacturing or industrial.

In terms of location of that development, business preferences again mirror residents' preferences. About 40% of respondents favor more commercial development along Metacom Avenue and Wood Street. The only significant change since 2002 is a nine-point drop in support for development on the west side of Metacom, from 48% to 39%.

## 17. Downtown

When asked an open-ended question about improvements that could be made to the downtown area, businesspeople were virtually unanimous, and in agreement with residents, that parking, traffic, lighting, signage and sidewalks were all issues that need attention downtown.

Support for additional development on the downtown waterfront remains high in the business community, but has changed somewhat in composition. There is less business support for a marina in 2008 and more support for residential development.

## Introduction

**Table 5. Business Support for Various Activities**

Percent business support for	2002	2008
Marina	83%	59%
Residential	50%	57%
Retail	72%	65%

### 18. Demographics

Sixty-five businesses answered the survey. They were from the following sectors:

**Table 6. Business Survey Response**

Boating	3
Manufacturing	15
Retail	20
Services	24
Other	3

The businesses ranged in size from those with one employee (23%) to those with ten or more (33%).

Two-thirds of the companies plan to stay about the same size, while 25% plan to expand, 1.5% plan to reduce their size, and 1.5% plan to leave town.

About 60% of the business respondents (who were either owners or managers of the business) report that they live in Bristol. About half of the businesses report that more than fifty percent of their employees live in Bristol, while only 35% report employing recent graduates of Mt. Hope High School.

Twenty-nine percent of businesses surveyed are members of the Chamber of Commerce, 4.6% are members of Rotary, and 25% are members of other business associations. Thirty-four percent report no association memberships.

Forty-six percent report doing no business on the internet, while 7.9% report conducting 50% or more of their business online.

### G. Summary of Trends Since 2000

#### *Population Trends since 2000*

Bristol's population was 22,469 in 2000, and grew to 22,796 in 2005. It is expected to grow each until the year 2030 when it is expected to be 24,603. The chart below illustrates the growth.

The population is almost split evenly with 52% females and 48% males, both in 2000 and in all projections to 2030.

**Table 7. Bristol Population Changes by Age Group**

	Year 2000	Year 2020	Change	% Change
0 to 19	5,762	5,981	219	3.80%
20 to 44	7,797	7,561	(236)	-3.03%
45 to 64	4,941	6,349	1,408	28.50%
65 to 84	3,462	3,445	(17)	-0.49%
85 +	507	594	87	17.16%
	22,469	23,930	1,461	6.50%

Source: Statewide Planning Projections

School age children are expected to rise a modest 3.8% by 2020.

The fastest growing age groups are those from age 45 to 64 at 28.5%, only to be followed by the elderly by 17.16%. Adults ages 20 to 44 will likely lose population by 3%, as will adults aged 65 to 84 by .49%.<sup>1</sup>

#### *Residential Development Trends*

Housing production has somewhat lagged behind the rate of household formation in Bristol, which increases the demand for housing. As of 2000, Bristol had 8,705 housing units, a 9.4% increase since 1990. Historically the Town issues approximately 50 building permits per year, although 82 and 83 permits were issued in 2002 and 2003, respectively. All but a handful of building permits issued in recent years have been for single-family dwellings. Population increased 3.9% between 1990 and 2000, while the number of households increased 12.4%. New households are spinning off existing households, and the average household size is getting smaller. The off-campus student population of Roger Williams University also contributes to the number of households. 30.8% of households are headed by a person age 65 or older, indicating the relative demand for elderly housing.

At the time of the 2000 Census, 391 units (4.5%) were vacant. This indicates a tight housing market, compared to the national average of 9.0% vacancy. The Census defines vacant units as housing units in which no one is living on Census Day. Units for sale/rent, newly constructed units not yet occupied, and seasonal/recreation units are all counted vacant, as well as abandoned buildings. A windshield survey of Bristol indicates few vacant units, as well as few units for sale/rent.

Of the 8,314 occupied housing units, 5,490 (66.0%) were owner-occupied and 2,824 (34.0%) were renter-occupied. Bristol has a relatively large rental housing stock compared other suburban communities in the area. Rental housing is an asset because it is generally more affordable to low-income families than for-sale housing. There are a number of existing two-, three- and four-family buildings in Bristol that provide affordably priced rental housing. In general, both the homeownership and rental housing stock in Bristol is in good condition.

<sup>1</sup> Source: Statewide Planning Program Projections.

## Introduction

**Table 8. Housing Stock**

	Bristol			Bristol County			State		
	1990	2000	%	1990	2000	%	1990	2000	%
Total Housing Units	7,959	8,705	9.4%	18,567	19,881	7.1%	414,572	439,837	6.1%
Vacant Units		391	4.5%		848	4.3%		31,413	7.1%
Occupied Units		8314	95.5%		19,033	95.7%		408,424	92.9%
Renter-Occupied Units		5,490	66.0%		5,467	28.7%		163,274	40.0%
Owner-Occupied Units		2,824	34.0%		13,566	71.3%		245,150	60.0%

Source: U.S. Census Bureau, 1990 Census, 2000 Census

The majority of housing units in Bristol are in single unit detached structures (i.e. a typical single-family home). However, there are a number of 2-, 3- and 4-unit structures. This coincides with the relatively large rental housing stock in Bristol. Rental housing in Bristol tends to be in smaller buildings, especially duplexes and triplexes in the downtown neighborhoods, rather than in large apartment buildings.<sup>2</sup>

In 2006 and 2007, 153 single family homes were sold in each year with no change. However the median price of the single family homes declined from \$341,000 in 2006 to \$320,000 in 2007, a drop of 6.16%. In 2000, that median price was \$169,900, which was a 9.62% increase from 1999, which was \$154,995. In those years, sales averaged about 165 home sales per year. Thus, from 2000 to the present, the median price of a single family home rose by 88%.<sup>3</sup>

### *Socio-economic Trends*

2000 Census data on socio-economic conditions in Bristol.<sup>4</sup>

**Table 9. Employment Status In Bristol**

EMPLOYMENT STATUS	Numbers	% to Total
Population 16 years and over	18,540	100
In labor force	11,785	63.6
Civilian labor force	11,777	63.5
Employed	11,229	60.6
Unemployed	548	3
Percent of civilian labor force	4.7	N/A
Armed Forces	8	0
Not in labor force	6,755	36.4

<sup>2</sup> Town of Bristol, Affordable Housing Production Plan, June, 2005.

<sup>3</sup> Source: Rhode Island Association of REALTORS® and State-Wide Multiple Listing Service.

<sup>4</sup> Source: US Census 2000.

Table 10. Commuting to Work in Bristol

<b>COMMUTING TO WORK</b>	<b>Numbers</b>	<b>% to Total</b>
Workers 16 years and over	10,895	100
Car, truck, or van -- drove alone	8,657	79.5
Car, truck, or van -- carpooled	998	9.2
Public transportation (including taxicab)	294	2.7
Walked	617	5.7
Other means	97	0.9
Worked at home	232	2.1
Mean travel time to work (minutes)	24	N/A

Table 11. Occupation in Bristol

<b>OCCUPATION</b>	<b>Numbers</b>	<b>% to Total</b>
Management, professional, and related occupations	3,847	34.3
Service occupations	1,831	16.3
Sales and office occupations	3,012	26.8
Farming, fishing, and forestry occupations	44	0.4
Construction, extraction, and maintenance occupations	999	8.9
Production, transportation, and material moving occupations	1,496	13.3

Table 12. Industrial Activity in Bristol

<b>INDUSTRY</b>	<b>Numbers</b>	<b>% to Total</b>
Agriculture, forestry, fishing and hunting, and mining	54	0.5
Construction	844	7.5
Manufacturing	1,693	15.1
Wholesale trade	325	2.9
Retail trade	1,286	11.5
Transportation and warehousing, and utilities	307	2.7
Information	243	2.2
Finance, insurance, real estate, and rental and leasing	600	5.3
Professional, scientific, management, administrative, and waste management services	943	8.4
Educational, health and social services	3,205	28.5
Arts, entertainment, recreation, accommodation and food services	901	8
Other services (except public administration)	398	3.5
Public administration	430	3.8

Table 13. Income Levels 1999 in Bristol

<b>INCOME IN 1999</b>	<b>Numbers</b>	<b>% to Total</b>
Households	8,311	100
Less than \$10,000	797	9.6
\$10,000 to \$14,999	597	7.2
\$15,000 to \$24,999	946	11.4
\$25,000 to \$34,999	944	11.4
\$35,000 to \$49,999	1,329	16
\$50,000 to \$74,999	1,644	19.8
\$75,000 to \$99,999	1,012	12.2
\$100,000 to \$149,999	722	8.7

## Introduction

<b>INCOME IN 1999</b>	<b>Numbers</b>	<b>% to Total</b>
\$150,000 to \$199,999	205	2.5
\$200,000 or more	115	1.4
Median household income (dollars)	43,689	N/A

**Table 14. School Enrollment in Bristol**

<b>SCHOOL ENROLLMENT</b>	<b>Numbers</b>	<b>% to Total</b>
Population 3 years and over enrolled in school	6,303	100
Nursery school, preschool	336	5.3
Kindergarten	245	3.9
Elementary school (grades 1-8)	2,084	33.1
High school (grades 9-12)	1,001	15.9
College or graduate school	2,637	41.8

**Table 15. Educational Attainment in Bristol**

<b>EDUCATIONAL ATTAINMENT</b>	<b>Numbers</b>	<b>% to Total</b>
Population 25 years and over	14,994	100
High school graduate or higher.	11,108	74.1
Bachelor's degree or higher	3,936	26.3

### *Commercial and Industrial Development Trends*

In the past decade, new commercial development has been constructed on vacant land in Bristol or occurred through redevelopment, reuse or additions to existing commercial buildings. The newest addition includes Walgreens on Metacom Avenue which was significant because it includes a connector road between Gooding Avenue and Stop and Shop.

A large downtown redevelopment project, the former Belvedere Hotel is being redeveloped into mixed-use condominiums. In addition, Eric Goetz has developed boat building industries in the industrial park and Andy Tyska is developing similar industries off Franklin Street for Marine Trade.

Over the past 10 years, approximately 350,000 square feet of industrial development has occurred in the East Bay Industrial Park and other industrial areas.

Rehabilitation plans for the former Miner site are in process. The proposal is to reuse this site for manufacturing with the construction of new industrial buildings.

As new and redeveloped commercial building occurs, the Town has been working with developers to promote good design of sites, buildings and signage.

### *Roger Williams University Development*

Roger Williams University has continued to expand on their campus at Ferry Road and Metacom Avenue under the Educational Institutional Master Plan process. Recent improvements include: new dormitory buildings, parking structure, main entrance gate house, student union, addition on architecture building, addition on gymnasium, new classrooms, admissions building, natural and marine sciences building, and a water tower which is in the process of getting permitted. It is noted that the University's vision for the campus is to keep it pedestrian oriented with walkways and green space through the center of campus keeping parking lots on the north and south edges.

### *Natural Historical and Cultural Resource Trends*

The Town's commitment to open space preservation has led to the preservation of approximately 200 acres of land over the last 10 years. Preservation of the Mount Home Farm and 20 acres of land on Narrows Road known as Waypoyset Trust was important, not only for the open space, but also for the major historical and cultural significance value of these properties.

In 2006, the Town passed a bond referendum for \$3 million to acquire and preserve open space parcels. The Town also established an Open Space Committee to develop an open space plan and a system to prioritize the properties being considered.

Consistent with the goals for preservation, the Town rezoned a number of significant public open space parcels from either business or residential zones to the Open Space zone.

### **H. Consistency with the State Guide Plan**

The Town has reviewed and is familiar with the State Guide Plan elements. This Comprehensive Plan – 2009 was written to be consistent with the State Guide Plan Elements, including Land Use 2025.

### 2. Critical Planning Challenges and Opportunities

**P**lans are prepared to lay the groundwork for action. The final shape a plan takes is determined by the types of challenges and opportunities faced by the community. This section describes major challenges and opportunities identified for the Town of Bristol over the next decade. These are not in any order nor do they imply prioritization. All are high priority challenges.

#### 1. Sustainable Development

- Make Bristol a “Green Town” and lead by example
  - Energy efficiency
  - Water conservation
  - Ecological restoration
  - Storm water management
  - Habitat protection
  - Water quality
  - Recycling and water reduction
  - Composting
  - Environmentally sustainable design.

#### 2. Land Use Issues

- Built environment and neighborhood compatibility
- New dwellings or infill (additions and/or teardowns/rebuilding) to be compatible with existing neighborhood character
- Density of new development
- Sustainable development
- Study potential landfill reuse – (for example, there may be the potential for a golf course and opportunity to expand industrial land; a solar farm; or a wind farm).
- Downtown.

#### 3. Bristol Waterways

- Bristol is a peninsula, surrounded by waterways on three sides: to its east, south and west
- Bristol’s unique geographical setting requires special attention to its waterways that must be addressed in the comprehensive planning process as areas of critical concern. These include (but are not necessarily limited to):
  - Shoreline protection
  - Water Quality
  - Public access to the waterfront
  - Navigation along the waterways
  - marinas and boating

## Critical Planning Challenges and Opportunities

### 4. Protect the remaining open areas with flexible zoning

- Protect the open lands with carefully guided development
- Continue Open Space, Conservation and Recreation Plan and a strong program to implement the plan
- Remaining areas with significant amounts of open space:
  - Kickemuit – Mandate conservation development to achieve a mixture of residential, recreation and open space land uses including limited village commercial uses
  - Mt. Hope – Mandate conservation development with flexibility to explore clustered housing and light commercial uses while preserving a maximum amount of open space

### 5. Downtown

- State Street dock improvements
- Public buildings reuse study and urban design
- Wayfinding
- Smart growth
- Parking structure

### 6. Protect the supply of industrial land

- Bristol will need to preserve and expand its supply of industrial land for existing businesses to expand and new businesses to locate
- Franklin Street Corridor Redevelopment Plan is an example of pro-active measures to redevelop such areas as the Bristol Industrial Park.

### 7. Commercial land

- Maintain but not significantly expand, the Town's current supply of commercial land
- Protect residential areas from commercial encroachment
- Allow increased commercial activity along the downtown waterfront (from Constitution Street to Independence Park) within established guidelines
- Proposal for rezoning land to commercial use should be carefully examined for compliance with the comprehensive plan's objectives
- Implement the Metacom Avenue Corridor Management Plan

### 8. Improve Circulation Patterns

- Implement the Metacom Avenue Corridor Management Plan with regard to traffic circulation, intersection improvements and roundabouts
- Implement the Route 114 Scenic Roadway Stewardship Plan of June 2005
- Connections between neighborhoods and other uses (i.e. schools and commercial areas) should be provided for pedestrian and bicycle as well as for vehicles.
- Wayfinding system

### 9. Pursue an economic development strategy

The Town needs a clear economic development strategy by tapping into Town assets:

## Critical Planning Challenges and Opportunities

- Museums and historic character
- Seaside location
- Manufacturing, boat building and related industries
- Downtown and
- Municipal services.

A strategy is needed to pull these pieces together. The Town should continue to focus on heritage tourism and develop a strategy for implementing without negative impacts on the residents

### **10. Continue affordable housing efforts**

- Bristol has a variety of housing organizations and programs in place to encourage a range of housing types.
- The Town has made significant strides toward meeting the affordable housing needs.
- The Town will continue to move forward, further augmenting the work already completed, to reach the State's affordable housing goals

### **11. Create design guidelines**

- Design guidelines for new commercial development to be compatible with and not adversely impact the character of the Town
- Example: The Metacom Avenue Corridor Management Plan
- Include visual quality and circulation improvements, including wayfinding signage, landscaping, coordinated curb cuts and service road layout
- Sustainable design

## Statement of Town-wide Planning Goals

### 3. Statement of Town-wide Planning Goals

**T**he following goals summarize the important directions defined by this comprehensive plan. These goals will guide the town's general growth policies for the next decade.

<b>Land Use</b>	<b>Land use planning and management, in a sustainable manner that respects Bristol's environment and unique character for present and future generations, is paramount and is intended to support all other comprehensive planning goals of the Town of Bristol.</b>
<b>Housing</b>	<b>Housing policies must support a broad range of housing opportunities so that Bristol can continue to provide affordable housing to its traditionally diverse population and to ensure that all neighborhoods are livable places.</b>
<b>Economic Development</b>	<b>Foster and promote local economic enterprises and work for a mutually supportive relationship between business activities and other aspects of town life. Sustainable economic development policies will ensure the viability of such local economic enterprises that provide jobs and assist in the local tax base for present and future generations.</b>
<b>Natural, Historical and Cultural Resources</b>	<b>Protect Bristol's natural landscape and resources for present and future generations by enabling local residents to take responsibility for the stewardship of their own natural resources; by protecting historical resources that link Bristol's past with its future; and by protecting and fostering the cultural diversity and "small town" atmosphere that distinguishes Bristol.</b>
<b>Services and Facilities</b>	<b>Continually seek to strengthen the quality of all of the Town's public facilities, including maintaining high quality school facilities, sufficient and high quality public water and sewer systems to meet projected growth, and provide adequate services and facilities for emergency situations. Growth management policies will ensure sustainable services and facilities for present and future generations. Facilities should meet LEED (<i>Leadership in Energy and Efficiency Design</i>) neighborhood design silver certification. A Capital Improvement Plan with a six year horizon and annual capital budget should be implemented</b>
<b>Open Space and Recreation</b>	<b>Provide open space and recreation programs and facilities to serve the full range of present and future residents' needs. Include policies that (a) ensure access to the waterfront and bays that surround the town, and (b) increase and/or improve land areas reserved for recreation, conservation, and open space. Sustainable plans for recreation, conservation, and open space can be achieved by using a coordinated approach to include multiple uses of single sites, and diverse forms of ownership, management, and financing mechanisms to ensure benefits for future generations</b>
<b>Circulation</b>	<b>Increase the ability to travel about town with ease, alleviate congestion and air pollution caused by local and regional traffic patterns.</b>

## **Statement of Town-wide Planning Goals**

**Support economic development through a well planned and high quality transportation system, provide adequate parking facilities, and provide an effective wayfinding system while maintaining key elements of the town's character.**

#### **4. Plan Detail: Goals, Policies and Recommended Actions by Element**

**T**his section of the Comprehensive Plan – 2009 presents the directions for each element (the goals), the guidelines that will shape the movement toward the goals (the policies) and the steps that must be taken to reach the goals within the framework of the policies (the action items). Each action includes an Action Agent that should participate in completing the task.

As used in the Plan, Goals are general guidelines that explain what the community wants to achieve. They are usually long-term and represent overarching visions of the Town. Policies are statements of commitment to a goal, used to instruct the Town as to a required outcome.

Actions carry through the policies, and imply putting into effect or carrying out the task. Actions require an identified Action Agent, such as a Town Department or agency to perform the action. The actions presented in this section are intended to provide direction for the Town. Interpretation of specific action statements must be within the context of the plan as a whole.

## 4. Plan Details

A. Land Use Element

**B**ristol a community with character and historic heritage that is recognized and valued by its residents. Through a firm community commitment to environmental quality and historic preservation, the Town has preserved and protected its historic character and sensitive natural lands.

The great sense of community, scenic beauty, and livable downtown area are part of what makes up the character of the community, conveys a "small town feeling," and, are the most highly valued features of the Town. Most of the residents are very satisfied with the quality of life in the Town and feel that the quality of life is staying the same or getting better, according to the resident survey conducted as part of this Comprehensive Plan – 2009.

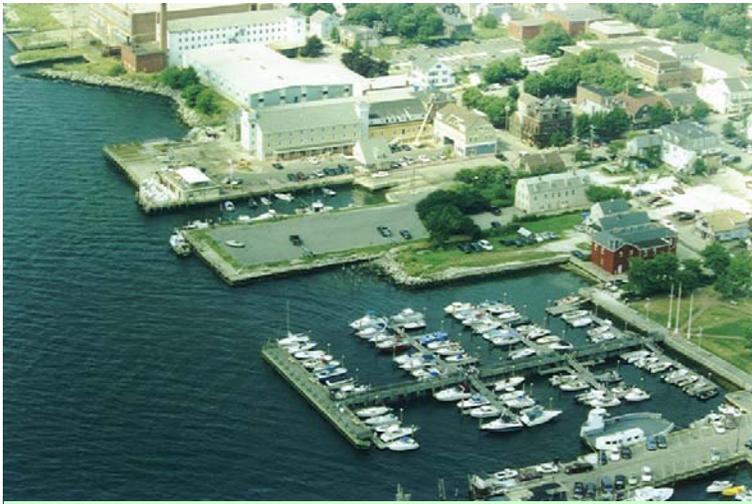
The downtown is the cultural center. Bristol is very fortunate to have a pedestrian oriented downtown with the Post Office, Library and Town Hall all located in the downtown and within very close proximity. There are also two grade school buildings located within the downtown, Colt and Andrews, which have just undergone major addition and renovations. The School Committee has recently decommissioned the Byfield and Reynolds Schools and these will

be turned back to the Town in September 2008.

The Town library, located on Hope Street next to the Post Office, is nearing completion on the expansion into the adjacent property.

This property was purchased for expansion and a Town-wide bond referendum was passed by 87% of the voters to renovate this property into the new downtown library. The Town has a strong commitment to keeping the government offices in the downtown as an anchor to the other downtown uses.

**Downtown is the cultural center, pedestrian oriented, and can be seen from the Waterfront**



Downtown and the Waterfront

The Town also has a commitment to keeping residential uses in the downtown. The Stone Harbor Condominiums were recently completed which redeveloped the former Premier Thread waterfront mill buildings into 82 residential units. This project included a segment of the Town's Downtown Harbor Boardwalk from Independence Park to the Thames Street Landing property. There are currently plans in the review process for converting the Robin Rug waterfront mill into a mixed use development with residential uses on the upper floors and with parking and commercial uses on the first floor.



Active Downtown

## A. Land Use Element

The project will also include a major link in the Town's Downtown Harbor Boardwalk which will run from the Town's property at the Armory at Church Street to the Elks Lodge at the end of Constitution Street.

There has been a lot of redevelopment activity in the downtown in recent years, some of which was sparked by the Downtown Redevelopment Plan that was adopted in 2005 and required developers of blighted properties to return them to active use – one such property was the former Belvedere Hotel. As recently as this month, work has completed on the former Belvedere Hotel rehabilitation into residential condominiums with commercial uses on Hope Street, including renovation of the carriage house and a parking deck. Plans are also in process by the same developer to construct a new mixed use building on Thames Street which will wrap around the corner at State Street with residential on the upper floors and commercial on the street.

In 2005, the Town adopted a Formula Business Ordinance and became the first municipality in the State to regulate formula (franchise) businesses in the Historic District.

The Town has a strong commitment to the preservation of open space. In 1998, the Mount Hope Farm was preserved. It was purchased, in part, with a bond referendum that was overwhelmingly approved by 83% of the voters of Bristol. In 2001, the property known as Waypoysset Preserve was purchased by the Waypoysset Trust and preserved for open space; this is a property on the north side of Narrows Road of approx-

imately 27 acres with beach frontage on the Kickemuit River. The voters also approved a bond referendum in 2006 which included \$3 million dollars for open space preservation. The Open Space Committee has completed the Open Space Plan (June 2008) which includes a method to rank open space purchase considerations. This Committee will play an important role in moving forward with open space preservation.



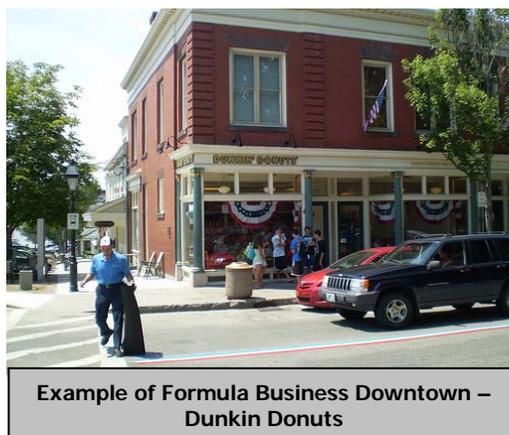
**Belvedere Redevelopment**

The current Quinta-Gamelin Army Reserve building located on Asylum Drive is being closed under the Base Realignment and Closure process of the Federal Department of Defense. The Town has completed the process with the Department and has determined that the best reuse for the property would be as the Town's Recreation

Center with a public benefit conveyance from the Federal Government for this use. The Army Reserve is expected to leave the property in 2011 and then the Recreation Center would move from the current location, in the Downtown Armory on Church Street dock, to the Quinta-Gamelin building.

The approved bond referendum in 2006 included \$2 million dollars to construct an addition on the Hydraulion

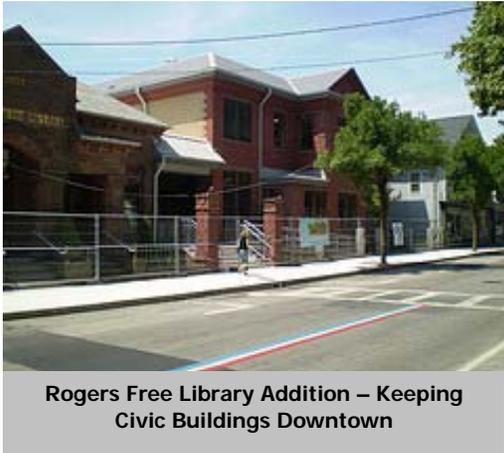
Fire Station on Annawamscutt Avenue which will include a new headquarter and a new rescue station. The current headquarter is located on the second floor of the fire station at the corner of High and Church Streets and is not ADA Accessible. The current rescue station is located on the corner of High and Franklin Streets and is significantly undersized to house the 2 rescue vehicles that are operated from there.



**Example of Formula Business Downtown – Dunkin Donuts**

## A. Land Use Element

In light of the above-mentioned buildings becoming decommissioned, in addition to the Walley School on the Common that is currently closed, the Town has commissioned a Downtown Public Building Study which was completed in June 2008. This Study was funded by a grant from the Rhode Island Historical and Heritage Preservation Commission. The Town Council has



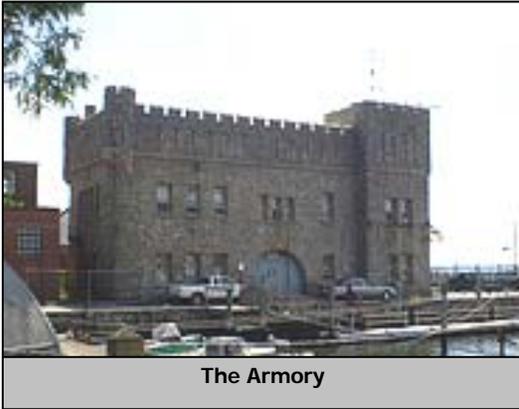
recently created a Committee to take the study into a plan including potential funding needs for capital improvements. It will be important to complete the plan to provide for the reuse and restoration of these buildings that are significant to the downtown area and all located within the Historic District.

The Rhode Island Scenic Roadway Board designated the entire length of Route 114 (Hope Street and Ferry Road) through Bristol and High Street as a Scenic Road and in 2005 a Scenic Roadway Corridor Management Plan was prepared. This plan includes recommendations for preservation of the visual qualities and enhancements to those areas that are in need of improvements along the roadway.

Concerns expressed by the community include increased commercial development on Metacom Avenue that results in traffic impacts. In 2007, with a Challenge Grant from Rhode Island Statewide Planning, the Town commissioned a study of Metacom Avenue, "The Metacom Avenue Corridor Management Plan". This study addressed traffic and land use issues and includes rec-

ommendations for parking lot connector roadways, linkages through neighborhoods, roundabouts at key intersections, design guidelines, and low traffic generating uses. The Metacom Avenue Corridor Management Plan won the Smart Growth and New Urbanism Award from the RI Chapter of the American Planning Association in 2008.

The community survey done as part of the Comprehensive Plan – 2009 indicates that the residents of Bristol have a desire to retain Bristol's small town character and natural beauty. In response the Town has identi-



fied some new policies and action items in the Comprehensive Plan – 2009 designed to retain the town character.

Part of the strategy to retain the Town's rural character is to implement conservation development techniques for future development. Conservation development is a design strategy to protect and preserve onsite and offsite natural resources from development impacts. As development sites are planned, topography, soils, vegetation, natural drainage patterns, and other sensitive or unique landscape features are considered as important resources deserving of protection and enhancement. Stormwater best management practices (BMPs) are also integrated into the development site, with the primary goal of protecting and restoring natural hydrology, preventing flooding, and protecting habitat and water quality.

Conservation development is intended to be density neutral (except where a density bonus is offered).

## A. Land Use Element

### *What does density neutral mean?*

Many people assume that a conservation subdivision automatically implies a reduction in the number of lots allowed on a parcel of land. Rhode Island law requires that the same numbers of lots are built in a conservation subdivision as would be built in a conventional subdivision. Thus, a conservation subdivision can maintain the same level of density as a conventional subdivision. Conventional lot-by-lot subdivisions spread development evenly throughout a parcel without consideration to environmental or cultural features.

Density bonus can offered to promote a mix of housing types and to achieve certain public purposes such as preservation of open space, historical and cultural resources; provision of recreation amenities; and necessary housing alternatives. Density bonuses are not intended in areas that have no public water or sewer facilities.

Map 1 on the next page depicts Planning Areas that are referenced in various parts of this Plan.

Map 1 Planning Areas

## A. Land Use Element

### STATEMENT OF GOALS AND POLICIES – LAND USE

**Land use planning and management, in a sustainable manner that respects Bristol's environment and unique character for present and future generations, is paramount and is intended to support all other comprehensive planning goals of the Town of Bristol.**

Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goal and policies developed by the Town of Bristol to guide its land use planning. This goal encompasses goals expressed in the other elements of this plan.

**Goal 1        Manage land in a manner that supports the comprehensive planning goals of the Town of Bristol.**

*Policies to implement Goal 1*

- A.        Protect Bristol's natural landscape and resources for present and future generations.
- B.        Respect the historic resources that link Bristol's present with Bristol's past and use these resources as guidelines for managing future growth.
- C.        Appoint an Economic Development commission to broaden and strengthen the local economic base.
- D.        Plan for both passive and active recreation, conservation, and open space, using a comprehensive approach and giving consideration to development trends and to the demands of the community.
- E.        Maintain a strong tax base, favorable tax rate and identify alternative revenue sources.
- F.        Maintain the character of Bristol and make sure that new development does not adversely impact the integrity of the Town.
- G.        Embrace Smart Growth principles, conservation development zoning and encourage sustainability of our resources in all land use decisions made by the Town of Bristol.

LU	Action	Action Agent
1	Plan services and facilities for a buildout population of between 24,000 and 26,000 people. Plan on a period of between 30 and 80 years for buildout to occur.	Town Council and Community Development Department
2	Continue to examine the feasibility of purchasing the Mt. Hope Planning Area for preservation. Continue to protect the Mount Hope Planning Area with preservation of the maximum amount of open space, cultural, historical and natural resources. Take action to educate the public and to open the greenbelt and pathway system in the Mt Hope Planning Area which has its terminus at RWU and continue efforts to improve the greenbelt and trail linkages to the Planning Area.	Town Administrator, Town Council, Planning Board, and Community Development Department.

## A. Land Use Element

LU	Action	Action Agent
3	Define land use standards specific for Mount Hope Planning Area that take into consideration the surrounding densities and topography and links to other community resources that border the planning area, such as, Roger Williams University and the land adjacent to the town's landfill. Examine a strategy that considers low intensity, low impact and limited mixed-use and active recreational development.	Planning Board, Community Development Department, Town Administrator, and Town Council.
4	Commission a study to determine viable uses for the landfill (Minturn Farm area), such study to include benefits and drawbacks of each option, inherent costs and maintenance costs over time, Consider various methods for funding this study, including but not limited to grants and public-private partnership arrangements.	Community Development Department and Town Council.
5	Examine developing a set of neighborhood compatibility standards for each planning area in town. These criteria would define land use performance standards that would guide development in established neighborhoods. Criteria would include traffic speed and character, buffer sizes and locations, landscaping criteria, needed public improvements, critical cultural and historic resources, critical environmental resources and neighborhood planning objectives as defined in the Comprehensive Plan.	Community Development Department.
6	Strongly enforce maintaining all industrially and commercially zoned land. Do not allow industrial and commercial zoned parcels to be converted to residential zones.	Town Council and Planning Board
7	Follow a policy that maintains and does not significantly expand the town's current supply of commercial land, with the following exceptions: Allow increased commercial activity along the waterfront, from Constitution Street to Independence Park, within the guidelines established by the Waterfront Zoning District, as may be amended. Control development through the special use permit process and through town development of parking areas. Any proposal for changing the zoning of land to commercial use should be carefully examined for compliance with the comprehensive plan's objectives.	Town Council and Planning Board

## A. Land Use Element

LU	Action	Action Agent
8	<p>Continue to protect the following critical areas in Bristol:</p> <ul style="list-style-type: none"> <li>a. The open fields in the Kickemuit planning area visible from Metacom Avenue.</li> <li>b. The natural and historic areas of the Mt. Hope Planning Area, with emphasis on public access.</li> <li>c. Silver Creek and Tanyard Brook Watersheds.</li> <li>d. Provide public access to and through the North Central wetlands area for pedestrians and bicycles or for agricultural uses.</li> <li>e. The Estates planning area and all views and public access to the water along existing public rights of way.</li> <li>f. Protect the historic character of Poppasquash.</li> <li>g. Permanently identify, preserve, protect and maintain all public rights of way and access points.</li> </ul>	<p>Planning Board, Historic District Commission, Town Council, Comprehensive Planning Committee, and Community Development Department.</p>
9	<p>Implement the Silver Creek Watershed Drainage Study and the recommended Tanyard Brook improvements.</p>	<p>Planning Board, Historic District Commission, Town Council, and Community Development Department.</p>
10	<p>Periodically review the future land use plan and zoning map for consistency between the zoning, and the Comprehensive Plan.</p>	<p>Community Development Department, and Planning Board.</p>
11	<p>Adopt the following land use objectives for each planning area:  <u>The East Shore</u> (see Map 2)</p> <ul style="list-style-type: none"> <li>a. Northeast: Maintain and protect the residential and commercial character of the area.</li> <li>b. Kickemuit: Protect the area as open space as the first objective of the Town. If this is not feasible, guide any development in a manner that protects significant amounts of the area as farmland open space, such as through conservation development zoning. Place top priority on open space protection and links to Metacom Avenue, with improvements as recommended in the Metacom Corridor Management Plan.</li> <li>c. The Narrows: Protect the residential character of the area. Consider improved north-south movement within the area through links of existing streets. Monitor the Veteran's Home for future use changes.</li> <li>d. Hopeworth: Protect the residential character of the</li> </ul>	<p>Planning Board, Town Council, and Community Development Department.</p>

**A. Land Use Element**

LU	Action	Action Agent
	<p>area. Examine the potential for the future use of the old Hopeworth landfill, located at the end of Roosevelt Drive, consistent with its open space designation.</p> <p>e. Mt. Hope: Protect the area as open space as the first objective of the town. If this is not feasible, guide any development in a manner that protects significant amounts of the area as open space while allowing for a mixture of uses and densities that promote open space protection, such as through conservation development. Explore a variety of means to ensure this protection.</p> <p>f. Work with Brown University and the local Native American community to preserve and protect the area encompassing the Haffenreffer Museum, King Philip's Seat and the site of his death for its historic and natural open space value through acquisition, conservation agreement or easement.</p> <p>g. Roger Williams University: Work with the University in its plans for facility expansion on the Ferry Road campus through the Master Plan process of the Educational Institutional Zone and the Metacom Avenue Corridor Management Plan.</p> <p><u>The Central Corridor</u> (see Map 3)</p> <p>h. North Central: Maintain the land use pattern presently in place while allowing for only minor infill development. Do not allow the wetlands to be diminished or degraded. If the area is to be developed, guide such development in a manner that protects significant amounts of the area as open space while allowing for a mixture of uses and densities that make the open space protection economically feasible, such as through conservation development,</p> <p>i. Industrial Area: Maximize and protect the remaining interior land for industrial use by keeping land in industrial zoning, including land currently used as a golf course. Encourage mixed commercial and industrial development along eastern and southern borders of the area. Integrate all development consistent with the Metacom Corridor Management Plan for Metacom Avenue between Tupelo and Gooding. Pursue development of a walking and bike path through the Central Corridor.</p> <p>j. High School: Encourage the continuation of the basic land use patterns in place. Protect Silver Creek from pollution and degradation. Protect the</p>	

## A. Land Use Element

LU	Action	Action Agent
	<p>residential character of the surrounding neighborhood.</p> <p>k. Downtown Core: Maintain and expand historic district protection. Seek ways to provide parking. Encourage the economic reuse of older buildings. Maintain the physical scale of the waterfront in any proposed development plans. Increase public access to the water. Extend the boardwalk and public access to the Coast Guard facility. Monitor the Coast Guard Station for future use changes. Maintain a walkable, pedestrian friendly downtown.</p> <p>l. Downtown Neighborhoods: Maintain the mixed use character of the area. Establish use guidelines for reuse of older buildings to protect the character of the neighborhood.</p> <p>m. The Estates: Work with owners to assist in land use planning so as to maintain the overall landscape character of the area. Monitor Sisters of St Dorothy and Columban Fathers properties for future use changes and seek development rights to those and other private parcels.</p> <p><u>The West Shore</u> (See Map 4)</p> <p>n. Northwest: Encourage conservation development of the remaining open land.</p> <p>o. Highlands: Protect the residential character of the neighborhood. Prohibit commercial development along this corridor except in areas already in commercial use. Examine the need for and feasibility of minor street connections to facilitate neighborhood movement by residents and service vehicles.</p> <p>p. State Park: Protect the park use. Continue to maintain and improve the Sports Complex and Town Beach. Plan for the expansion of the Town's recreation use with the proposed conveyance of the Quinta-Gamlin army reserve center from the federal government to the Town. Explore the feasibility of a breakwater to improve and protect the beach.</p> <p>q. Poppasquash: Discourage high-density development that would require small wastewater treatment, town sewers or would impact existing wells.</p> <p><u>The Waterfront</u></p> <p>r. State Street Dock: Repair, upgrade and provide</p>	

**A. Land Use Element**

LU	Action	Action Agent
	<p>appropriate lighting for the State Street Dock. Create signage to define use. Follow the recommendations of the State Street Wharf Committee to establish equitable use by fishermen and residents.</p> <p>s. Encourage the expansion of marina facilities from the south side of the State St. dock to the Coast Guard Station. Consider including additional transient dock space and a future pump out station and fueling dock at the present Coast Guard facility if it becomes available. Preserve the working waterfront character by encouraging compatible maritime businesses.</p> <p>t. Encourage introduction of a Bristol to Newport Ferry. Use public resources only if financial feasibility can be demonstrated.</p>	
12	<p>Develop comprehensive design standards for new and redeveloped commercial and industrial property to ensure high quality, architecturally compatible development. The Technical Review Committee should include a qualified person in the field of architectural design. In an effort not to hinder further business growth within the town, technical and design review should be an open and user friendly process.</p>	<p>Community Development Department, Planning Board, Technical Review Committee, and Town Council.</p>
13	<p>Continue to work with the State Scenic Roadways Board on the implementation of the Stewardship Plan for Route 114 Scenic Roadway of June 2005. Expand the plan to include the portion of Metacom Ave. (Rte 136) between Mt Hope Ave. and the junction of Rtes 114 and 136. Coordinate on the enforcement and implementation of the plan, amending this plan as necessary.</p>	<p>Community Development Department, Planning Board, and Town Council.</p>
14	<p>Consider the adoption of agricultural zoning to help protect the few remaining farms in Town.</p>	<p>Community Development Department, Planning Board, and Town Council.</p>
15	<p>Pursue a variety of public and private sources for funding the purchase of development rights, agricultural land and open spaces, including but not limited to targeted impact fees, bond issues, a revitalized land trust and state transfer tax income.</p>	<p>Community Development Department, Planning Board, Town Administrator, Town Treasurer, Town Tax Assessor, and Town Council.</p>
16	<p>The town should continue to implement, update and maintain the current Geographic Information System (GIS) program. The development of a regional GIS with other Towns should be explored.</p>	<p>Community Development Department, Planning Board, and Town Council.</p>

## A. Land Use Element

LU	Action	Action Agent
17	<p>Adopt the Metacom Avenue Corridor Management Plan (MACMP) Land Use and Zoning Recommendations, as follows:</p> <ul style="list-style-type: none"> <li>• A new zone, Metacom Mixed Use zone is recommended in the vicinity of Tupelo Street, Gooding Avenue, and Bay View Avenue, Franklin Street, Minturn Farm Road. This zone enables a density of development and a vibrant mixture of residential and commercial use that minimizes dependence on private automobile for many local trips. Recommended dimensional table and permitted use table are presented in the MACMP.</li> <li>• Multifamily or R-6 zoning is proposed as a transition between Metacom Mixed Use zones and adjacent single-family zones and uses.</li> <li>• Several recommendations are presented to preserve views of the Fales and Usher farms, two distinctive landmarks that help define Bristol for southbound travelers. Options include conservation development zoning with 200-foot buffers to Metacom Avenue, preservation through RIDEM's Open Space Bond Fund or conservation easements, or other open space preservation mechanisms.</li> <li>• Amendments are recommended to strengthen the Metacom Overlay Zone with traffic recommendations including access management and design guidelines.</li> </ul>	Community Development Department, Planning Board, and Town Council.
18	Adopt the Redevelopment Plan for the Franklin Street Corridor. Address development of a boat transportation corridor and improvement of the State Street Reservoir. Drainage for the area should be addressed by implementing the Tanyard Brook Watershed Study of 2003.	Community Development Department, Planning Board, Town Council, and Redevelopment Agency.
19	Protect the Town Common as open public space. Preserve the integrity of the structures on the Town Common and limit redevelopment of the Byfield and Walley School buildings to protect its historic character. Residential use shall not be permitted on the Town Common.	Community Development Department, Planning Board, and Town Council.
20	The Town should work with the State of Rhode Island to redefine and/or amend the current affordable housing guidelines.	Town Council.

**A. Land Use Element**

<b>LU</b>	<b>Action</b>	<b>Action Agent</b>
21	Consider the installation of a bulwark-like structure to reduce the impact of major storms and their associated tidal action on the waterfront district. The structure should be located where it will create a protected transient anchorage and mooring area without degrading the water quality for shell fishing and other activities.	Community Development Department, Planning Board, Town Council, and Harbor Commission.
22	Implement an amendment to the Zoning Ordinance that will replace "cluster zoning" (aka Resource Conservation and Creative Development Overlay) with Conservation Development to achieve the most benefits possible from development that occurs on Bristol's last large developable parcels, most of which are located in the Kickemuit, and Mt. Hope planning areas.	Planning Board and Town Council.

Existing and future land uses are depicted in Map 5A and 5B, respectively.

**A. Land Use Element**

Map 2

Map 3

**A. Land Use Element**

Map 4

Map 5A

**A. Land Use Element**

Map 5B

B. Homes and Neighborhoods Element

Bristol is a community with a mix of housing types in neighborhoods. The downtown neighborhoods have a mix of single-family, two-family and multi-family dwellings.

Since the last update, from 2004 to 2008, 115 new single-family residential units have been built and during this same period 136 condominium units have been built.

The Town of Bristol is home to a culturally and economically diverse population. The quality of life in Bristol attracts home-buyers from across the region. The Town's community spirit encourages pride and long-term commitment to the community. Of the households contacted for the Town survey, most have lived in Town for longer than 20 years.

Affordable Housing

Bristol has the highest percentage of affordable housing in Bristol County. As of February 2008, there are five hundred and four (504) units (5.88%) permanently affordable to low-to - moderate-income families which is a slight increase (0.06%) from the prior year. Despite this high percentage of affordable housing, the Town does not meet the State's goal that 10 percent of its housing be permanently affordable. Under the RI Housing provisions, a person can not pay more then 80% of their median income for a single-family dwelling or more then 60% of their median income for an apartment.

Non- Profit

The Town recognizes the East Bay Community Development Corporation (East Bay CDC), formerly The Bristol Foundation, as the nonprofit organization to address the Town's affordable housing needs. This CDC

is based in Bristol and had its roots there but has grown to a regional affordable housing provider. The East Bay CDC owns and manages Franklin Court Independent Living with 96 units of low income senior housing and Franklin Court Assisted Living, with 92 private apartments. Both of

these are located in the former Kaiser Mill Complex. Franklin Court Assisted Living is one of only two assisted living facilities in Rhode Island that can offer Medicaid waivers to low income elderly needing financial assistance. In addition, the East Bay CDC owns and manages 244 apartment units in

multiple scattered sites throughout Bristol, Warren, and Barrington. In addition to providing this affordable housing, the East Bay CDC has also helped the Town and bettered the neighborhood by removing blighted buildings in the former Kaiser Mill. The East Bay CDC recently constructed 8 units of affordable

housing at Catherine Street behind their 6 unit apartment building at 266 Wood Street and is in the process of constructing a 19-unit building at Metacom Avenue to be known as "Kane's Way" which will be 100%



House with Flags



266 Wood Street – Affordable Housing

## B. Homes and Neighborhoods Element

affordable for families. Because East Bay CDC pays property taxes for all of its sites, its residents qualify for the RI State Tax Credit Program. In 2002, East Bay CDC helped residents apply for more than \$40,000 in refunds from the program and the federal Earned Income Tax Credit Program, bringing the total amount returned to residents to more than \$200,000 over four years.<sup>5</sup>

### Public

The Bristol Housing Authority oversees Benjamin Church Manor which is rented to persons who are 62 years of age or older whose income does not exceed \$41,000 for 1 person and \$46,850 for 2 persons as of 2008 data. Persons who apply and are eligible have their name placed on the waiting list with preference given to residents of Bristol. According to the Executive Director, there are 80 people currently on the waiting list. The Bristol Housing Authority is currently moving forward with plans to build additional housing at the Benjamin Church property which will be for seniors 62 years of age and older.

The Bristol Housing Authority also administers the Section 8 program, which provides Federal assistance for people to live in private apartments. The program currently has 150 vouchers being used in Bristol and there are approximately 300 people on the waiting list. This program is for the very low-income residents – Federal guidelines for income and rents are:

Income	Rents
\$25,400 for one person	\$827 for one bedroom with utilities
\$29,250 for two people	\$965 for two bedrooms with utilities
\$32,900 for three people	\$1155 for three bedrooms with utilities

Although this program provides the money and tools, many people are unsuccessful finding apartments in Bristol. With approximately 1/3 of the Town renter-occupied according to the 2000 Census, it would seem that there would be more rental opportunities. However, according to the

<sup>5</sup> East Bay Community Development Corporation Annual Report 2002

Housing Authority, the University has an impact on the available rental units due to the higher rents that landlords can charge for the students. Another trend, evidenced over the past 4-5 years, has been that the students keep their apartments through the summer, which further locks out the affordable renters.

In June 2005, the Town completed the Affordable Housing Production Plan. Following this, the Town appointed an Affordable Housing Committee to oversee implementation of the plan and further the Town's affordable housing goals.

### Market Rate

The majority of market rate homes constructed over the last decade have been single-family on new subdivision lots. A few larger downtown condominium developments have also been built or are in the



Catherine Street - Affordable Housing

planning process including the former Premier Thread waterfront mill which has been converted to 82 units known as "Stone Harbor", and the Robin Rug waterfront mill which is currently in the planning stages for 98 condominium units with a requirement for 10% affordable units (either on-site, off-site or fee in lieu of). These waterfront mill manufacturing buildings were specifically considered and identified for their housing potential in any rehabilitation or redevelopment as stated in the housing element of the Comprehensive Plan. The former Belvedere Hotel has also undergone a renovation into 14 residential condominiums with 14 additional units in the process of being

## B. Homes and Neighborhoods Element

constructed in a converted carriage house, a converted adjacent multi-family building on John Street and new construction on Thames Street.



Premier Thread Building at intersection of Bradford Street and Thames Street

### Bristol's Affordable Housing Policy

In an effort to clarify Bristol's position on affordable housing, the following policy statements were developed for this plan. First, the definition of "affordable housing" shall be consistent with the definition of the "Low-or moderate-income housing" as set forth by RI Housing as follows:

"any housing subsidized by the federal or state government under any program to assist the construction or rehabilitation of low-or moderate income housing, as defined in the applicable federal or state statute, whether built or operated by any public agency or any nonprofit organization, or by any limited equity housing cooperative or any private developer."

Second, Bristol supports the development of housing that helps to meet the needs of all of Bristol's "local residents". Bristol is also willing to do its share to assist in meeting the housing needs of the regional population, but within the context of a broad, cooperative, fair share policy that involves all of Bristol's neighboring towns. Bristol has great concerns over pursuing housing strategies based on past theories of public housing provision, specifically the development of large projects for specific socioeconomic groups. Bristol is a town that has always had a rich mixture of housing types blended together within the down-

town. The outlying single family neighborhoods have developed in a variety of lot sizes and development patterns. Bristol has never created large multifamily developments that then deteriorated causing yet more problems for residents and non-residents alike. Bristol shall not pursue that strategy in the future. In order to guide affordable housing development in Bristol, the following development standards were adopted.

Affordable housing in Bristol shall:

1. Be integrated with market price units.
2. Be dispersed throughout town rather than being congregated in specific areas or projects. It shall be developed in areas that are suitable for any type of housing development.
3. Be designed so as to physically blend with surrounding market price units in terms of height, massing, site design and architectural treatment.
4. Be designed to give the residents and neighbors' pride in their homes.
5. Be developed to give residents the opportunity to share in the ownership of at least some of the units where feasible given the particular needs

## B. Homes and Neighborhoods Element

### STATEMENT OF GOALS AND POLICIES HOMES AND NEIGHBORHOODS

**Housing policies must support a broad range of housing opportunities so that Bristol can continue to provide affordable housing to its traditionally diverse population and to ensure that all neighborhoods are livable places.**

Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its homes and neighborhoods. These goals encompass goals expressed in the other elements of this plan.

**Goal 1 – Work for a continued range of housing opportunities so that Bristol can continue to be home to our traditionally diverse population.**

#### *Policies to achieve Goal 1*

- A. Implement the Affordable Housing Production Plan of 2005, as updated.
- B. Direct Town efforts toward addressing housing needs that the private market does not, or cannot, meet.
- C. Address the needs of Bristol's special demographic groups, to include: working families, single parent families, parents whose children are grown, persons living alone, and the elderly.
- D. Make sure that housing programs first meet the needs of Bristol residents.
- E. Encourage a broad range of housing costs, with special emphasis on creating and maintaining houses and apartments that are affordable to lower income residents.
- F. Work toward a range of housing types to match residents' differing preferences and resources for their physical environments.
- G. Encourage a range of housing- ownership and rental options to match residents' differing preferences and resources, to include: home ownership, rental, accessory apartments, condominium, cooperative, and congregate.
- H. Develop programs to help elderly and others on fixed incomes stay in their homes.
- I. Encourage coordination among the public agencies and the community organizations to leverage their resources and generate new programs.

**Goal 2 – Ensure that neighborhoods are livable places.**

#### *Policies to achieve Goal 2*

- A. Historical and architecturally significant properties should be surveyed and designated for preservation.
- B. The Town is encouraged to investigate new urbanism techniques such as form based vs. use based zoning regulations to maintain characteristics of existing neighborhoods.
- C. Sidewalks are encouraged for safety and sustainability purposes in new developments.
- D. Connectivity must be maintained between neighborhoods as essential to quality of life, as well as for safety and convenience.
- E. Address the issue of exterior lighting for public and private development, balancing the need for adequate lighting with the need to avoid excessive lighting on nearby residences.
- F. Provide adequate water supply and pressure.

## B. Homes and Neighborhoods Element

- G. Buffer neighborhoods from incompatible land uses.
- H. The Town should continue to call for adequate buffer zones between incompatible uses (i.e. between adjoining industrial and residential areas).
- I. Take into account existing land use patterns when designing new zoning regulations.
- J. Promote good design in all future developments.
- K. Require that new developments stay within a scale that is appropriate to Bristol and to surrounding homes.
- L. Strengthen the services and amenities that make Bristol a good place to live.

**Goal 3 – To protect the safety and welfare of all residents, new residential development along the waterfront, especially on undeveloped land, should be carefully reviewed and considered for its appropriateness.**

### *Policies to achieve Goal 3*

- A. It is strongly recommended the Town conduct a study for restrictions on land use in the V zone and coastal or hazard zone areas as designated by FEMA.
- B. Any waterfront development should be required to provide public lateral access to the waterfront.
- C. The Town will pursue federal and / or state funds to purchase flood prone properties.
- D. It is strongly recommended that a study by the RIDEM of appropriate additional zoning setbacks from wetland areas be conducted. (i.e. an additional setback buffer from wetlands greater than the otherwise required setbacks.)
- E. The Town must stress the need to maintain large tracts of open land as still exist.

### **Goal 4 – Affordable Housing Goals**

#### *Policies to achieve Goal 4*

The Town's Affordable Housing Production Plan of 2005 recommends the following affordable housing goals and they are incorporated in this Plan. The Town of Bristol's affordable housing goals are as follows:

1. Create a Diversity of Housing Types that Meets the Current and Future Needs of Low-Moderate Income Residents, Employees, and Special Needs Populations. While Bristol does currently have housing for the elderly, families, single persons, and special needs populations, the majority of housing being built in Bristol is out of the reach of the low-mod populations. The housing gap this causes will continue to grow unless Bristol continues to actively and aggressively pursue the development of affordable housing within the town.
2. Meet and surpass the 10% Goal for Affordable Housing. In 2030 there will be a 532 unit gap between the State's affordable housing goal and the affordable housing stock currently available in Bristol. The strategies devised by the Town will ensure that this gap is lessened if not entirely eliminated at build out.
3. Achieve or maintain, whenever possible, at least a few housing units that will provide opportunities to households of one or more of the groups that have been identified as being of particular concern in Bristol. Include careful and creative decisions about how the

## B. Homes and Neighborhoods Element

- public purpose of expanded housing opportunity can be combined with other public purposes on any given site.
4. Revise the zoning ordinance to promote affordable housing and housing that meets the needs of all Bristol citizens.
  5. Identify potential locations for affordable housing development.
  6. Strengthen partnerships and build community support for affordable housing development.
  7. Identify existing and new resources for affordable housing development.
  8. Ensure the long term affordability of housing.

These strategies are designed to be realistic, practical, and consistent with the Towns affordable housing goals. The plan includes an Action Table which serves as the implementation tool for the plan. The Action Table includes the responsible parties, cost, funding source, and timeframe for the development of affordable housing in Bristol.

### Homes and Neighborhoods Actions

H&N	Action	Action Agent
1	Revise the Zoning Ordinance to promote affordable housing.	Community Development Department, Planning Board and Town Council.
2	Allow Multi-family housing by Special Permit in the R-10 zone. Amend the zoning ordinance to allow 3-4 unit buildings in R-10 zone. The Town will provide tax incentives to landowners who build multi-family housing in these zones in return for a deed restriction being placed on the property to ensure long term affordability. This zoning change would allow for the creation of 139 additional dwelling units. The Bristol Planning Department assumes that at least 35% of these new units would be affordable, thereby creating at least 49 new affordable housing units. To provide incentive for property owners to create a deed restricted affordable unit, the Town will limit the property taxes on the deed restricted unit to 8% of the gross income received from the unit. As part of the revisions to the Town Zoning Ordinance, the Town will create standards for the Multi-family housing Special Permits.	Community Development Department, Planning Board and Town Council.
3	Mandate Inclusionary Zoning for all proposed developments greater than five units. Inclusionary zoning has been proven nationally as an effective tool for incorporating affordable housing into new developments. A mandatory inclusionary zoning ordinance would require the provision of a minimum percentage of affordable units (20%) in all residential developments of four or more units, including subdivisions, condominium, and rental developments. The Town will provide a variety of incentives including but not limited to tax breaks and density bonuses as compensation for the affordable unit requirements. In cases where including affordable	Community Development Department, Planning Board and Town Council.

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
	units is not feasible, the Town will require the developer to make an offsite exaction, such as building the affordable units elsewhere, donating land to a housing trust fund, or paying an in-lieu-of fee to the Town's Affordable Housing Trust Fund. On average, there are between 2 and 3 developments a year with greater than 4 units in Bristol per year. The implementation of inclusionary zoning will yield approximately six affordable units per year for Bristol. Based on the history of both subdivisions and multi-family development applications, the Town expects it should meet the estimated 6 units per year.	
4	Allow duplexes by right (when one unit of the duplex is affordable) in the R-15 and R-20 zones when deed restricted to ensure long term affordability. The Community Development Department estimates that this could create an additional 18 affordable units for the Town. To provide incentive for property owners to create a deed restricted affordable unit, the Town will limit the property taxes on the deed restricted unit to 8% of the gross income received from the unit.	Community Development Department, Planning Board and Town Council.
5	Revise the Accessory Dwelling Unit (AFDU) provisions of the Zoning Ordinance to allow non-family units in the R-6, R-10, R-15, LB, Downtown, and Waterfront districts or in all districts provided that the accessory units are deed restricted as affordable units for at least 30 years. Currently accessory dwelling unit ordinance can only be applied when used for family members. The Town estimates this will provide at least 50 deed restricted affordable units over the next 25 years. To provide incentives for property owners to create a deed restricted affordable unit, the Town will limit the property taxes on the deed restricted unit to 8% of the gross income received from the unit.	Community Development Department, Planning Board and Town Council.
6	<p>Identify Locations for Affordable Housing Development. Bristol does not want to create large affordable housing developments for specific income groups. The Town prefers smaller developments scattered throughout the Town, so that affordable housing is not clustered in one neighborhood. Affordable housing should be integrated with market-rate housing. Affordable housing should be designed so as to blend with surrounding market-rate housing in terms of architectural style.</p> <p>The Locations Summary Chart on the following pages identifies the sites the Affordable Housing Committee has recognized as appropriate locations for affordable housing development. See Map 6 Housing Element. The Action Items of this section address these locations and others that are not yet identified.</p>	Community Development Department, Planning Board and Town Council.

## B. Homes and Neighborhoods Element

### POTENTIAL LOCATIONS SUMMARY

Location	Current Zoning	Zoning Needed	Total Units*	Range of Affordable Units	
Zoning	Varies	Same	375	75	120
Multi-family in R-10	R-10	Same	139	49	49
Duplexes in R-15 & R-20	R-15 & R-20	Same	18	18	18
Rehabilitation in Low Mod Census Area	R-6, R-10, R-15	Same	2,120	212	212
Accessory Apartments	Varies	Same	75	25	50
Adaptive Reuse					
Robin Rug			10%	10	10
Infill Development					
Vacant Lots in R-10 district	R-10	R-10	48	12	12
Identified Sites					
Nunes Property (Chestnut St.)	R-15	Comp. Permit	12	4	4
Francis Gravel Bank at Bayview (Plat 48, Lot 8)	R-10	Amended R-10	24	6	6
Goulart at Metacom (Plat 87, Lots 1 and 18)	R-10	Amended R-10	35	7	7
KenDan LLC at Gooding (Plat 11, Lot 1)	GB	Comp. Permit	20	5	5
King Nursery (Bay View Ave.)	R-10	Amended R-6	29	6	6
Anthony Nunes at Metacom (Plat 108B, Lot 4&9)	R-15	Amended R-15	10	2	2
Coehlo at Gooding (Plat 111, Lots 2, 42,43)	GB	Comp. Permit	16	4	4
Stephenson off Annawan (Plat 127B, Lot 6)	R-15	Amended R-15	14	3	3
Stephenson in Mason Farm (Plat 128, Lots 3, 4, 9, 10, 17)	R-15	Amended R-15	25	6	6
Rego/Ramos at Metacom (Plat 128, Lots 15, 16)	GB	Comp. Permit	6	2	2
Francis Bros. off of Harrison Street (former gravel bank) (Plat 133, Lots 3,4)	R-15	Amended R-15	14	3	3
Pagnano Farm (combination open space and affordable housing development) (Plat 134, Lots 4, 7)	R-15	No Change	8	8	8
Raposa at Metacom (Cow Wall), (Plat 150A, Lot 17)	R-15	Amended R-15	5	2	2
Tavares Farm at Metacom (Phase II) (Plat 92, Lot 2)			8	4	4

## B. Homes and Neighborhoods Element

Location	Current Zoning	Zoning Needed	Total Units*	Range of Affordable Units	
Perry Nursery at Metacom (Plat 159, Lot 1034)	LB	Comp. Permit	8	4	4
RWU at Almeida Apartment Complex			30	30	30
<b>Total Units Identified</b>			<b>3,039</b>		
<b>Total Affordable Units Identified</b>				<b>497</b>	<b>567</b>
<b>Total Affordable Units Required</b>				<b>563</b>	

\*Potential units based on preliminary site analysis, build-out of each site will be specific to each development proposal.

H&N	Action	Action Agent
7	<p>Target existing housing in need of rehabilitation for affordable housing. The 2000 Census identified eight (8) low-moderate income Census block groups in Bristol.<sup>6</sup> This is an increase over 1990, when there were only 3 low-mod block groups. The low-mod area is generally located downtown, bounded by Gooding Avenue, Metacom Avenue, Hope Street, and Ferry Road.</p> <p>The Town has targeted this area for revitalization, through its CDBG program and other investments. As part of this revitalization effort, the Town will encourage affordable housing to be developed here, especially through the rehabilitation of existing 1-4 family homes. East Bay CDC can purchase homes in these neighborhoods as they become available, rehabilitate them, and rent/sell them to low-income households. Another approach is for the Town or other sources to provide grants/loans for home repairs and maintenance, provided the units are deed restricted to low-income households for a set period of time (30 years) beyond the scope of the existing Bristol Home Repair Program.</p> <p>The low-mod Census area is ideal for affordable housing because it has the infrastructure (public water and sewer) necessary to support more dense development, and it provides access to shopping, religious institutions, government services, and public transportation. There are 2,120 rental housing units in the low-mod area; assuming at least 10 % of them are rehabilitated as affordable housing, this would generate 212 affordable units for the Town.</p>	<p>Community Development Department, Planning Board and Town Council.</p>

<sup>6</sup> A Low-moderate income block group is defined as at least 50% of the population earning less than 80% of the area median income. Eight Low-Mod Block Groups are Tract 307, Block Groups 1-5; Tract 308, Block Groups 1 and 2; and Tract 309.02, Block Group 4.

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
8	<p>Adaptively reuse underutilized sites and buildings to create mixed-use, live/work communities containing affordable housing. The adaptive reuse of underutilized buildings has become a popular community development strategy. It removes an eyesore from the community while promoting new development. Adaptive reuse can accommodate a mix of uses (industry, retail, office, residential), as well as mixed-incomes. The Kaiser Mill redevelopment is an excellent example of adaptive reuse.</p> <p>Bristol has placed a high priority on maintaining and preserving industrial land, both undeveloped and underutilized parcels. However, these sites may present opportunities for mixed-use development, combining multi-family residential, commercial, office and/or light industry. With mixed-use adaptive reuse, underutilized buildings can be revitalized, industrial uses can be maintained, and multi-family housing can be incorporated into a vibrant live/work environment. Residents would be able to walk to work, and could have access to other services such as shopping and public transportation.</p> <p>Potential sites for mixed-use development and/or adaptive reuse in Bristol include Robin Rug which will have 10% affordable units. The Town will support the adaptive reuse of these sites into affordable housing.</p>	Community Development Department, Planning Board and Town Council.
9	Create affordable housing via Infill Development. Rehabilitation and adaptive reuse alone will not meet housing needs. Some affordable housing is needed via new construction. Infill development can incorporate affordable housing into mixed-income neighborhoods. Mixed-income neighborhoods foster a greater sense of community for low and moderate income households, and help reduce the stigma associated with affordable housing.	Community Development Department, Planning Board and Town Council.
10	Develop affordable housing at appropriate identified sites. There are sites throughout Bristol appropriate for the development of affordable housing. The location summary chart identifies sites appropriate for affordable housing development through a combination of rehabilitation and new construction.	Community Development Department, Planning Board and Town Council.
11	Identify Locations Which are Suitable for Development Using Low Income Housing Tax Credits (LIHTC). The Town is committed to using all available resources for the development of affordable housing. This includes LIHTC. The Town feels that several parcels currently designated for open space protection could accomplish both open space protection and affordable housing using the LIHTC. The Town plans to follow the Vermont Land Trust Model, wherein a parcel is purchased for open space protection, with a	Community Development Department, Planning Board and Town Council.

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent						
	small portion of the parcel being sold to a non-profit for affordable housing development in order to finance the open space protection. LIHTC projects using the Vermont Land Trust Model could include areas within the Kickemuit Planning Area.							
12	Encourage a partnership with Roger Williams University and EBCDC to develop the excess land at the Almedia Court Apartments as affordable housing. Roger Williams University provides housing to a number of its students through the Almedia Court Apartment Complex. This complex has a large parcel of vacant land associated with it. The Town will encourage a partnership between RWU and EBCDC to develop affordable housing at this site. The housing developed at this site could be mixed student and affordable housing or it could be 100% affordable units. The Town estimates that at least 30 units could be developed at this site.	Community Development Department, Planning Board and Town Council.						
13	<p>The Town's recently adopted Educational Institutional zone for the Roger Williams University campus gives the University greater flexibility to expand the buildings at this location. The University is encouraged to provide on-campus student housing in order to maximize the proportion of students who live on campus and reduce demand for off-campus student rental units in Bristol which has the effect of creating inflated rents. The Town will continue to work with the University to:</p> <ul style="list-style-type: none"> <li>a. Maximum the proportion of students who live on campus; and</li> <li>b. Consider the right of first refusal options for the Town (or its agent) on any off-campus housing owned by and operated by the University. As more on-campus housing is built, and the off-campus housing becomes surplus, the Town may be able to convert it into affordable housing for residents. These actions are to be evaluated and monitored by the Town.</li> </ul>	Community Development Department, Planning Board and Town Council.						
14	<p>Encourage the Construction of Affordable Housing that Meets the Needs of Residents. Demographics indicate that the most pressing need in Bristol is for affordable units for families, followed by housing for the elderly, and housing for special needs populations. The Town has set the following targets for each of the above mentioned housing types:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Family Housing</td> <td style="text-align: right;">394 units</td> </tr> <tr> <td style="padding-left: 20px;">Elderly Housing</td> <td style="text-align: right;">96 units</td> </tr> <tr> <td style="padding-left: 20px;">Special Needs Housing</td> <td style="text-align: right;">73 units</td> </tr> </table>	Family Housing	394 units	Elderly Housing	96 units	Special Needs Housing	73 units	Community Development Department, Planning Board and Town Council.
Family Housing	394 units							
Elderly Housing	96 units							
Special Needs Housing	73 units							

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
15	<p>Strengthen partnerships and build community support for affordable housing. Without strong community leadership, the affordable housing gap in Bristol will continue to grow. It should be the responsibility of a single entity to research the community's needs, develop affordable housing goals and objectives, and implement the actions to achieve the desired results.</p>	<p>Community Development Department, Planning Board, Town Council, and Affordable Housing Committee.</p>
16	<p>Continue to use the Bristol Affordable Housing Committee to guide the development of this plan and to serve as an advocate for affordable housing in Bristol.</p> <p>Continue to support the Affordable Housing Committee in its role to:</p> <ul style="list-style-type: none"> <li>• Oversee the implementation of the Affordable Housing Plan: The Committee would monitor the implementation of the Affordable Housing Plan, and report annually to the Town Council on the Plan's progress. The Town Council would be responsible for ensuring the Plan is implemented.</li> <li>• Identify locations for future affordable housing development: A major role of the Committee should be to identify sites for affordable housing on an ongoing basis, through advertising and/or soliciting proposals. This provides a mechanism for replenishing the list of locations included in the plan, and will make the plan a dynamic document. The Planning Department will evaluate the locations recommended by the Committee to determine their suitability for affordable housing development.</li> <li>• Endorse appropriate affordable housing proposals: The Committee should begin a program of endorsing affordable housing proposals that meet the criteria set by the Town and this plan. An endorsement from the Committee would show community support for affordable housing, and could expedite the approval process. Endorsements would be a source of prestige and developers would actively seek them out. This would encourage affordable housing proposals that are in line with the Town's objectives and priorities.</li> <li>• Strengthen partnerships and working relationships for affordable housing: The Committee should assist in fostering and maintaining strong, supportive relationships between Town government; the Bristol Housing Authority; non-profit developers such as East Bay CDC; and for-profit affordable housing developers. The Committee should help these groups share resources and information. Establishing affordable housing as a priority and addressing the recommendations included in this</li> </ul>	<p>Community Development Department, Planning Board and Town Council.</p>

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
	<p>Plan will set the stage for partnerships and working relationships.</p> <ul style="list-style-type: none"> <li>• Raise awareness of affordable housing needs through public education: An educational program should be developed that more accurately describes the population in need of affordable housing, namely working families, children of current residents, and the elderly. This would help dispel the negative connotations commonly associated with affordable housing and combat NIM-BYism (Not In My Back Yard). The Town could provide residents with information about affordable homeownership and rental opportunities and could encourage public discussion of these issues with Town officials and local affordable housing developers.</li> <li>• Research affordable housing issues: A number of issues and ideas arose during the planning process that are beyond the scope of this plan. These ideas warrant further research, including: <ul style="list-style-type: none"> <li>○ Town rent subsidies for affordable housing; could be tax breaks for apartment owners, tax or tenant-based subsidies</li> <li>○ Impact fees on all new residential development to fund the Affordable Housing Trust Fund.</li> </ul> </li> </ul>	
17	<p>Encourage and assist the Bristol Housing Authority to become a more active affordable housing provider. The Bristol Housing Authority (BHA) can play a larger role in providing affordable housing in Bristol. The Town can assist BHA in the following ways:</p> <ul style="list-style-type: none"> <li>• Support BHA in developing additional affordable housing at Benjamin Church Manor. BHA owns approximately 1 acre of undeveloped land at the southeastern corner of Benjamin Church Manor that could accommodate additional elderly units. Development plans are currently pending for this property before the Planning Board.</li> <li>• Support BHA in creating a Section 8 Homeownership program: The Bristol Housing Authority has expressed an interest in developing a Section 8 Homeownership program. HUD has given public housing authorities the discretion to allow Section 8 voucher recipients to purchase a home instead of renting an apartment. Participants must be income-qualified first-time homebuyers. Vouchers can be used to pay monthly housing expenses, including mortgage payments, insurance, utilities, and taxes. For families, there is a mandatory homeownership assistance limit of 15 years; elderly and disabled recipients may receive assistance beyond 15 years. In Rhode Island, Coventry and East Greenwich</li> </ul>	<p>Community Development Department, Planning Board and Town Council.</p>

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
	<p>currently have Section 8 Homeownership programs, and could serve as models. Participants could take advantage of EBCDC's first-time homebuyer education classes.</p> <ul style="list-style-type: none"> <li>Assist BHA in recruiting more landlords to participate in the Section 8 voucher program: Long-term relationships with landlords are essential to a successful Section 8 voucher program. BHA has vouchers that are not in service because recipients cannot find a qualified apartment. The Planning and Zoning Boards could encourage multi-family housing developers to participate in BHA's Section 8 program, perhaps going as far as making Section 8 participation a condition of Planning/Zoning approval.</li> <li>Assist BHA in recruiting landlords to participate in a Project based Section 8 program. Currently Section 8 vouchers do not count towards the Town's 10% goal as they are portable and can be used outside the community limits. A housing authority may set aside 15% of its vouchers to be assigned to a specific project with a 5 year renewable contract. When Section 8 vouchers are project based, they lose their portability and if the participating property owners agree to keep those units Section 8 project based for 30 years, the vouchers would then count towards the Town's 10% goal.</li> </ul>	
18	<p>Work with East Bay CDC and non-profit special populations organizations to develop affordable housing in Bristol. The Town will encourage and work with East Bay CDC, Riverwood Mental Health Services, East Bay Mental Health Center, and other non-profit organizations to develop affordable housing in Bristol. East Bay CDC should continue to develop affordable family and elderly housing. They should pursue their HUD 202 project, and continue to purchase homes as they become available, rehabilitate them, and sell/rent them to low-income households. East Bay CDC could partner with other organizations to development affordable housing for persons with special needs. This partnership would combine East Bay CDC's development expertise with another organization's capacity to provide supportive services.</p> <p>The Town can assist non-profit developers by identifying sites suitable for affordable housing, providing funding through the Affordable Housing Trust Fund, and providing support at development review hearings</p>	Community Development Department, Planning Board and Town Council.
19	Partner with the East Bay Chamber of Commerce in promoting the economic benefits of affordable housing. The lack of workforce housing has become a critical issue in the business community. A 2004 study released by Fleet Bank	Community Development Department, Planning Board and Town Council.

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
	and the Rhode Island Public Expenditures Council emphasizes the relationship between affordable housing and economic development. For every 10 jobs created, 7 housing units (affordable and market rate) are needed. Chambers of Commerce across the country have been active in workforce housing development. The Town will work with the Chamber of Commerce in raising awareness of this issue and promoting employer participation in providing affordable workforce housing.	
20	<p>Encourage Roger Williams University to develop an Affordable Housing Center. Roger Williams University has a number of academic assets, including strong architecture and business programs. RWU faculty and students can provide a number of in-kind services in efforts to develop creative ways of providing affordable housing. The Town should encourage and work with RWU to develop an Affordable Housing Center. The Center could work in the following areas:</p> <ul style="list-style-type: none"> <li>• Explore new design and materials advances in housing development</li> <li>• Research innovative funding mechanisms and land-use techniques for providing affordable housing.</li> </ul>	Community Development Department, Planning Board, Town Council, and Town Administrator.
21	Encourage the Mt. Hope High School building class to rehabilitate older buildings in Town which can be sold as affordable housing. The Mount Hope Building class constructs a home each year. As time goes on and vacant land becomes more difficult to acquire, the Town will encourage the building class to rehabilitate homes for affordable housing development. This will serve the Town's need for more affordable housing and the building classes need for a work site.	Community Development Department, Planning Board, Town Council and School Committee.
22	Identify Existing and New Resources for Affordable Housing Development. Now and in the future Bristol must identify the resources available to facilitate the development of affordable housing.	Community Development Department, Planning Board and Town Council.
23	Establish an Affordable Housing Trust Fund. A local Affordable Housing Trust Fund would receive and manage funds for affordable housing development and preservation in Bristol. There are currently no local funding resources for affordable housing development in Bristol. An Affordable Housing Trust Fund would address this need. Potential sources to contribute to an Affordable Housing Trust Fund include: <sup>7</sup>	Community Development Department, Planning Board, Town Council, and Town Treasurer.

<sup>7</sup> There are other local sources of funding the Town could use to support affordable housing development that cannot be placed in the Affordable Housing Trust Fund. For instance, CDBG funds cannot be used in an Affordable Housing Trust Fund because of federal regulations governing how long CDBG can be held prior to expenditure and the types of account in which funds may be held. However, where feasible, the Town will request CDBG funds on an annual basis for affordable housing proposals that are ready to be developed in that year. The Town will also, whenever possible, earmark CDBG

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
	<ul style="list-style-type: none"> <li>▪ The Town's portion of the State Real Estate Conveyance Tax</li> <li>▪ In-lieu of fees from Inclusionary Zoning</li> <li>▪ HOME funds</li> <li>▪ Private contributions and charitable donations</li> <li>▪ Private Foundations</li> <li>▪ Land donations</li> <li>▪ Developer impact fees (possibly from commercial development)</li> </ul> <p>The Trust Fund could be used for the following:</p> <ul style="list-style-type: none"> <li>▪ Development subsidies for individual affordable homeownership units</li> <li>▪ Gap financing for affordable rental developments (Developers will also apply to Rhode Island Housing for gap financing)</li> <li>▪ Closing costs and down payment assistance for eligible first-time homebuyers purchasing houses through East Bay CDC's land trust</li> <li>▪ Feasibility studies and predevelopment costs born by affordable housing developers</li> </ul> <p>Bristol will apply to Rhode Island Housing for start up money to capitalize the Affordable Housing Trust Fund.</p>	
24	Maximize existing federal and state funding sources for affordable housing development. For- and non-profit developers should make the best possible use of the following affordable housing development resources.	Community Development Department, Planning Board and Town Council.

Program Income funds for Affordable Housing Trust Fund purposes. Program Income funds are governed by different regulations.

## B. Homes and Neighborhoods Element

Source	Program Name	Source	Program Name	Source	Program Name
HUD	Section 202 (Elderly)	RIH	Low-Interest Mortgages	FHLB	Affordable Housing Program
	Section 811 (Special Needs)		Home Repair Loans	Fed	Low Income Housing Tax Credits
	Continuum of Care (Homeless)		Next Step (transitional housing)	Fed	Federal Historic Preservation Tax Credits
	Emergency Shelter Grants (Homeless)		Pre-development loans	State	Rhode Island State Historic Preservation Residential Tax Credit
	Housing Opportunities for Persons with AIDS (HOPWA)		Preservation (Section 8 apartments)	State	Neighborhood Opportunities Program (NOP)
	HOME Investment Partnerships Program (HOME)		Rental Housing Production Program		Family Housing Program Supportive Housing Program Building Better Communities
	Community Development Block Grant (CDBG)		Targeted Loans		
	Section 108 (Loan Guarantees)		Technical Assistance		
			Thresholds (Mental Illness)		

*RIH = Rhode Island Housing, FHLB = Federal Home Loan Bank (Boston)  
HUD = U.S. Dept. of Housing and Urban Development*

H&N	Action	Action Agent
25	Encourage the East Bay CDC to revise its Housing Land Trust to guarantee long-term affordability. East Bay CDC operates a Housing Land Trust to preserve the long-term affordability of the homeownership units it develops. However, East Bay CDC's land trust model does not guarantee long-term affordability, because owners can opt out of the land trust. If a land trust homeowner chooses to sell his/her house to someone who is not income-qualified, the property is removed from the land trust, both the property and the house are sold, and the seller must reimburse East Bay CDC for the value of the land. If this happens, the long-term affordability of the property is lost. The town should encourage the East Bay CDC to revise its land trust model to prevent owners from opting out.	Community Development Department, Planning Board and Town Council.
26	Preserve and Maintain Existing Housing. Existing housing is an important resource of affordable housing. The following steps will be taken: <ul style="list-style-type: none"> <li>Develop means to ensure the adequate maintenance of rental housing: Rental housing is often improperly maintained, especially buildings owned by non-resident landlords. The Town will develop a program to ensure that property owners maintain their buildings, and that they meet building code requirements. One method to encourage adequate maintenance would be to require the registration of home addresses for all non-resident lan-</li> </ul>	Community Development Department, Planning Board and Town Council.

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
	<p>lords to ensure communication can be made. Pawtucket currently utilizes this approach.</p> <ul style="list-style-type: none"> <li>Continue and expand the Town's CDBG home repair and home maintenance grant and loan programs: The Town provides assistance to homeowners through the CDBG program. The Town receives approximately \$50,000 annually in CDBG funds. Funds are used to provide grants and/or low-interest loans for home repairs to address existing or potential code violations. Typical uses include repairs to roofs, plumbing and electrical systems. The amount awarded per recipient ranges from \$5,000-\$15,000. Recipients must be income eligible, and the majority of recipients are elderly or disabled persons. The program serves approximately 5 people per year. The Town will also offer larger grants and/or loans (up to \$30,000) to qualified recipients in exchange for a Long Term Affordability restriction being placed on the property.<sup>8</sup></li> </ul>	
27	Implement programs which ensure the long term affordability of housing. Without oversight the potential exists for affordable housing to be lost over the passage of time.	Community Development Department, Planning Board and Town Council.
28	Create a monitoring program for deed restricted affordable rental units. The Town will create a program in which the East Bay CDC, as the only currently recognized monitoring agent in the East Bay, will annually monitor the rental of deed restricted affordable units to appropriate income qualified families. This program will ensure that housing units with long term affordability deed restrictions on them are not lost over time.	Community Development Department, Planning Board and Town Council.
29	Explore Other Affordability Mechanisms where appropriate. The Town of Bristol recognizes that other mechanisms may exist other than the Land Trust program and deed restrictions to create permanently affordable housing. For this reason, the Town will carefully explore other options which may benefit the Bristol affordable housing stock.	Community Development Department, Planning Board and Town Council.
30	Waterfront Development. Stress that residential and other development in any flood zone continue to be compliant with FEMA Regulations, CRMC DEM Regulations and any Bristol Town flood hazard zone regulations.	Community Development Department, Planning Board and Town Council.
31	When deemed appropriate for a particular housing needs group, the Town will explore ways to acquire properties so that this inflated cost does not have to be passed on to new residents. Possibilities that the Town and its housing allies	Community Development Department, Bristol Housing Authority, Planning Board, and

<sup>8</sup> If the qualified recipients do not wish to place a long term affordability restriction on their property, they would still be eligible for the \$5,000-\$15,000 grant and loan programs.

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
	<p>might consider include:</p> <ul style="list-style-type: none"> <li>• Right of first refusal agreements for key properties.</li> <li>• Vacant and/or under-utilized State properties.</li> <li>• Purchase of land for housing under the RIHMFC Land Bank Program.</li> <li>• A Town "add on" to, and/or receipts from, the State real estate transfer tax.</li> <li>• Donations, grants, land, and/or structures provided by the private sector in the process of obtaining zone changes or density bonuses.</li> </ul>	Town Council.
32	<p>Implement an amendment to the Zoning Ordinance that will replace "cluster zoning" with "Conservation Development" to achieve the most benefits possible from development that occurs on Bristol's last large developable parcels, most of which are located in the Kickemuit, and Mt. Hope Planning Areas. Conservation Development will address the following objectives:</p> <ul style="list-style-type: none"> <li>• mix of housing types</li> <li>• reduced width of road paving and shoulders to minimize disruption of the landscape and reduce construction costs</li> <li>• density bonuses (only in areas that have public water and sewer) to achieve a number of public purposes such as preservation of open space, farmland, historical and cultural resources; provision of recreation amenities; and necessary housing alternatives. Higher densities is not encouraged in areas like Poppasquash, Mt. Hope Planning Area, and other vacant areas with no public water or sewer facilities.</li> </ul>	Planning Board and Town Council.
33	<p>The Town should perform a study to determine the level of substandard housing within the community. Due to rehabilitation efforts in recent years, age of housing provides no measure of housing quality.</p>	Community Development Department.
34	<p>Whenever zoning changes, or density variances, are requested, the Town will consider negotiating for inclusion of affordable housing or commensurate payment to fund such housing elsewhere in Bristol.</p>	Community Development Department, Planning Board, and Town Council.
35	<p>In order to prioritize housing actions for CDBG funding, the Town should undertake a study of the low-moderate income census tracts.</p>	Town Administrator and Community Development Department.
36	<p>Consider the best use or reuse of Town-owned property to include housing and/or a portion from the sale to be applied to a housing trust or first time homebuyer program. The Town owns a number of properties at present and may ac-</p>	Community Development Department, Planning Board, and

## B. Homes and Neighborhoods Element

H&N	Action	Action Agent
	quire additional properties. The exception to this action item would be the school buildings on the Town Common which cannot be used for housing.	Town Council.
37	Recommend to work with State Representatives and Senators to broaden the definition of "affordable housing" beyond government subsidized housing and include modestly priced and locally affordable units within the community.	Town Administrator and Town Council.
38	Survey and identify individual properties that should be designated for preservation. The survey is to be town wide and focused on architectural or historic significance.	Community Development Department, Planning Board, and Town Council.
39	Investigate the feasibility of new form based vs. use based zoning regulations to maintain characteristics of existing neighborhoods.	Community Development Department, Planning Board, and Town Council.
40	Study existing streets that lack sidewalks and determine feasibility of providing such sidewalks, with specific reference to Ferry Road and Metacom Avenue.	Community Development Department, Planning Board, and Town Council.
41	Cul-de-sacs should be discouraged where practicable. Local transportation connections to commercial uses along Metacom Avenue and Hope Street are encouraged.	Community Development Department and Planning Board.
42	Address the impacts of exterior lighting on neighboring residential properties whenever new development including Town outdoor recreational facilities are being planned. Reduce or eliminate any direct lighting to such residences.	Community Development Department and Planning Board.
43	Recommend that an independent study be conducted of the adequacy of the water supply and water pressure. The Comprehensive Plan should be amended based on the findings of the hydrology study currently being performed by PARE Engineering for the BCWA. In consideration of the health and safety of Bristol residents a better water supply is required. It is recommended a study be conducted of the advisability of having the Bristol County Water Authority placed under the State Water Resource Board or in the alternative, place Bristol County Water Authority under the control of the Public Utilities Commission. The water managing authority is to be required to maintain current water resources in the Commonwealth of Massachusetts.	Town Administrator and Town Council.

## B. Homes and Neighborhoods Element

### Map 6. Housing

## **B. Homes and Neighborhoods Element**

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## C. Economic Development Element

### C. Economic Development Element

In the past decade, the Town of Bristol has experienced significant growth in commercial and industrial development. Development in the East Bay Industrial Park has reached build out with only two undeveloped parcels remaining and the prospective need in the near future to expand industrial development into the remaining Golf Course land.

cant expansion of Rogers Free Library into 28,000 square feet (opening in late 2008), Town Hall, the Burnside Building and the newly renovated Colt and Andrews Schools. Renovation of Colt and Andrews Schools have ensured that Downtown will remain a vibrant meeting place and the significant expansion of Rogers Free Library across the street from the schools complement them.



Goetz Manufacturing

There is a strong, and growing, Marine Trades Industry in Bristol which comprises boat builders, boating supply manufacturers, and related businesses such as boat brokers and yacht designers. Recent larger developments in the East Bay Industrial Park includes the C and C Fiberglass building of 55,100 square feet, Goetz Manufacturing building of 46,000 square feet and Hall Spars with 68,987 square feet.. All of these industries are marine trade industries.



4th of July - Herreshoff Museum

Approximately 100,000 square feet of redevelopment and new space has been added in the downtown with Thames Street Landing in addition to the renovation and expansion of the former Premier Thread waterfront mill complex into Stone Harbour, upscale residential condominiums and a marina for residents. The Stone Harbour project also includes a large segment of the downtown waterfront boardwalk, linking the Thames

Bristol's downtown is a very vital neighborhood, with a mix of uses, including civic buildings such as the post office, a signifi-

Street Landing development with Independence Park.

The Thames Street Landing site is significant since it was the first major redevelopment

## C. Economic Development Element

project in the downtown waterfront area. This Brownfields site has been redeveloped into a mix of stores, restaurants, hotel rooms and apartments with a public boardwalk along the waterfront.

Redevelopment of the former Belvedere Hotel (also known as The Harriet Bradford) into upscale condominiums is well underway. The project is almost complete with Phase 2 involving restoration, redevelopment and new construction of buildings extending around the corner and extending north along Thames Street, wrapping around the corner of State Street. This will remove one of the few remaining "blighted" areas of downtown, but efforts need to be made to upgrade and redevelop the remaining vacant lots and some blighted areas on the east side of Thames Street.



**Bristolite Industrial Park – Franklin Street**

and grooming shops proliferating into a dynamic area with significant tourist activity.

The Robin Rug property (also known as "Magic Carpet") located on the waterfront at the end of Church Street is the last large manufacturing mill building still occupying

Thames Street with applications pending for redevelopment of this site. Renovation of the Robin Rug complex would leave Bristol's Armory as the only significantly sized building on the waterfront that is still underutilized.

The Franklin Corridor industrial area is also seeing a resurgence with 65,310 square feet of new industrial

buildings being constructed at the northeast corner of Franklin and Buttonwood Streets at the former Minor industrial property. The former Fulflex property, at the opposite corner, is currently in the planning stages for a redevelopment into new industrial space.



**Industrial Building on Broadcommon Road**

The Downtown area continues to be the Town's first priority for economic redevelopment. Over the last 10 years, major upgrading and restoration of various buildings has significantly improved the Downtown's retail health with additional coffee shops, restaurants, retail shops and spas

In May of 2008, the Redevelopment Agency completed a Redevelopment Plan for the Franklin Corridor to address blighted properties including the Bristol Industrial Park which is underutilized as an industrial property.

## C. Economic Development Element

Commercial development on Metacom Avenue over the past 5 years includes the Walgreen's Pharmacy on the northwest corner of Gooding Avenue and Metacom Avenue which was significant since it provided a connector road from Gooding Avenue to the Stop and Shop and 1776 Liquor Store uses to north. There was some expansion of the Bristol Toyota property on the east side of Metacom as well as two new commercial buildings on the west side of Metacom Avenue just north of the intersection at State Street.

The Gooding Avenue commercial properties also saw some recent development with the addition of two new commercial buildings and an addition on an existing building on the north side. The People's Credit Union is currently constructing a new building on the south side of Gooding Avenue near the intersection at Naomi Street in the Gooding Plaza.

The residential and business surveys conducted as part of this Comprehensive Plan – 2009 both revealed that there is strong support for design review regulations to regulate the appearance of new or renovated businesses buildings in the Town – 58.4% of the residents are in favor and 57.8% of the businesses are in favor. Everyone realizes that good design makes a better community to live in and is better for business.

In considering the redevelopment of older, underutilized properties to encourage more business, most of the residents (approximately 70%), and almost all of the businesses surveyed, are in favor of this type of economic development.

The majority of residents have indicated that they favor additional retail and restaurants in the downtown and commercial on Metacom Avenue.

The business survey revealed that there is strong support for tourism as a means of economic development with 84% of the respondents indicating the tourism is important to the success of their business. The State is also promoting heritage tourism as

economic development providing it is done in a manner that doesn't create environmental impacts including focusing on museums and environmental activities.

Almost all of the businesses surveyed (91%) indicated that the boat industry is very important to important to Bristol.

Recognizing the need to develop a comprehensive economic development strategy by pulling all the Town's strengths together, the Town Council recently created an Economic Development Commission. The Commission will serve an important role in furthering the Town's economic development goals.

## C. Economic Development Element

### STATEMENT OF GOALS AND POLICIES – ECONOMIC DEVELOPMENT

**Foster and promote local economic enterprises and work for a mutually supportive relationship between business activities and other aspects of town life. Sustainable economic development policies will ensure the viability of such local economic enterprises that provide jobs and assist in the local tax base for present and future generations.**

Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its economic development. These goals encompass goals expressed in the other elements of this plan.

#### **Goal 1 – Foster the local economic base.**

##### *Policies to achieve Goal 1*

- A. Build on the town's manufacturing base.
- B. Encourage small retail and service businesses that meet local needs.
- C. Encourage high value businesses.
- D. Keep options open for growing firms to find the type of space they need at a price they can afford.
- E. Promote Bristol as a good business location.
- F. Encourage businesses that will last and flourish because their specialties create defensible market niches.
- G. As a town, play a more active role in guiding economic development, such as using the powers authorized by State Law for the Redevelopment Authority to promote redevelopment of blighted structures; and, such as marketing the Town as a good place to do business.
- H. Provide a high quality infrastructure system that supports continued economic growth.
- I. Don't permit the rezoning of manufacturing and commercial land for residential purposes.

#### **Goal 2 – Work for a mutually supportive relationship between activities and other aspects of town life.**

##### *Policies to achieve Goal 2*

- A. Understand, develop, and promote the skills of Bristol residents in conjunction with the University, continuing education and the Bristol-Warren School System.
- B. Keep a business base that lets residents walk to work.
- C. Strengthen the amenities that make a town attractive to business, to include: a good education system, homes affordable to employees, good municipal services.
- D. Encourage new businesses that complement those already in Bristol.
- E. Attract businesses that don't threaten the environment.
- F. Encourage the reuse and rehabilitation of old industrial buildings and sites, either by incentives to the private sector or action by the Redevelopment Authority using powers authorized by State Law.
- G. Buffer commercial and industrial activities from adjoining uses where possible to alleviate incompatibilities.

## C. Economic Development Element

- H. Strike a workable compromise between some types of businesses' need for visibility, and the Town's policies regarding open space, landscape preservation and signage.
- I. Promote tourism that complements the Town's environmental, scenic and historic resources as a means for economic development.

### Economic Development Actions

ED	Action	Action Agent
1	Encourage commercial development along the eastern and southern boundaries of the Industrial Planning Area. Consider zoning approaches to achieve this action item.	Town Council and Planning Board.
2	Maintain industrial (M) zoning in the interior of the Industrial Planning Area to maintain a supply of buildable land for future industrial development and business expansion.	Town Council.
3	Continue the policy for the protection of Mount Hope Planning Area that will encourage maximum open space protection, maximum cultural resource protection, adequate buffers with surrounding residential and estate uses, protection of the wetlands and bay, and flexible development options that can help meet housing objectives and economic development objectives with a mix of low impact and low density types of development.	Town Council and Planning Board.
4	Discourage opening up vacant land areas for commercial development through zone changes and use variances. Maintain existing zoning boundaries for all other zoning districts in the town. Provide incentives to reuse and develop areas in need of rehabilitation.	Town Council and Planning Board.
5	The Town should hire a firm to update the Sasaki plan to look forward for the next 20-25 years. Any update should include such key elements as specifications for the Town waterfront boardwalk, which now depends on the interpretation of varied land owners, as opposed to a municipal standard. Stone Harbour's part of the boardwalk sets a standard that should be followed in all future extension of the boardwalk.	Community Development Department.
6	Expand the historic zone (consider to expand the zone to Colt Park on the north and to the Mt. Hope Bridge to the south and the blocks between Stone Harbour and Poppasquash Rd. which are relatively undeveloped and the current Waterfront zoning offers no protection to ensure historically-attractive low density future development) to ensure that the "look" of Bristol is maintained for future generations in order to enhance the Town's tourist appeal. Any development there should	Community Development Department, Planning Board, Historic District Commission and Town Council.

## C. Economic Development Element

ED	Action	Action Agent
	be compatible with the Historic District and the Scenic Highway designation of Route 114.	
7	Work with local business people to maintain an active downtown commercial area, emphasizing appropriate daytime and nighttime activities. Residential and commercial uses need to co-exist in this downtown mixed use area. Continue civic events promotion. Coordinate efforts with the Downtown Merchants Association. Move ahead with plans for street side and beautification improvements along the Downtown Business District, including Hope, Thames and the side streets. Maintain a pedestrian friendly streetscape. Improvements include repaving, sidewalks, benches, signage, streetlights and cross walks. Work with the electric company to incorporate underground utilities as part of any improvement project.	Community Development Department, Town Administrator, Planning Board, and Town Council.
8	Keep civic buildings and activities downtown (i.e. post office, library, town hall).	Town Council and Town Administrator.
9	Promote the adaptive re-use of the Armory building on Bristol's waterfront with an RFP solicitation as a public/private partnership. The Armory's current use as a recreation center is a waste of prime waterfront property. A model is in the Annapolis (Maryland) downtown wharf, with transient paid dockage and token-operated laundry and shower facilities.	Town Council and Town Administrator.
10	Update and incorporate the Harbor Management Plan into the Comprehensive Plan. Include transient dockage as an element in the Downtown Waterfront on the east side of the harbor. Encourage the Stone Harbour development to lift its restriction on dockage to unit owners and open dockage for transient boaters. The Town should be vigilant to prevent this restriction from happening in future developments as transient dockage is a substantial economic multiplier for downtown shops and restaurants.	Community Development Department, Town Council, Town Administrator, Harbor Commission, and Harbor Master.
11	Encourage retail uses on the first floor of buildings along Hope Street to keep the commercial vitality on the sidewalk.	Community Development Department, Planning Board, Town Council.
12	Use the powers of the Redevelopment Agency, under the State Law, as a "developer of last resort" to eliminate conditions of blight. The Agency needs to be supported by all elected and appointed officials.	Bristol Redevelopment Agency, Town Administrator and Town Council.

## C. Economic Development Element

ED	Action	Action Agent
13	Integrate the Planning Board's and Historic District Commission's perspectives when considering development in the downtown. Explore a tandem review process, where appropriate.	Community Development Department, Planning Board and Historic District Commission.
14	The existing commercial structures immediately north of Silver Creek and between Hope Street and the scenic harbor partially obstruct the views of the harbor and diminish the sense of welcome as one approaches the downtown from the north. Although current zoning allows for expansion of these structures, consider zoning the area as an open space zone. The commercial properties could continue to exist, but as non-conforming uses, which would prevent further expansion. or consider acquiring view shed easements from private property owners in order to preserve existing views.	Town Council.
15	Maintain the current waterfront district's policies with its district controls over future uses and its encouragement of reuse of older buildings. Review the district's regulations so as to integrate the findings of the harbor plan and try to maintain a balance between users. Review the current residential density allowed in waterfront developments. The allowable density may need to be reduced to avoid impacts from "over-development" such as traffic congestion.	Planning Board and Town Council.
16	Prohibit commercial expansion on High Street. Maintain this street as a residential street buffer to the commercial areas on Wood Street.	Planning Board and Town Council.
17	Focus needs to commercial development and redevelopment of Wood St., including design standards. In addition, the undeveloped portion of the former Kaiser property on Wood St. could offer additional space for light assembly and commercial enterprises, but needs significant repair.	Town Council, Planning Board, and Community Development Department.
18	Investigate parking strategies for the downtown that would protect historic character while also providing more parking supply for local businesses and in conjunction with redevelopment opportunities.	Community Development Department.
19	Consider adding bike racks at central locations and expand opportunities for easy and safe bicycle use, especially at the terminus or starting point of the East Bay Bike Path, as a measure to address rising fuel costs and efforts to be ecologically aware.	Town Council, Planning Board, and Community Development Department.
20	In any redevelopment of the current Robin Rug building on Thames Street, the Town should encourage a mixed use development with retail and/or parking on	Town Council, Planning Board, and Community Development Department.

## C. Economic Development Element

ED	Action	Action Agent
	the first floor and office and/or residential on the upper floors, with an emphasis on water-related uses. Any residential use on the first floor should be prohibited due to FEMA floodplain regulations as they apply to the V-zone. Commercial uses on the Thames Street side are appropriate to keep commercial vitality on Thames Street. Redevelopment of this building shall include a continuation of the public downtown harbor boardwalk. Public dockage and slips should also be provided. First floor uses could also be located on the water side with access from the boardwalk. In conjunction with the re-development, the boardwalk will connect to an access point at the southern terminus of the boardwalk as well as to the Town owned land adjacent on the north.	
21	Continue to encourage the creation of flexible industrial space that can be used as office or assembly space to develop future employers including marine trade industries.	Town Council.
22	Implement the Redevelopment Plan for the Franklin Street Corridor that includes options for the vacant portion of the Bristol Industrial Park. Explore total reuse options for the entire site. Make compatibility with the surrounding neighborhood a high criteria for any future changes of use.	Community Development Department and Bristol Redevelopment Agency.
23	Improve Franklin Street so as to provide good access between the Bristol Industrial Park and Route 136. This will also improve access for the Franklin Industrial Park and for the former Fulflex redevelopment site. Explore requiring a new access way to the Bristol Industrial Park via Franklin Street so as to reduce truck traffic on Wood Street.	Department of Public Works and Rhode Island Department of Transportation (RIDOT).
24	Encourage current private redevelopment of the former Fulflex site, including eliminating barriers that stand in the way of reuse.	Community Development Department and Bristol Redevelopment Agency.
25	Create a special "Boat Transport Route" to the waterfront through the Franklin Street, Bayview Avenue neighborhoods, including access to the Wood Street entrance to BIP. The proposed Boat Transport Route should include access through Broadcommon Road and Ballou Boulevard, the East Bay Industrial Park, to the waterfront. This will include relocation or raising the height of utility lines, and adjustments to turning radii within designated streets.	Community Development Department and Bristol Redevelopment Agency.
26	Consider land use strategies to protect residential uses lying between the Bristol Industrial Park and Franklin Street industrial sites to the east. Clear long term poli-	Community Development Department and Bristol Redevelopment Agency.

## C. Economic Development Element

ED	Action	Action Agent
	cies of protection or redevelopment should be established.	
27	Consider the development of the current golf for business use; consider private developer to build a golf course at Minturn Farm.	Town Council.
28	Continue to work with landowners and the State to implement the Metacom Avenue Corridor Management Plan for land use and traffic management along Metacom Avenue between Tupelo Street and Gooding Avenue including a service road coordinated between and connecting properties along the west side of Metacom between Tupelo and Gooding. Other concepts include limited and reduced curb cuts on Metacom, development of a service road within the Industrial Area, maintenance of land for industrial and commercial use with consideration of low traffic generating uses, and overall design of the Metacom improvements. Planning concepts for the Kickemuit area include preservation of open space along Metacom Avenue, maintenance of some land in agricultural use if possible, development of a range of needed housing types, and coordination of private development with potential town plans for a school site and street network improvements in the area. No industrial use should be allowed in the Kickemuit Planning area due to incompatibility with surrounding land uses, and commercial development in that area should be limited to that needed by the surrounding East Shore neighborhoods.	Planning Board and Town Council.
29	Develop a downtown parking strategy. Set aside funding so that when sites for parking become available, the Town can move quickly toward acquisition. Link these facilities with future rehabilitation of buildings, taking care to protect the historic fabric of the area. Use zoning to require parking in the basement or rear first floor area whenever possible. Explore locating parking in the interior of blocks screened by buildings along the edge.	Community Development Department.
30	Devise a plan to reuse the soon-to-be vacant Reynolds and Byfield Schools, as well as making better use of Walley School. Consider office and incubator space or a charter school. The Town should also retain ownership and consider offering a private developer a long-term lease only, not conveying ownership.	Community Development Department, Town Administrator, Town Council, and School Department.
31	In conjunction with the recommendations of the Town's Hazard Mitigation Plan, consider public monies to assist in financing the demolition of some parts of buildings along the waterfront that would make public	Community Development Department.

## C. Economic Development Element

ED	Action	Action Agent
	access more feasible and reduce obstruction and bulk along the waterfront.	
32	Explore the development of a full 18 hole golf course, or an environmentally friendly "links" golf course, as a recreational resource, an open space protection device and a tax generator. Potential areas are the former landfill, Kickemuit planning area and Mt. Hope planning area. Long-term ownership and maintenance by the private sector are a necessity.	Community Development Department and Recreation Department.
33	Promote a comprehensive tourism strategy. Bristol's location on the water, with its historic resources and cultural amenities offers a pleasant setting for persons looking for a quiet, relaxing time. Foreign and domestic tourism, shaped around the arts, historical, cultural, and educational opportunities, language, water activities and the like is a market for Bristol. The Town needs to partner with the East Bay Tourism Council to promote a tourism strategy for the Town's tourist resources without creating negative impacts to the community. These resources include natural resources, cultural resources, open space and recreational facilities. Coordinate with the Downtown Merchants Association and Destination Bristol. Tourism destinations should include Linden Place, the Herreshoff Marine Museum (which has a pending application to expand by replacing an existing waterfront dwelling), Blithewold, Mount Hope Farm, the Audubon Society Educational and Interpretive Center, Coggeshall Farm and the Haffenraffer Museum owned by Brown University. In addition, the well-restored 18 <sup>th</sup> and 19 <sup>th</sup> century buildings in Bristol are a tremendous tourist attraction as is the July 4 celebration and Christmas in Bristol. These seasonal celebrations are important profit drivers for Downtown businesses, and care needs to be taken to be certain that any changes in these celebrations carefully consider input from Bristol's business owners.	Community Development Department and East Bay Tourism Council
34	Nurture links to ethnic historic and homelands. Bristol's tradition of immigration has significantly shaped the town's character. As Europe develops during the next decade many of the homelands of Bristol's immigrants will grow. Bristol should continue to examine the potential for and promote the economic and cultural links to these countries.	Community Development Department.
35	Promote the expansion of Bristol's museum and arts venues. Bristol has a number of museums, some of national renown. The arts will be one the growing fields in the years to come and an important compo-	Community Development Department.

## C. Economic Development Element

ED	Action	Action Agent
	<p>ment of economic development. Encouragement of construction of artist space in waterfront properties or along the Kickemuit or Mt. Hope area, mixed with public investments in educational and promotional programs could be a potential market for Bristol. Development of additional museums (marine heritage, a Haffenreffer museum annex, Portuguese heritage, industrial heritage) along the waterfront could mix well with residential uses in the waterfront buildings.</p>	
36	<p>Promote Rogers Free Library as a central resource for information on history and also information to stimulate new economic development for existing business or those new to Bristol. A room or designated area should be set aside in the Library and devoted to this material for ready access for residents and visitors alike.</p>	<p>Friends of Rogers Free Library and Town Council.</p>
37	<p>Work with Roger Williams University and find ways for the Town and University to partner to promote economic development. Along with being the Town's major employer, Roger Williams University is an entity with the potential to generate economic activity through either its own investments or through partnerships with public or private organizations. The very presence of RWU offers the town an amenity that makes it more attractive to many types of businesses. The University is an asset that must not be taken for granted or overlooked in economic development efforts.</p>	<p>Town Council.</p>
38	<p>Roger Williams University's continuing expansion of its undergraduate programs and graduate programs such as its Law School should serve as additional economic drivers given the number of students living both on and off campus, in addition to faculty and administration personnel.</p> <p>Link Roger William University, the Bristol-Warren School system and local manufacturing and commercial business to provide students with exposure to real live opportunities for employment after graduation and a first-hand demonstration of skills in math, science, writing and reading comprehension. Most of Bristol's growing manufacturers began as small one or two-person businesses in "incubator" space.</p>	<p>Town Council, School Committee and School Department.</p>
39	<p>Continue to consider the needs of the Town's senior communities. As the U.S. population grows older, there will be needs for new kinds of living spaces for senior citizens. Bristol's amenities could mesh nicely with senior communities. Public transit will be vital, as</p>	<p>Planning Board, Community Development Department, and Recreation Department.</p>

## C. Economic Development Element

ED	Action	Action Agent
	will places and activities for enrichment and entertainment for this population.	
40	Build senior communities with medical care and with regional transportation to make Bristol a leader in East Bay medical care. The medical industry will continue to grow. This is one area where the U.S. does have an economic lead over other nations.	Planning Board and Community Development Department.
41	Monitor access to high speed rail from Boston to New York to determine potential benefits to the Town. This is a major regional change that could bear fruit for Bristol. Expansion of the Commuter Rail to Fall River or New Bedford (planned for years, but not yet budgeted) will be important for Bristol's future to make it much more accessible to Boston markets for people who would like to commute there without driving.	Community Development Department
42	Promote access to water transit to Providence and Newport. Water transit is likely to become more feasible over the next decade and could help minimize car traffic into Bristol. Bristol must take an advocacy position regarding this possibility by considering how regional facilities could be linked to water transit (i.e. dockage at Rockwell Park or the Herreshoff Marine Museum with a van/bus route to downtown and museums).	Community Development Department.
43	Strengthen the regional school system. If Bristol does not have excellent school programs, it will not be able to attract technical, scientific or office businesses. Focus should be on improving math skills and developing a work-study program to replace the current homebuilding program with attention to preparing for highly paid manufacturing jobs.	School Committee and School Department.
44	Continue to use the Enterprise Zone to attract new business and assist small businesses within the community.	Community Development Department
45	Consider creating a new Director of Economic Development position in Bristol's Town Government. The Town Council should consider re-establishing an Economic Development Corporation for the Town made up of business and financial people, educators and membership from existing boards and this group should be given a mandate to drive the economic future of the town.	Town Administrator and Town Council.
46	Continue to explore ways to use CDBG funds for economic development activities in low and moderate income census tracts.	Community Development Department.

## C. Economic Development Element

<b>ED</b>	<b>Action</b>	<b>Action Agent</b>
47	Continue current job training program partnerships with local industries. This successful program is currently administered by the Mosaico CDC.	Community Development Department and Town Council.
48	Institute and fund a five-year Capital Improvement Plan (CIP) with an annual capital budget at the Town level. The CIP should address all infrastructure and capital needs of the Town including schools, public works (roads, sidewalks, street lighting, drainage, and the like), public safety facilities, Town Hall, public parking, recreation facilities (indoor and outdoor), and other capital needs of the Town. A good and well maintained infrastructure is essential for the sound long-term economic vitality of Bristol, especially the downtown.	Community Development Department, Town Administrator, and Town Council.

See Map 7 – Economic Development

## C. Economic Development Element

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## C. Economic Development Element

See Map 7. Economic Development

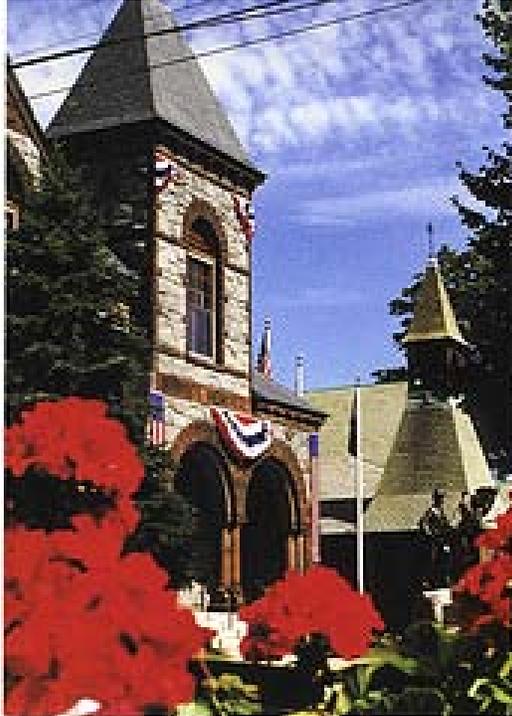
## C. Economic Development Element

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## D. Services and Facilities Element

### D. Services and Facilities Element

**S**ervices and Facilities Element considers all facilities and services provided by the Town of Bristol, including public schools, public safety, town government,



Burnside Building in Summer

library services, wastewater management, and public water supply. Two critical services identified by the Town in recent years that have received particular attention include water supply and schools. In 2002, when the prior update was being completed, survey respondents identified the quality of the school system as the important issue facing Bristol over the next few years. Satisfaction with Bristol public schools showed considerable improvement over the six years between the two surveys. In 2002, only 36% of respondents who reported contact with the schools gave them a good or excellent rating. By 2008, that number had risen to 63%. Satisfaction with the town library and senior services also showed significant increases over the six years—from 74% to 87% and 66% to 84%, respectively.

The 2008 citizen survey found that a majority of the respondents rated ALL of Bristol's

services, except for streets, good to excellent. Street repair was on the lower end of the satisfaction spectrum, however still received 45.9% good or excellent scores in 2008. The resident recycling program and trash pick up received very favorable ratings of good to excellent with 79% of the residents surveyed.

Fire, rescue and police scored very high in both years, at or above 90% good/excellent ratings in every case.

Areas for improvement based on the survey results are the drinking water and the Town Beach which received the highest percentage of respondents finding these services fair to poor.

#### Water Supply

In December 1998, the East Bay Pipeline was put into operation. The 50,000 foot pipeline provides the residents of Bristol, and all of Bristol County, with water from the Scituate Reservoir. With the opening of the East Bay Pipeline, the Town essentially has a more dependable supply of water;



Water Pollution Control Facility

however, should this connection becomes temporarily inoperable or unavailable the Town could still be vulnerable to water shortages. Therefore, with the full support of the RI Water Resources Board, the BCWA is taking necessary steps toward the long term rehabilitation and long-term availability of the reservoirs, the treatment plant and the raw water transmission lines; including, the Shad Factory Pipeline. In order to ad-

## D. Services and Facilities Element

dress water pressure in the southern end of Town, Roger Williams University is currently in the permitting process with the Planning and Zoning Boards to install a water tower at the University property just east of Metacom Avenue.

In the event of a declared long-term drought, the Town should coordinate and communicate with the RI Water Resources Board and the BCWA to preserve water supplies through water conservation, including taking a "lead role in preparing for and managing all stages of drought at the community level. Drought preparedness measures include assuring plans for drought in Water System Supply Management Plans and local emergency plans, as well as coordinating with adjacent municipalities and their water suppliers to ensure emergency interconnections."<sup>9</sup>

### Schools

The Bristol-Warren Regional School Department recently completed rehabilitation to



**Andrews School Addition**

the Colt and Andrews School Buildings and in 2006 completed a renovation of the Rockwell School. The School Committee has also determined that the Byfield and Reynolds Schools will not be needed and will be decommissioned in September 2008. These buildings will be turned back to Bristol and are part of a Downtown Public Building Study and a newly formed Committee

<sup>9</sup> State Guide Plan Element 724 Rhode Island Drought Management Plan Page 4-9.

charged with determining appropriate new uses for these buildings as well as capital improvements needed to maintain them.

**Town Buildings** – The Roger Free Library at Hope Street is nearing completion of the expansion into the abutting property at Hope Street. This new library will be signifi-



**Rogers Free Library Expansion**

cantly larger in size over the existing library building -- 28,357 square feet with the inclusion of a public meeting room that seats 80. The existing Rogers Free Library of 6,243 square feet remains with a 22,114 addition to the north on property that was previously occupied by the Bristol Furniture Store. The new section of the building was designed to fit into the historic district and provides a seamless connection to the existing building. It was important to residents that the Library stay in the downtown as a civic use that anchors other uses which was evident in that 87% of the voters approved the bond referendum that partially funded this expansion.

### Landfill

The landfill has been closed and the Town now trucks the waste to the Central Landfill in Johnston. The Town currently maintains a transfer station and composting facility at the former landfill site. Future use of the landfill needs to be studied including potential for a recreational site (i.e. golf) or for alternative energy. A Town wide recycling program has been instituted and recently expanded to a full recycling program.

## D. Services and Facilities Element

### Sewer

In 2000, the Town adopted a Wastewater Facilities Plan. This plan is a long range



**Sewage Treatment Plant**

(20-year) planning document for management of the Town's wastewater collection and treatment system; and, to provide direction of decisions regarding actions that affect the wastewater facilities. A summary of recommended projects to improve the reliability and effectiveness of the wastewater collection system and treatment facility are provided in the report. The recommended projects included improving the reliability and effectiveness of wastewater collection system and treatment facilities for the Silver Creek Pump Station, Harrison Street and Mt. Hope Pumping Stations, and Ferry Road Interceptor Replacement. In addition, upgrading work was recommended for the main Wastewater Treatment Facility, Metacom Avenue Sewers, Compost Facility Improvements and Pumping Station Upgrades. As of June 21, 2006, the Silver Creek Pump Station, Kickemuit Pumping Station, relocation of the Kickemuit Force-main, Ferry Road Interceptor Replacement have been completed. The Metacom Avenue Sewer Extension and Influent Pumping Station have been designed but not constructed.<sup>10</sup>

Recommendations incorporated into the action items of this Comprehensive Plan – 2009 include evaluation of completed work and determination of additional work since the plan was completed in 2000. The Town has also adopted a fee ordinance which pro-

<sup>10</sup> Wastewater Facility Plan Reaffirmation Plan, BETA Group Inc., June 21, 2006, page 6.

vides a revenue stream to offset the costs of removing inflow and infiltration from the sewer including the removal of illegal sump pumps and the installation of new piping where necessary.

### Town wide Drainage Systems

The Town is currently moving with the permitting for Phase 1 of a major drainage improvement project for the Tanyard Brook. Funding for this project was from a Town wide bond referendum approved by the voters in 2006. BETA Group, Inc. was retained



**Flooding at Silver Creek**

by the Town to investigate flooding associated with the Tanyard Brook. The Tanyard Brook originates at the State Street Reservoir and the watershed consists of ap-



**Tanyard Outfall**

proximately 500 acres within the southwestern area of the Town. The recommended remedial action, which was accepted by the Town, is a replacement of the channel with a box culvert from the State Street Reservoir to Hope Street and then to the outfall at Walker's Cove. Tide gates would be in-

## D. Services and Facilities Element

stalled on the outfall at Walker's Cove to allow for the discharge of storm water during periods of high tide. The State Street Reservoir would also be enlarged to provide greater capacity. Since a portion of the runoff in the northern sub watershed area is from State roads, including Metacom Avenue, the RIDOT should be requested to participate in some of the remediation. Federal and State grants should be utilized for additional project funding.

The Town has also recently undertaken a study of the Silver Creek Watershed which provides recommendations for improvements to the area to address the drainage issues. The RIDOT is in the process of making repairs to the drainage at Silver Creek where it crosses Hope Street after investigation work determined that the drainage is in a serious state of disrepair and contributes of the local flooding.

The Town has prepared the Federal and State Mandated Phase 2 Stormwater Management Program Plan needed for receipt of the Phase 2 permit. The objective of the permit is to develop storm water management plans which, when implement, will serve to reduce the discharge of pollutants from municipal storm water systems to the maximum extent practicable.

### **Fire Department**

The Bristol Fire Department is the largest volunteer Fire Department in New England in terms of call volume.

Construction is soon to start for the new addition at the Hydraulion Fire Station, located at Annawamscutt Avenue and Metacom Avenue. This addition is to relocate the current Franklin Street rescue station as well as the Fire Department Headquarters. This expansion is being partially funded from the voter approved bond referendum of 2006. Previously, the Town had explored building a new rescue station at a location further east on Franklin Street, owned by National Grid; however, this could not be achieved since the National Grid did not agree to sell the property to the Town. The current rescue station, at the corner of Franklin



**Obsolete Rescue Station**

Street and High Streets, is obsolete and undersized to house the two rescue vehicles that operate from there. The current headquarters is located on the second floor of the Church Street Station which is not ADA accessible. The addition on the Fire Station



**Addition at the Hydraulion Fire Station**

has been designed to be LEED certified. A survey was conducted by the Fire Department and it was determined that 65% of the runs are from the area of Town from Chestnut Street south and west of Metacom Avenue. This is consistent with the population in this area and the dense downtown neighborhood with multifamily dwellings and the elderly housing. The proposed new location would enable the station to be better sited for serving the population at need without impacting the residential neighborhood. The 2008 Citizen Survey found that the Fire, rescue and police services scored at or above 90% good/excellent ratings in every case.

### **Alternative Energy**

In 2006, the voters overwhelmingly approved a non-binding referendum in support of wind turbines. The Town continues to explore and look for ways to implement this.

## D. Services and Facilities Element

### STATEMENT OF GOALS AND POLICIES – SERVICES AND FACILITIES

Continually seek to strengthen the quality of all of the Town's public facilities, including maintaining high quality school facilities, sufficient and high quality public water and sewer systems to meet projected growth, and provide adequate services and facilities for emergency situations. Growth management policies will ensure sustainable services and facilities for present and future generations. Facilities should meet LEED (Leadership in Energy and Efficiency Design) neighborhood design silver certification. A Capital Improvement Plan with a six year horizon and annual capital budget should be implemented.

Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its services and facilities. These goals encompass goals expressed in the other elements of this plan.

**Goal 1 Continually seek to strengthen the quality of the Bristol/Warren School System's facilities in order to smooth the progress of teaching and programming.**

*Policies to achieve Goal 1*

1. Continually review and seek to improve teaching and program quality through appropriate coordination of all levels of government.

**Goal 2 Provide Bristol with sufficient water to meet projected growth.**

*Policies to achieve Goal 2*

1. Protect current water sources from further deterioration.
2. Promptly implement the program to upgrade the water delivery system to include new pipes and looping to improve circulation and pressure.
3. Increase efforts to conserve water at all levels of use.
4. Ensure that Bristol maintains into the future its options to use surface reservoirs.
5. The costs and benefits of future supply systems should be evaluated carefully by the town.
6. Implement strong effective measures to improve the management structure and administration of the BCWA.
7. Establish a municipal drought management response strategy between the Town and the BCWA, in conjunction with state agencies and in compliance with the State Guide Plan Element 724 Rhode Island Drought Management Plan.

**Goal 3 Manage growth so as not to overtax the sewer system**

*Policies to achieve Goal 3*

1. Implement plans to expand gravity flow sewers.
2. Plan for growth in areas that are, or can be, served by the sewer system.
3. Direct growth away from areas that have no sewers and lie over or near critical environmental resources.
4. Reduce the amount of stormwater infiltration into the sewer system during significant storm events.

## D. Services and Facilities Element

5. Revisit the Wastewater Facilities Plan of 2000 and determine effectiveness of the implementation and additional projects that may need to be addressed.

**Goal 4 Maintain a favorable tax base.**

*Policies to achieve Goal 4*

1. Encourage balanced growth.
2. Manage growth in concert with the fiscal capacities of the community.

**Goal 5 Maintain public infrastructure and services at a high level of excellence.**

*Policies to achieve Goal 5*

1. Measure and monitor the quality of services so as to maintain high quality.
2. Plan for changing service requirements as demographics and economics change.
3. Institute and fund a five-year Capital Improvement Plan (CIP) for the Town's infrastructure and ensure adequate funding for Town services.

**Goal 6 Plan for and provide adequate services and facilities for emergency situations.**

*Policies to support Goal 6*

1. Maintain the high quality of Bristol's emergency services and facilities.
2. Continue to address hazard mitigation plans which will result in fewer storm related impacts and losses to life and property.

**Goal 7 Continually improve the efficiency of government while working to achieve excellent and equitable services.**

*Policies to support Goal 7*

1. Seek ways to cooperate with the private sector to maintain and improve facilities and services.
2. Seek new, more efficient ways of including volunteers in the operation of Town government.

### Services and Facilities Actions

SF	Action	Action Agent
1	Reexamine the most appropriate method for the preparation of the Town's Capital Improvements Plan (CIP) and put aside money in the Town's budget to implement the CIP and comprehensive plan for prioritized issues.	Town Administrator and Town Council
2	Continue the road maintenance program. Implement and utilize a GIS database for management of pavement and sidewalk maintenance.	Department of Public Works.
3	Consider appointing an existing position in Town government to assume the functions of a "Recycling Coordinator." Research into expanding recycling program to include Town businesses and additional types	Town Administrator, Town Council.

## D. Services and Facilities Element

SF	Action	Action Agent
	of plastics. Improve and emphasize public education of recycling and provide bilingual sources of recycling information.	
4	Continue and step up efforts to increase public awareness of the role of citizens in keeping Bristol clean.	Department of Public Works, Recycling Coordinator, and Keep Bristol Clean.
5	Continue to utilize compost facility and use landscape maintenance specialists to assist the Department of Public Works crews.	Recreation Department and Town Administrator.
6	Move forward with the recommended improvements for the Tanyard Brook and State Street Reservoir. Seek Federal and State Grants to augment funding of this project to supplement the Town bond.	Town Administrator, Town Council, and Department of Public Works.
7	Upgrade Bristol County's current water supply sources to ensure long term viability. Construct new water towers in high demand areas (e.g., near Roger Williams University and along northern part of Metacom Avenue) and maintain existing towers.	Bristol County Water Authority.
8	Continue taking necessary steps toward the long term rehabilitation and long-term availability of the drinking water reservoirs, the treatment plant and the raw water transmission lines; including, the Shad Factory Pipeline. Add other reservoirs. Maintain watershed rights and ownership to Shad Factory Pipeline.	Bristol County Water Authority.
9	Prepare a local drought management plan that includes public education, local water conservation regulation, and enforcement and with assistance from state agencies and the BCWA in developing coordinated response actions.	Town Council and Bristol County Water Authority.
10	Maintain two-acre zoning on Poppasquash, which is lacking public water and sewer and is vulnerable to well-water drawdown and intrusion of salt or brackish water into the aquifer that feed the wells. A combination of lack of sewer facilities and endangerment of the underground water resources require strong consideration for maintaining two-acre zoning. Consider rezoning other vacant areas with no public water and sewer to two-acre minimum lot size. Maintain conservation development initiatives.	Planning Board and Town Council.

## D. Services and Facilities Element

SF	Action	Action Agent
11	Explore options for additional water supply for temporary shortages. See action item 9 above, which addresses the Drought Management Plan.	Department of Public Works, Town Administrator and Community Development Department.
12	Encourage water conservation techniques such as gray-water usage and low-flush toilets. This should be required on all government buildings and encouraged in all future commercial and industrial buildings.	Bristol County Water Authority and Town Council.
13	Work to improve traffic flow for residential and emergency vehicles on the east side of Metacom Avenue and the west side of Hope Street through implementation of the Metacom Avenue Corridor Management Plan and the use of roundabouts.	Planning Board, Town Council, and Town Administrator.
14	Upgrade and repair the emergency communication and warning system. Increase public awareness of the system (e.g., signage).	Emergency Management Officer, Police Department, Town Administrator, and Town Council.
15	Maintain emergency sheltering in locations outside of floodplain.	Emergency Management Officer and Police Department
16	Consider expansion of the Police Station, including the acquisition of the abutting property, as part of the proposed CIP.	Police Department, Town Administrator, and Town Council.
17	Continue to upgrade and improve the current sewer system.	Town Administrator, Town Council and Water Pollution Control Department.
18	Provide residents with a hazardous waste center for disposing computers and related items at the landfill or a suitable regional facility.	Town Administrator, Town Council and Department of Public Works.
19	Continue to move forward with plans to locate a wind turbine facility or other alternative energy source for municipal power.	Town Administrator and Town Council.
20	Review and if necessary, update the Wastewater Facilities Plan of April, 2000.	Town Administrator, Town Council and Water Pollution Control Department.
21	Implement the <i>On-Site Wastewater Management Plan</i> , prepared by the BETA Group Inc. (dated December 2006 and revised April 2007) which addresses the maintenance of On-site Wastewater Treatment Systems (OWTS), formerly ISDS, for purposes of water	Town Administrator, Town Council and Water Pollution Control Department.

## D. Services and Facilities Element

SF	Action	Action Agent
	<p>pollution prevention.</p> <p>The On-site Wastewater Management Plan includes:</p> <ul style="list-style-type: none"> <li>• Description of the management area and the identification of impacts from failed septic on surface and groundwater.</li> <li>• Description of the community assistance program for onsite disposal system repair/replacement that includes the nature and extent of assistance, eligibility criteria and funding sources.</li> <li>• Methods to encourage regular onsite disposal system maintenance in the management area.</li> </ul> <p>The plan is to be considered as an extension of the Town's Wastewater Facilities Plan. The Facilities Plan recommended implementation of a management program for unsewered areas of the Town, which is consistent with the goals and objectives of the State Guide Plan and this Comprehensive Plan. The intent is to inspect septic systems and offer financial assistance to homeowners with malfunctioning systems to make repairs so further pollution of groundwater and surface water can be prevented.</p>	

See Map 8 – Services and Facilities

**D. Services and Facilities Element**

Map 8. Services and Facilities

## D. Services and Facilities Element

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F. Circulation Element

**B**ristol's location on a peninsula strongly defines the Town's circulation pattern. The only routes into Bristol from the north are Routes 136 and 114. From the south, only Route 136/114 via the Mount Hope Bridge serves the Town.



Red White and Blue Stripe on High Street

There are no east – west transportation routes with the exception of the Prudence Island Ferry that docks at Bristol Harbor.

The Town has a strongly defined street pattern due to the historic pattern of settlement established during colonization and due to the degree of development that has already occurred.

There are approximately 120 miles of Town-maintained streets in Bristol. The State is responsible for maintenance of Metacom Avenue, Hope Street, Gooding Avenue, Franklin Street and Griswold Street.

The major opportunities for redefining the circulation pattern, as articulated in the 2003 Comprehensive Plan, are still relevant. They are; connecting street networks that allow north-south movement that avoids constant entering and exiting Metacom Avenue and Hope Street; a service road along the west side of Metacom Avenue to connect the commercial areas; and, a new

street following the National Grid line easement to the north through Warren.

The State has designated Route 114 (Hope Street and Ferry Road) and High Street as Scenic Roadways under the State's Scenic Roadway Program. As a Scenic Roadway, the Scenic Roadways Board reviews all changes to the roads and controls tree trimming and other work. The Scenic

Roadways Board completed a Scenic Highway Corridor Management Plan. This Plan recommends strategies for the preservation and enhancement of the roadways. In addition the town should look to extend the state scenic roadway north of Mount Hope Bridge along Route 136 to Mount Hope Avenue to help preserve the character of this area.



Need for Curb Cut Controls

The town needs to be aware of the effects and be active in the possible reintroduction of tolls on the Mount Hope Bridge and the placement of the new Tiverton Bridge. Both can have an effect on traffic patterns through Bristol.

Although the widening of Metacom Avenue is not presently feasible it is imperative that Metacom Avenue be evaluated as to restructuring to accommodate north south traveling lanes, turning lanes and pedestrian path. In



Share the Road

## E. Circulation Element

2007 at a joint Town Council and Planning Board meeting, the Metacom Corridor Management plan was presented. This Plan put forth improvements that need to be explored and implemented.



They are, but not limited to;

Short-term recommendations:

- Left turn lanes at high hazard intersections
- Speed limit reduction
- Signal timing
- Sidewalks
- Cross walks and pedestrian signals
- Bus Stops
- Neighborhood interconnections

Long-term recommendations:

- Roundabouts
- Improved Intersections

The Plan addresses aesthetics issues, landscaping guidelines, scale, architecture, site design and layout, sustainability, and lighting and signage.

The Metacom Corridor Management Plan needs to be used as a guideline by the planning board in addressing Metacom Avenue development.

A long term goal of the Town, as articulated in the Comprehensive Plan, has been the construction of a service road from Gooding Avenue to Tupelo Street. This road would allow drivers to move from place to place along the west side of Metacom Avenue without the need to keep going back onto

Metacom. Town Council approval of a zone change for the property at the north west corner of Gooding and Metacom Avenue for the Walgreens Pharmacy required a key link in this service road. This link connected Gooding Avenue to the Stop and Shop Plaza which had been built with a stub road connection. The result of this was very positive to traffic flow in that area. The duplication of this is strongly urged in other areas where it makes sense.

Projects that are currently in the Rhode Island Transportation Improvement Program for Bristol include:

- Poppasquash Road Bike and Pedestrian path (preliminary evaluation – no com-



mitment to funding);

- Colt State Park Street Lighting Restoration (2011 anticipated year of implementation)
- Hope Street Sidewalks (2011 anticipated year of implementation)
- Stormwater Enhancements (Bristol/Warren –Pending state funding)
- Route 114 Pavement (Downtown Bristol completion is still pending)

The town needs to work directly with the Rhode Island Public Transit Authority (RIP-TA) in the promotion of public transportation thru the improvement of the commuter experience in Bristol. These include a designated Park and Ride facilities at the corner of Gooding Avenue and Hope Street and at Metacom Avenue, protected bus stops that match the surrounding environment and which provide safe access for boarding at

## E. Circulation Element

bus stops. The ability for a bus to pull closer to the curb allows better access to the bus and does not impede the flow of traffic especially in downtown. The Town needs to take advantage of financial incentives promoted by RIPTA to achieve the above.

Recent voter approved bond referendums (2004 and 2006) included improvements to sidewalks and streets. The Town has recently completed the sidewalk program improving sidewalks through out Town with a focus on the downtown area and downtown neighborhoods to improve existing sidewalks. The sidewalks along Thames Street are installed with street which will be an even greater improvement to the walkability of the downtown.



Walgreens at Connector Road



Need for Better Signage

## E. Circulation Element

### STATEMENT OF GOALS AND POLICIES – CIRCULATION

**Increase the ability to travel about town with ease, alleviate congestion and air pollution caused by local and regional traffic patterns. Support economic development through a well planned and high quality transportation system, provide adequate parking facilities, and provide an effective wayfinding system while maintaining key elements of the town's character.**

Based on the critical issues described in the Introduction to the Circulation Element and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its circulation planning. These broad goals encompass goals expressed in the other elements of this plan.

#### **Goal 1 Increase the ability to travel about town with ease.**

##### *Policies to achieve Goal 1*

- A. Provide more alternatives for residents to move about within Bristol without using Metacom Avenue or Hope Street.
  - 1. Improve links between neighborhood streets in such a manner as not to encourage short cut use by regional traffic.
  - 2. Integrate neighborhoods, services, and recreation areas with bikeways and walkways. (See the Path System described in the Open Space, Conservation and Recreation Element)
  - 3. Improve Silver Creek walking bridge with possible of interconnecting Veterans Park to Thomas Park to Chestnut Street and linking to Benjamin Church Housing with a nature trail and pedestrian path.
  - 4. Reference the Poppasquash Road Pedestrian and Bicycle Facility report for guidance on connecting Hope Street to the East Bay Bike path and the Colt State Park Bike Path.
- B. Provide sidewalks or paths in areas where none exist. Encourage sidewalks in new developments that will connect with other sidewalks and trails. Greater focus on sidewalks should be directed to Hope and Metacom Avenue. Maintain existing sidewalks.
- C. Manage parking, permitted land uses, signs, and traffic speed so as to protect the rights and safety of pedestrians and to encourage more walking.
- D. Require future subdivision roads to link with the overall street system and provide interconnecting links to avoid cul-de-sacs.

#### **Goal 2 Alleviate congestion caused by regional traffic patterns.**

##### *Policies to achieve Goal 2*

- A. Encourage modes of transportation that are alternatives to the automobile.
  - 1. Keep open options for rapid water transit from Bristol to Providence to Newport and light rail from Bristol to Providence.
  - 2. Consider how commuter bus service or van pools might serve Bristol residents.
  - 3. Work with RIPTA in identifying, establishing and promoting a designated park and ride lot on both Hope St (Rt. 114) and Metacom (Rt. 136)
  - 4. Provide safer access to onboard and off board at bus stops.

## E. Circulation Element

- B. The Metacom Avenue Corridor Management Plan should be required by the Planning Board in addressing development on or near Metacom Avenue.
- C. Reduce and/or eliminate the curb cuts along regional street systems. Only consider new curb cuts if there is no other way to access a property. Consider a process of interconnecting abutting properties as a method to reduce curb cuts.
- D. Examine the feasibility of providing for most neighborhoods the option of accessing Route 114 or Route 136 via an existing signalized intersection.
- E. Avoid regional traffic solutions, such as a bypass, that would benefit only regional travelers while hurting impacted neighborhoods and local businesses.
- F. Minimize air pollution and surface water runoff pollution by encouraging alternative forms of transit to the gas powered automobile.

### **Goal 3 Support economic development through a well planned transportation system.**

#### *Policies to achieve Goal 3*

- A. Maintain adequate traffic flows through commercial areas so as to support the local economic base. Include wayfinding to encourage people to park their vehicles and walk to destinations.
- B. Improve the quality of roads and/or transit systems to commercial and industrial areas.
- C. The installation of bicycle racks strategically placed throughout the town will promote alternative transportation and create an invitation for visitors from the bike path to stay longer in town, therefore promoting area businesses.

### **Goal 4 Maintain a high quality transportation system.**

#### *Policies to achieve Goal 4*

- A. Continue with an annual pavement management program as recently adopted.
- B. All roads to be built only in accordance with the standards of a public road.
- C. Maintain and improve the Town's roadways and drainage.
- D. Work with RIPTA in identifying placement of bus shelters along the RIPTA Bus Route. Utilize to the fullest the financial incentives provided by RIPTA to construct shelters, as needed.

### **Goal 5 Provide adequate parking facilities for auto users without losing key elements of the town's character**

#### *Policies to achieve Goal 5*

- A. Discourage demolition of historic and other buildings important to Town's character for the purposes of providing parking lots. See also Action LU 11K, Action NHCR 24.a, Action C 24, Action C 29 and Action C 30.
- B. Explore means to provide additional parking in the downtown to support economic development while protecting the areas character.
- C. Work with the private sector to provide parking facilities.
- D. Explore the creation of parking areas for regional transit facilities.
- E. Continue to set high standards for design of parking facilities including landscaping, buffering, handicapped accessibility, pedestrian walkways, and lighting.
- F. Protect the environment from parking area stormwater runoff.

## E. Circulation Element

- G. Improve signage to direct the public to designated public parking areas, in addition to providing clear and concise signage as to rules governing regulations related to a given parking area.

### Circulation Actions

The following circulation implementation strategy is organized by four areas of action: regulatory, service improvements, capital improvements, and areas requiring future study. Figure Q presents the Circulation Concepts. (See end of document)

C	Action	Action Agent
1	<p>Implement traffic elements of the Metacom Corridor Management plan, as summarized below:</p> <p>Short and long term traffic recommendations are proposed to improve traffic safety and capacity on Metacom Avenue while retaining the two-lane roadway. As Metacom Avenue, Route 136, is a state road, recommendations are presented to the Town of Bristol for proposed traffic improvements by the Rhode Island Department of Transportation. Emphasis is on providing residents with an opportunity to walk or bicycle to local destinations as options to the use of private vehicles for local trips.</p> <p>Short term recommendations include left turn lanes, a speed study to reduce speed limits to reflect adjacent land use and actual travel speeds, reevaluation of signal timing, sidewalk and crosswalk installation between Tupelo Street and Bay View Avenue, an additional RIPTA bus stop at the Veterans Home, and designation of a "share the road" bicycle facility. These improvements may generally be conducted within the existing (approximate) 60-foot right of way.</p> <p>Neighborhood interconnections are proposed between plats east of Metacom Avenue to reduce traffic volumes on Metacom Avenue and to facilitate access to signalized intersections. Longer term improvements, including those which require right of way acquisition, include construction of roundabouts at Tupelo Street, Gooding Avenue, and Chestnut Streets to improve traffic flow and to provide a gateway to Bristol (at Tupelo). Other improved intersections are proposed at Franklin Street and Minturn Farm Road.</p>	Planning Board and Town Council.
2	<p>Review subdivision regulations for possible variation flexibility in road width and cul-de-sac standards. Explore the feasibility of a regional parking facility to serve as parking for a regional rapid transit van or bus line system that would run along the powerline easement.</p>	Planning Board and Community Development Department.

## E. Circulation Element

C	Action	Action Agent
3	Continue the town policy prohibiting new private roads.	Planning Board.
4	Continue to allow on-street parking on all non-arterial roadways.	Town Administrator, Police Department, and Town Council.
5	In an effort to have sustainable development that is less reliant on the automobile and gasoline, encourage a land development pattern that supports the use of alternative modes of transportation: Provide linkage of neighborhoods to other land uses (schools, commercial areas, recreation areas) and other neighborhoods through roadway connections, pedestrian walkways (can be via off-street trails) and bicycle paths.  Enable easy access from residential areas to commercial and employment area through the use of alternate modes of transportation (i.e. shuttle bus, pedestrian walkways and bicycle paths).	Planning Board, Town Council, and Community Development Department.
6	Consider, and require when appropriate, alternative modes of transportation (i.e. bus stops, parking for high occupancy vehicles, and appropriate shelters) as part of new and revitalized developments. See also Metacom Avenue Corridor Management Plan for reduction in parking and alternative transportation credits.	Planning Board and Community Development Department.
7	Adopt and implement recommendations from the Scenic Roadway Corridor Management Study with the RIDOT for Hope Street, Ferry Road and High Street.	Planning Board, Town Council and Community Development Department.
8	Continue to review traffic control device (e.g. stop signs, traffic calming devices, and pavement markings) placement and design policies to determine whether the town is in compliance with state and federal standards.	Department of Public Works and Police Department.
9	Examine the feasibility of using a trolley system, or shuttle buses, as a local transit system. Explore an arrangement with Roger Williams University or Benjamin Church Manor to use their shuttle buses for off-hours service within Bristol, giving priority to seniors.	Town Council, Town Administrator, and Community Development Department.
10	Examine the potential for connecting neighborhoods to each other and to signalized intersections via a system of minor connecting streets and prepare a "Neighborhood Circulation Study" for the different neighborhoods where this could be accomplished, including along Hope Street and in the neighborhoods along the	Planning Board and Community Development Department.

## E. Circulation Element

C	Action	Action Agent
	<p>east side of Metacom Avenue, as set forth in the Metacom Avenue Corridor Management Plan, especially in the neighborhoods along the east side of Metacom Avenue. This would assist the Planning Board and developers during the design and review process. The purposes of these connections would be to provide alternate emergency access to cul-de-sac streets; provide routes for local service vehicles such as police, school buses, fuel delivery and plowing; allow inter-neighborhood traffic for residents; and provide a signalized access to Metacom Avenue and Hope Street where such an access would be advantageous to local residents. These connections should not encourage non-local traffic flow nor should they provide means for future development to access collector streets solely through established neighborhoods. All such connections should seek to be narrow in width and staggered in location so as to discourage high speeds and drivers seeking alternate routes to collector streets. A general review of traffic patterns in neighborhoods in the East and West Shore Corridors should be performed in order to identify neighborhoods where such connections would be appropriate. Participation of neighborhood groups will be an important part of the process.</p>	
11	<p>Seek to connect the Narrows Planning Area with the Hopeworth Planning Area by a connection through the State-owned Veteran's Home property. This could be accomplished by a north-south connection from Roosevelt to Annamamscutt at the intersection with Monterey, or as proposed in the Metacom Avenue Corridor Management Plan. There is a proposed future connection from the end of Viking Drive to Annawanscutt Drive; however, this would be a better pedestrian and bike trail connection due to the stream crossing and associated wetlands.</p>	<p>Planning Board, Community Development Department, and Town Council.</p>
12	<p>Work with the Rhode Island Department of Transportation (RIDOT) to implement the Metacom Avenue Corridor Management Plan.</p>	<p>Town Council, Town Administrator, and Community Development Department.</p>
13	<p>Work with the RIDOT to include a dedicated bicycle lane as part of any upgrade to the State's roads in Town.</p>	<p>Town Council, Town Administrator, and Community Development Department.</p>
14	<p>Work with the RIDOT to upgrade Franklin Street so as to provide better access to industrial areas and to the downtown.</p>	<p>Town Council, Town Administrator, and Community Development Department.</p>

## E. Circulation Element

C	Action	Action Agent
15	Create a special "Boat Transport Route" to the waterfront through the Franklin Street, Bayview Avenue neighborhoods, including access to the Wood Street entrance to Bristol Industrial Park. Although outside the Project Area, the proposed Boat Access Route should include access through Broadcommon Road and Ballou Boulevard into the East Bay Industrial Park. This will include relocation or raising the height of utility lines, and adjustments to turning radii within designated streets.	Bristol Redevelopment Agency, Community Development Department, and Town Council.
16	Provide bicycle parking facilities at each bus and van stop along the East Shore, West Shore and Central Corridor Street system.	Recreation Department.
17	Provide designated bicycle corridors on key roadways linking the East Bay Bike Path with other areas of Town.	Town Administrator and Department of Public Works.
18	Budget Town monies each year, and solicit State and Federal Grants when available, to maintain, extend and upgrade the town's sidewalk system, with priority given to the Downtown area, the parade route along Hope Street, and along collector streets such as Narrows Road, Annawamscutt Drive, and Hopeworth Ave.	Town Administrator, Community Development Department, and Department of Public Works.
19	For the sidewalks along the Scenic Roadway require that that granite curbs be utilized. These not only add to scenic value but to durability as well. Require underground utilities for all new developments.	Town Administrator, Community Development Department, Department of Public Works, Town Council and RIDOT.
20	Examine the feasibility of building a limited access 2-lane road along the National Grid line easement between Tupelo Street and Vernon or Seymour Street in Warren, including the possibility of a regional parking area. Also taking in consideration if the latter is not feasible that a pedestrian path would be alternative use. Study the feasibility of using the powerline easement as part of a limited access van or bus line route to Providence. Examine the feasibility of an electric powered system. This could be more environmentally suitable given the wetlands present.	Community Development Department, Town Administrator, and Town Council.
21	Maintain the treed island at the intersection of Routes 114 and 136 near Roger Williams University during any road improvement programs for that area.	Community Development Department, and Conservation Commission, and RIDOT.

## E. Circulation Element

C	Action	Action Agent
22	Improve pedestrian safety in the Downtown by better delineation of the crosswalks with signage indicating that law requires drivers to stop. Improve signage identifying public parking areas in the Downtown.	Town Administrator and Town Council.
23	Improve the drainage on existing roadways, especially in older neighborhoods. Provide for improved storm water systems and utilities, including water quality measures, when upgrading or reconstructing roads.	Town Administrator and Department of Public Works.
24	Explore the feasibility of small parking garages to serve areas with insufficient accessible parking. Identify key parcels that should be publicly controlled so as to have maximum public control over redevelopment efforts.	Community Development Department.
25	Continue to work with RIPTA to determine how its transit program might be altered to better support this plan. Study options including ferry service.	Community Development Department.
26	Examine the feasibility and need for a Franklin/State Street loop bus system connecting with the waterfront. This system would provide parking for future mass transit use of the Bristol waterfront as well as provide transportation for elderly housing located along the route.	Community Development Department.
27	Identify existing paper streets and assess their potentials as roads, pedestrian walkways and/or bicycle paths.	Community Development Department and Planning Board.
28	Study techniques for traffic calming along busy arterial streets to protect residents and pedestrians.	Community Development Department.
29	Explore the use of trolleys to conduct tours of Bristol which may be a way for "sight seers" to enjoy the Town while helping to reduce traffic on the Town's roads.	Community Development Department.
30	Identify sites that could be used for additional park and rides for either RIPTA or a local "town loop" system.	Community Development Department.
31	Implement the Corridor Management Plan for the Metacom Avenue Arterial roadway, including standards for landscaping, reduced signage, design and site guidelines for new development, coordinated curb cuts and coordinated layout for service road along west side between Tupelo and Gooding.	Community Development Department, Planning Board, and Town Council.

## E. Circulation Element

C	Action	Action Agent
32	Coordinate all circulation plans with the Rhode Island Department of Transportation on state roads.	Community Development Department and Department of Public Works.
33	Working with the Town of Warren, continue to push the RIDOT for upgrades on Metacom Avenue for improved safety and circulation.	Town Council and Town Administrator.
34	Work with RIDOT to expedite improvement projects within Bristol.	Town Council and Town Administrator.
35	Require underground utilities as part of any major road upgrade by the State RIDOT.	Town Council and Town Administrator.

See Map 9 Circulation

## E. Circulation Element

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Map 9. Circulation

## E. Circulation Element

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## F. Open Space, Conservation and Recreation Element

### F. Open Space, Conservation and Recreation Element

The preservation of open space contributes, in large part, to the quality of life for Bristol residents. Bristol's open space areas enhance the Town's character and provide for the passive and active recreational needs of residents.

The community's dedication to open space preservation has led to preservation of more than 200 acres of land over the past 15 years. Much of this has been through grass roots organizing of residents for the preservation of key open space parcels. Town and State commitment has also played a large role in the preservation of these areas.

Open space preservation over the past 15 years reflect the Vision and Goals from previous Comprehensive Plans and other special planning efforts. Preservation of the Mount Hope Farm property (formerly the Haffenreffer Estate, see inset), a National Register of Historic Places property, was a key accomplishment toward fulfilling the goals of the 1994 plan. The area's historical and cultural significance for the Town and the State and its importance as an open space parcel was re-emphasized in the voter's approval of the \$1.5 million Bond Referendum for preservation of Mount Hope Farm in 1998.

Preservation of the property now known as "Waypoyset Preserve" in 2001 is also important, as this property has value as open space and as a significant archaeological site. Artifacts dating back 7,000 years B.C. were found on the property and the property is considered eligible for listing on the National Register of Historic Properties. The property also has beach frontage on the Kickemuit River which includes a boat launch and fishing area.

**Bristol's dedication to open space preservation has led to preservation of more than 200 acres of land over the past 15 years**



Waypoyset Preserve

One of the Town's more popular passive recreation areas is the Silver Creek Preserve also known as Thomas Park. This area was previously the site of a proposed gas station and portions had been used for commercial purposes. With the help of volunteers, the Town is returning this property to a natural area. Buildings and asphalt parking area were removed and the area planted with native buffer plantings and wildflowers. Volunteers opened trails on the property and several trees have been planted as part of an Arbor Day event. Ongoing plans include a salt marsh restoration project; an arbor entrance; connection to the East Bay Bike Path; a garden dedicated to Mrs. Perry, founder of the Bristol Garden Club and a progressive tree planting plan in conjunction with students at the nearby elementary school.

There have also been several dedications of land for open space. The Town continues to work towards the establishment of a green belt corridor along the west and east branches of Silver Creek. As the Town's open space acquisition continues it will be important to partner with organizations and/or to combine or pool resources, such as the Bristol Land Conservation Trust.

Map 10, Open Space and Recreation, shows the proposed Greenbelt and Path System. This system is designed to link Bristol's outdoor amenities, to increase their accessibility to residents and visitors, to be an outdoor amenity itself, and to "make getting there half the fun". Parts of the system will be paved bike paths, parts will be wide sidewalks through neighborhoods and Down-

## F. Open Space, Conservation and Recreation Element

town, and parts will be unpaved, shady walking paths through natural areas.

One leg of the system is the State's East Bay Bike Path. Bristol is fortunate to be a part of the State bike path network. The Town will maximize this benefit by creating connections to the Bike Path. Portions of the proposed Town Path System are already available for use by residents, including existing Town ways, utility easements, or portions where permission for passage has been granted.

In November 2006, residents approved a bond referendum that allocated three million dollars to be used for the preservation of open space in Bristol. Funds will be utilized for the outright purchase of open space parcels or the purchase of conservation easements or development rights. Shortly after passage of this bond, the Town Council appointed several new members to the Town's Open Space Committee. This reinvigorated committee is

charged with advising the Town Council on open space acquisition and preservation matters as well as preparing a comprehensive town-wide open space plan which prioritizes open space parcels for preservation.

In addition to its many areas of natural open space, the Town offers a wide variety of recreation programs at a variety of facilities including parks, neighborhood playgrounds, and recreation fields.

The Town continues to invest in the improvement and quality of the Town Beach and Bristol Sports Complex. Additional parking may be needed for the many users of the ball fields and several options are being considered. Previous materials should be a part of any additional parking areas.

In June 2008, the Open Space Committee completed its work on a detailed open space plan. This plan has been presented to the Town Council for adoption and its recommendations have been incorporated into this element.



Entrance to Colt State Park



Farm Stand

## F. Open Space, Conservation and Recreation Element

The following is a current inventory of Town Parks:

1. The Town Beach and Sports Complex – a 27.15-acre park located near the entrance to Colt State Park. It features a pebbly beach with seasonal lifeguards, a large grassy expanse with a playground, many picnic tables, beach volleyball court, pavilion and ample parking. The Sports Complex includes five baseball/softball fields, basketball court, a roller hockey arena, three soccer fields, two large multipurpose fields, a 5 mile cross country fitness trail with exercise equipment, and a skate park. A concession stand is open seasonally. It borders the beautiful Colt State Park and the East Bay Bike Path.
2. Town Common –a 7.08-acre site for numerous activities at all times of the year. Located one block east of Hope St., bordered by Wood and High Streets on the east and west, respectively. State Street runs along the North edge and Church runs along the Common's South side. An old-time bandstand used for Concerts on the Common, and the 4th of July Carnival, a lighted tennis court with three courts, basketball court, softball/baseball field, and a large playground area are some of the features. Summer basketball leagues and tennis lessons are provided.
3. Rockwell Park – a 1.2-acre harbor side park on historic Thames Street. The park has a dock system for residents as well as some space for transient boaters. The park also has a playground with slide and swings for younger children and a boardwalk and benches with a view of the harbor.
4. Firefighters Memorial Park - this park was formally part of Rockwell Park. In 1995, this park was dedicated to honor all deceased members of the Bristol Fire Department. The entrance to the park is adorned with a stone which bears the Seal of the Town of Bristol, which includes a list of all of Bristol's Fire Companies. Each year on the second Sunday of June, the Bristol Fire Department memorializes its members who have passed away with a parade and a gathering.
5. Veteran's Memorial park –is Home to the King Philip Little League and Roger Pigeon Memorial field, this newly renovated 8.1-acre park has a major league and minor league baseball field, a basketball court, playground, picnic tables and a parking lot. Two newly renovated buildings contain bathrooms, storage and concession rooms. It is located at the North end of Wood Street, bordered by Silver Creek.
6. Cedarcrest Park – a 1.6 acre neighborhood park located on Fatima Drive, features a playground, basketball court and a baseball field.
7. Coelho Park – a 3.2-acre neighborhood park, includes two playground areas, basketball court, soccer field, concrete walkway, small pond and a pavilion and benches and picnic tables. The pond is used for ice skating in the winter.
8. Independence Park – a scenic 4-acre State-owned park located at the head of the East Bay Bike Path on beautiful Bristol Harbor and features a surfaced boat ramp, a board-walk, concrete walkways, fountain and beautiful sunsets. A municipal boat ramp with ample parking for boat trailers.
9. Paull Park – 20-acre wetland conservation area with walking trails located across from the Mt. Hope High School, Paull Park features Ramos Field, a baseball diamond and parking.
10. Sowams Playground – a 1.4 acre neighborhood park located on Sweeney Lane. It has a

## F. Open Space, Conservation and Recreation Element

playground, basketball court, a ball field and pavilion.

11. Thomas Park – at Silver Creek, is a 3.9-acre park located on Hope Street at the entrance to downtown Bristol. Thomas Park is being renovated into a passive recreation area with native plantings and walking paths.
12. Community Center – The center, housed within an historic former naval reserve armory, is located on Thames Street and offers various activities and programs for all ages.
13. Walley Beach Park - a 1.3 acre park and water access point overlooking Bristol Harbor. It includes a small swimming area, benches.
14. Union Street Beach Park - a small park and water access point overlooking the beautiful Bristol Harbor located on Hope Street. It has a small swimming area, a picnic table and benches.
15. Manny Sousa Park - this small park is located next to the Church Street Dock.
16. Mosaico Park - The Mosaico Community Development Corporation created this park to honor the diversity of the downtown area. It is located at the downtown intersection of Franklin Street and Wood Street.
17. The Narrows Boat Ramp - "The Narrows" is a boat ramp fishing area on the Mount Hope Bay at the mouth of the Kickemuit River. The area borders a protected conservation area called the Waypoysset Preserve Trust.

**The following open space parcels have been preserved since 2003:**

Name	How acquired	Acreage	Ownership
Casey Drive	Donation/subdivision	2.5 acres (wetlands and drainage )	Town
Peter Road	Donation	4 acres	Town
Van Wickle	Thru subdivision	1 acre	Private
Caromile	Donation	¼ acres adjacent to Paull Park	Donation
Cohen at Naomi Street	Donation	20 acres(includes west branch of Silver Creek)	Town
Tavares Farm	Open Space Subdivision	35 acres	Town
Elm Farm	Open Space Subdivision	1 acre	Town
Wood Street	Purchase	1 acre	Town
Sunrise Drive	purchase	5,000 sq. ft.	Town
Lisa Lane	Open Space Subdivision	2 acres	Town
Hicks, Wood Street	purchase	7.4 acres	Town

## F. Open Space, Conservation and Recreation Element

### STATEMENT OF GOALS AND POLICIES – OPEN SPACE, CONSERVATION AND RECREATION ELEMENT

Provide open space and recreation programs and facilities to serve the full range of present and future residents' needs. Include policies that (a) ensure access to the waterfront and bays that surround the town, and (b) increase and/or improve land areas reserved for recreation, conservation, and open space. Sustainable plans for recreation, conservation, and open space can be achieved by using a coordinated approach to include multiple uses of single sites, and diverse forms of ownership, management, and financing mechanisms to ensure benefits for future generations.

Based upon the issues described in the introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its open space and recreation planning.

**Goal 1 Maximize the public's ability to gain access to, and enjoy, the waterfront and bay areas that surround the town.**

*Policies to achieve Goal 1*

- A. Acquire additional beach and/or waterfront frontage along Bristol's shoreline.
- B. Improve and maintain public boat launch sites along Bristol Harbor, Narragansett Bay, Mount Hope Bay, and the Kickemuit River, including small areas for kayaks.
- C. Wherever possible, protect or regain the public's ability to view the bays and walk to the water's edge.
- D. Maintain and publicize existing public rights of way and public access points throughout the Town.

**Goal 2 Increase and improve land area reserved for passive recreation, conservation, and open space.**

*Policies to achieve Goal 2*

- A. Acquire additional land in appropriate areas for passive recreation and trails (walking, biking, bridle, etc.) to enhance the quality of life of Bristol's increasing population.
- B. Acquire additional land for purely conservation purposes, to be left in its original pristine state and also to protect diminishing ecologically sensitive areas.
- C. Protect areas which provide greenbelts, open space, and relief from development — including Town-owned parks and open space parcels — through various 'layers' of protection, such as conservation easements.
- D. Continue efforts to increase, acquire, and protect existing areas of the Silver Creek Watershed Area.
- E. Dedicate various Town-owned lots for sustainable and organic community gardens for the community's use. These gardens offer a sense of pride in ones community, help offset rising food coosts, and give the opportunity for residents without yards to connect with the land.

**Goal 3 Create active recreation programs and facilities to serve the full range of Bristol residents.**

## F. Open Space, Conservation and Recreation Element

### *Policies to achieve Goal 3*

- A. Ensure accessibility to open space and recreation areas for a diverse segment of the population.
- B. Maintain emphasis upon a variety of imaginative new programs for recreation.
- C. Support recreation's role as a community activity that brings people together.
- D. Recreation Department should develop a master facilities plan which includes long range (5 year) plans, goals, and needs, keeping in mind the individual athletic associations currently in town.
- E. Continue to encourage fair and equitable use of Town recreation facilities for all community groups through sensitive scheduling and sharing of facilities.
- F. Acquire additional land for active recreation to enhance the quality of life of Bristol's increasing population.

### **Goal 4 Plan for recreation and conservation, of open space by using a coordinated approach -- to include multiple uses of a site, and diverse forms of ownership, management, and financing.**

### *Policies to achieve Goal 4*

- A. Coordinate public and private recreational opportunities to avoid duplication and to ensure efficient and cost effective use of recreational facilities.
- B. Cooperate and coordinate with the State of Rhode Island, particularly in regard to the future of the State-owned Colt Park and the Veterans' Home property through such means as 'first right of refusal'.
- C. Develop recreation complexes rather than single purpose facilities, for example through combining education and recreation, or linking active recreation areas with quiet enjoyment of conservation lands or passive recreation. This would require coordination with the school and recreation departments.
- D. While respecting the privacy of residences, connect recreation areas, neighborhoods, and as many other Town facilities as possible with a system of walkways, hiking trails, bikeways, greenbelts, and bridle trails.
- E. Continue to use the Town budget process to acquire and open space parcels and develop recreation facilities within the financial capabilities of the Town, but use funds more effectively, particularly in accommodating the needs and responsibilities of different agencies. Possibilities include, utilizing private, other local, and state agencies, as appropriate to receive and manage contributions designated for the purchase of land, easements, or development rights and to partner with the Town on the acquisition of properties for open space preservation.
- G. Contact owners of private parcels that are important potential open space and recreation amenities in town, and discuss how these amenities might be conserved over time. Other options, such as conservation easements, purchase of development rights, right of first refusal, tax incentives, grants, zoning ordinances, conservation development, wetlands protection, and other regulations, should be used in addition to outright purchase for obtaining and preserving recreation, conservation, and open space sites. .

## F. Open Space, Conservation and Recreation Element

- H. Continue to act upon the options for acquiring dedicated open space lands through the Subdivision Rules and Regulations including Impact Fees.
- I. Explore the potential recreation opportunities resulting from the closure of the Minturn Farm Area Landfill.
- J. Continue to acquire and/or protect land in the area of Mount Hope through local, State and Federal monies, through local and State regulations, and through private foundations and land donations.
- K. Use all available resources to purchase development rights for preservation of the last remaining farms in Bristol.
- L. Consider potential recreational uses for decommissioned downtown school buildings.
- M. Consider the recreation needs of students in future school facility plans.

### Open Space, Conservation and Recreation Actions

#### Overview of Action Strategy

The implementation of Bristol's open space and recreation goals and objectives focuses on the following concerns:

- the existing and projected needs for outdoor recreational facilities, primarily playground and athletic field facilities
- maximizing the use and potential from existing recreational facilities by increased maintenance and upgrading, as necessary in cost effective manner
- the protection of environmentally sensitive and unique parcels of land
- the preservation of open space
- increasing the public's convenient access to outdoor amenities by locating them near neighborhoods and by linking them with a Town-wide path 'green-belt' system.

Implicit in this plan is the recognition that as development increases in the community, the amount of open space remaining will diminish. A failure to respond to the recreation, conservation, and open space needs of the community may foreclose opportunities to achieve the type of town Bristol residents envision for the future.

The Town has acquired a number of open space sites and developed recreational facilities in many parts of the community. A high priority for the Town will be to maintain and improve existing recreation and open space facilities so that townspeople may get the most use and enjoyment possible from these assets. The Town plans to commit Town resources to this end and also to help mobilize volunteer efforts that tap one of the most important resources enjoyed by the community: the energetic care and concern of citizen groups and local businesses.

#### Acquisitions and Development

Recommendations for land acquisition and site development reflect the Town's commitment to meeting its outdoor recreational needs. The recommended acquisitions and development proposals reflect an increased awareness of the potential impacts from the development of sensi-

## F. Open Space, Conservation and Recreation Element

tive environmental areas, of sites unique to Bristol and its culture, and of areas of open space and recreation that have historically defined the community.

A critical component of a solid acquisition strategy will be input from the Open Space Committee to prioritize and advise town leaders on purchase decisions.

OSCR	Action	Action Agent
1	Determine the future needs of the Town for new or expanded active multi-purpose fields, passive education/recreation areas, and an indoor multi-purpose recreation/community center through a strategic recreation plan. The plan must include ongoing maintenance.	Recreation Department, Community Development Department, Recreation Board.
2	Improve the drainage of the land at Mount Hope High School in order to maximize the usage of the existing athletic fields. Explore the possibility of creating a synthetic turf field.	School Department, Recreation Department, Town Administrator.
3	Through subdivision dedications, seek to acquire land area between Sherman Avenue and Kickemuit Road for playlot/neighborhood park facilities. (Casey Drive, Sherman Heights, and Lisa Lane Extension, dedicated 5 acres; however, 3.5 are wetlands).	Planning Board, Community Development Department.
4	Seek to upgrade existing open space parcels in the Mason Farms neighborhood so that they are more usable recreation parcels. This could include simply clearing and seeding so that children have an area to throw a football or fly a kite.	Recreation Department, Town Administrator.
5	Seek to acquire land for a neighborhood playground in the Kickemuit-Narrows Road area.	Town Council, Town Administrator.
6	Seek to acquire land in the vicinity of the Town Sewer Plant (Woodlawn-Griswold area) as a conservation site for passive recreation.	Town Administrator, Town Council.
7	Work with the State to develop land at the East end of the Veterans' Home property as a park including picnic and beach areas, a boat ramp, and benches. i.e. the "Teepees" area and state water access point.	Town Administrator, Recreation Department.
8	Work to improve the State Street Reservoir/Tanyard Brook site off Mount Hope Avenue for year-round use by the community, potentially for a community garden site.	Town Administrator, Town Council, Community Development Department.
9	Assess the conditions and potential alternate uses of	Town Administrator, Planning

## F. Open Space, Conservation and Recreation Element

OSCR	Action	Action Agent
	the existing Bristol Golf Course and explore the possibility of relocating the Golf Course to an alternate site.	Board, Town Council.
11	Require best management practices to preserve wetlands, flood plains and other environmentally sensitive areas. Amend the regulations with a provision that drainage, wetlands and floodplains cannot be counted toward required usable open space dedication in subdivisions.	Planning Board, Community Development Department
12	The Town should develop a comprehensive recreational plan to identify long and short term needs for properties and facilities.	Recreation Department, Recreation Board.
13	Improve the existing recreational facilities at Guiteras Field to make them more versatile and maximize it's usage.	School Department, Recreation Department, Town Administrator.
14	Pursue the development of an indoor, multi-purpose Community Recreation Center.	Recreation Department, Community Development Department, Town Administrator, Town Council.
15	Incorporate the need for neighborhood recreation into plans for the use or reuse of school sites.	School Department, Recreation Department.
16	Incorporate picnic sites into park and recreation areas.	Recreation Department.
17	Pilot a program to create community gardens within high density residential neighborhoods.	Welfare Department, Community Development Department.
18	Improve the drainage, seating and overall appearance of the Town Common, recognizing its role as a focal point of downtown Bristol and its historical significance as Rhode Island's first Town Common.	Recreation Department, Town Administrator.
19	Consider the passive and active recreational needs of all Bristol residents by querying facilities such as Franklin Court, Benjamin Church Manor and others as to the needs of their populations. Possible additional recreational sites might include bocce courts, handicap accessible foot paths, etc.	Recreation Department, Recreation Board.
20	Develop "pocket-parks" at the Aaron Avenue and Gibson Road public shoreline access points. These should include small neighborhood parks with benches and possibly playground equipment. These areas currently	Community Development Department, Planning Board.

## F. Open Space, Conservation and Recreation Element

OSCR	Action	Action Agent
	do not have any park amenities.	
21	Continue to acquire or purchase land, development rights and/or conservation easements in the Mount Hope Area, including the portion owned by Brown University. This site provides an excellent opportunity to learn about the history of our region while enjoying an important natural conservation area.	Town Administrator, Town Council, Community Development Department.
22	As part of a program of limited, flexible development in the Mount Hope Planning Area, protect the maximum possible amount of land for conserved open space, placing priority on a beach area, and on woods and fields that are not wetlands and that add links to the Path System.	Planning Board, Community Development Department.
23	Continue to acquire additional acreage along the west and east branches of Silver Creek to protect sensitive wetlands and prevent development from increasing flood potential. These acquisitions will be a part of the Town's greenbelt and path system (see map).	Community Development Department, Town Administrator, Town Council, Conservation Commission.
24	Consider dedicating real estate conveyance tax funds to open space conservation and recreation facility maintenance. Property management plans should be developed for all open space and recreation parcels.	Town Council.
25	Continue to consult and coordinate with the Open Space Committee on expenditures of open space funds and implement the Open Space Plan.	Community Development Department, Town Council.
26	Pursue the acquisition of conservation or development easements to the Columban Fathers and Sisters of St. Dorothy properties.	Community Development Department, Town Administrator, Town Council.
27	Expand the Greenbelt and Path System by exploring the acquisition of land or easements (some of which may be available from subdivision dedications) in the following areas: <ul style="list-style-type: none"> <li>a. Silver Creek, west branch to Gooding Avenue</li> <li>b. Silver Creek, east branch to the golf course</li> <li>c. Wetlands north from golf course duck pond to Warren town line (35 acres dedicated, additional land to be acquired)</li> <li>d. Northern trail connecting the East Bay Bike Path and the Kickemuit River.</li> <li>e. Trail along Mount Hope Bay from the northern</li> </ul>	Planning Board, Community Development Department.

## F. Open Space, Conservation and Recreation Element

OSCR	Action	Action Agent
	<p>trail, through the Haffenreffer Estate, and on south to connect with the Roger Williams University shoreline path</p> <p>f. East/west connections between eastern neighborhoods and the Silver Creek link, and between Mount Hope and the historic Downtown and Waterfront.</p> <p>g. The Harbor's Edge Walk.</p> <p>h. Pursue the mapping of water trails connecting existing shoreline access points.</p>	
28	Work with the State to continue the Path system through the State Park Planning Area. Continue with a link to Usher's Cove.	Community Development Department.

### Shoreline and Waterfront Access Points

OSCR	Action	Action Agent
29	Maintain the downtown docks and ramps for commercial and recreational fishing and boating.	Harbor Commission, Town Administrator, Town Council.
30	Maintain existing rights of way to the shore to keep them clear and safe for pedestrians.	Harbor Commission, Recreation Department.
31	Acquire land along the shore of the Kickemuit River and the Mount Hope Bay, and maintain existing waterfront public access points.	Town Administrator, Community Development Department, Town Council, Recreation Department.
32	Improve the quality of Town Beach facilities with a focus on drainage and the use of Low Impact Development technologies to improve parking.	Town Administrator, Recreation Board, Recreation Department.
33	Publicize existing public waterfront access points throughout town, as well as land and water paths and trails and support the CRMC Adopt-An-Access Program. CRMC and Save Bristol Harbor has already designated five Rights-of-Way (ROW) under the Adopt-an-Access Program. They include Walley Street (S-6), Poppasquash Road (S-19), Oliver Street (S-22), Constitution Street (S-4) and Union Street (S-5).	Town Administrator, Town Council, Harbor Commission, Recreation Department.
34	Continue to maintain a path along the South Lane Right of Way, extending it down to the water's edge access point.	Community Development Department, Harbor Commission, Recreation Department.

## F. Open Space, Conservation and Recreation Element

OSCR	Action	Action Agent
35	Extend the Harbor's Edge Walk that connects the public parks and access points between Independence Park and the Coast Guard Station through easements and acquisitions during the development approval process	Community Development Department, Planning Board, Town Administrator, Town Council.
36	Develop the harbor side park at Independence Park to serve as a neighborhood park, with additional benches and bike racks.	Community Development Department, Town Council.

### Ice Skating

OSCR	Action	Action Agent
37	Explore the feasibility of a shallow man-made open air skating rink.	Recreation Department, Town Administrator
38	Explore the feasibility of an indoor skating/hockey rink. Consider a regional facility in partnership with Roger Williams University or other neighboring towns.	Recreation Department, Town Administrator, Town Council
39	Explore the possibility of improving the areas around ponds currently used for skating such as Leahy, Gibson, and the pond in the "Green Acres" Wetlands.	Community Development Department, Recreation Department.

The above recommendations will conserve and achieve outdoor-amenities in the areas where the most development is expected, and will fit together with the larger community facilities and Path System. The result will be a vibrant, mutually supportive, Town-wide recreation, conservation, and open space system that serves the goals of the *Comprehensive Plan*.

See Map 10 Open Space and Recreation

## F. Open Space, Conservation and Recreation Element

Map 10. Open Space and Recreation

## F. Open Space, Conservation and Recreation Element

## G. Natural, Historical and Cultural Element

### G. Natural, Historical and Cultural Resources Element

**B**ristol's natural resources include water, soils, vegetation and wildlife. Water resources including freshwater bodies, coastal waters and wetlands are important for the community. Wetlands provide a value to prevent flooding, purify the groundwater, and as a wildlife habitat.

and desire to preserve and protect its natural and cultural resources.

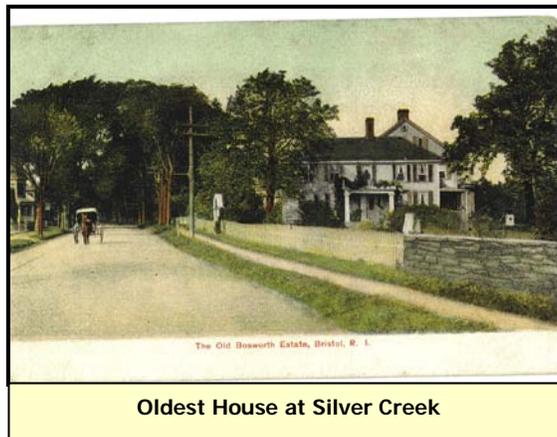
The entire length of Route 114 from Warren to the Mount Hope Bridge (known as Hope Street and Ferry Road) and High Street has been designated as a State Scenic Roadway. This designation will

### AMONG THE MORE SIGNIFICANT RESOURCES IN BRISTOL ARE THE MATURE TREES THAT LINE THE STREETS

Coastal waters are also important as residents enjoy swimming, boating, and fishing in the coastal waters of Bristol.

Scenic resources in the Town include significant historic architecture, mature street trees, scenic roads and scenic vistas. Bristol is renowned for the historic downtown waterfront district which is enjoyed by residents and visitor alike. In 2005, Bristol renovated the Historic Burnside Building on Hope Street into a visitor's center complete with internet access for visitor's to access web sites of local restaurants and places of interest. On the question of tourism for economic development, 84.1% of Bristol businesses surveyed as part of this Comprehensive Plan – 2009 indicated that tourism is very important to their success. This further points to the importance of the community's strong need

help to protect the scenic resources of the roadway by requiring a review from the State's Scenic Roadways Board for projects that trigger a State permit. In June of 2005, a Stewardship Plan was prepared for the Scenic RI Roadways Board and the Town of Bristol which is intended to help the Town protect and manage the designated Scenic Roadway Corridor in order to maintain those qualities that



inspired its nomination.

The find by archaeologists at the Waypoysset Preserve in the Narrows and the recent find by archaeologist at the Belvedere Court project on Thames Street downtown is evidence to the significant archaeological resources in Bristol. This Waypoysset Preserve property, considered eligible for inclusion on the National Register of Historic Places, includes artifacts from prehistoric man (7,000 B.C.). The Belvedere Court property, which was also



## G. Natural, Historical and Cultural Element

considered eligible for inclusion on the National Register of Historic Places, includes the remains of a rum distillery from the early 19<sup>th</sup> century. This archaeological find was significant since this is thought to be one of the top three rum distillery opera-



**Great Lawn at Blithewold**

tions that have been found in the northeast.

The Town-wide survey conducted in 2008 revealed that 91% of residents think that preserving historic areas is important.



**Gov Bradford House at Mount Hope Farm**

This is consistent with the survey findings from 2002 when 75% of residents found preservation of historic areas critical or very important to the quality of life in Bris-



**Linden Place**

tol.

Residents of Bristol have shown their support for protecting the Town's natural and cultural resources by supporting bonds to acquire open space and protect historic properties, the most recent bond referendum, approved in 2006, included \$3 million dollars for open space preservation. The Town's Open Space Committee has recently completed an Open Space Plan which includes a system for ranking and prioritizing open space purchases.

The Town has completed and the State has approved the Federal and State mandated Phase 2 Storm water Management Program Plan which addresses strategies for maintaining the existing storm water system. The Town is currently working in the 5-year permit period to implement the plan. This plan includes a public education and outreach component to educate residents on the connection between storm water runoff and pollution to the Bay. The Town has undertaken a storm drainage stenciling program with the 5<sup>th</sup> and 6<sup>th</sup> graders and the Mosaico CDC. This program is part of the ongoing community outreach which raises awareness to storm water management issues.

## G. Natural, Historical and Cultural Element

### STATEMENT OF GOALS AND POLICIES – NATURAL, HISTORICAL AND CULTURAL RESOURCES

**Protect Bristol's natural landscape and resources for present and future generations by enabling local residents to take responsibility for the stewardship of their own natural resources; by protecting historical resources that link Bristol's past with its future; and by protecting and fostering the cultural diversity and "small town" atmosphere that distinguishes Bristol.**

Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its natural, historical and cultural resources. These goals encompass goals expressed in the other elements of this plan.

#### **Goal 1 Protect Bristol's natural landscape and resources for present and future generations.**

##### *Policies to achieve Goal 1*

- A. Protect Bristol's water, air, soil, plant, and wildlife resources, especially all resources that are identified as being threatened or endangered. Protect and encourage biological diversity.
- B. Conserve and manage natural resources in a manner that stresses long term character of the town.
- C. Use and update the Bristol Open Space Plan, June 2008.
- D. Work to conserve and protect fields and farmlands in Bristol through acquiring development rights, acquisition, easements, or conservation restrictions by the Town or the Bristol Land Trust.
- E. Protect Bristol's groundwater supplies and attempt to include the Bristol County Water Authority within the oversight of the State Public Utilities Commission (PUC) or other similar State organization such as the RI Water Resources Board.
- F. Ensure that future generations have well marked, maintained and enforced public access points to the bays and to fresh water resources.
- G. Increase and maintain the forest cover by 25% by the year 2020.

#### **Goal 2 Continue to protect the historic and cultural resources that link Bristol's present with Bristol's past.**

##### *Policies to achieve Goal 2*

- A. Define and protect elements of each part of Bristol's cultural heritage.
- B. Continue to update and expand the local and National Register Districts.
- C. Incorporate historic resource protection and planning within the overall community planning and development review process.
- D. Identify and protect historic, cultural and natural landscapes, plantings and features within Bristol.
- E. Coordinate the historic preservation and planning policies of the various branches of local and State government.

## G. Natural, Historical and Cultural Element

### **Goal 3 Protect and foster cultural diversity and reinforce the character defining events, activities, and features within the town.**

*Policies to achieve Goal 3*

- A. Identify and reinforce the cultural aspects that make Bristol a special place to live.
- B. Limit the adverse impact of proposed development upon the cultural resources of the Town.
- C. Tell the Bristol story through installation of Interpretative Signs throughout town and work on the development of a Bristol Historical or Heritage Trail both on land and on the water.
- D. Continue to work with Newport Chamber of Commerce and Destination Bristol to publicize and promote the Bristol - Newport Heritage Trail.

### **Goal 4 Educate and motivate the public to encourage involvement and increased awareness of every person's responsibility to preserve and protect the natural, historical and cultural character of the town.**

*Policies to achieve Goal 4*

- A. Regulate growth and development so as to protect natural, historical, and cultural resources for future generations.
- B. Educate the public to the long term value of the natural, cultural, historical resources and their relation to the quality of life.
- C. Commit long term financial resources of the Town to protecting open and natural land for public purposes while ensuring that the long-term costs of maintenance and liability are considered when deciding on public acquisition of lands or land rights.
- D. Monitor the State and Federal government's role in resource protection and insist on improvements where they are needed.
- E. Consider the long-term impacts of sea-level rise and what that might mean for the Town's marinas, waterfront residential, commercial and infrastructure assets.

### **Natural, Historical and Cultural Actions**

NHCR	Action	Action Agent
1	Review and update the Bristol Harbor Management plan and ordinance annually. Develop a predictive capacity model for the harbor that considers water quality, and a mix of various uses without impairing water quality, safety and navigability.	Harbor Commission, Harbor Master, Community Development Department, Bristol Town Council
2	For decades a coal gasification plant operated in the area north of Bradford Street and west of Thames Street. A risk evaluation plan for the remediation or containment of the brownfield needs to be prepared	Harbor Master, Harbor Commission, Community Development Department, Bristol Town Council

## G. Natural, Historical and Cultural Element

NHCR	Action	Action Agent
	and implemented.	
3	Strengthen Bristol's site plan review process to assure compliance with federal, state, and local laws covering water quality, stormwater drainage, and non point source pollution. Adopt the recommended drainage standards from the RI DEM drainage manuals.	Community Development Department, Town Solicitor, Planning Board, Town Council, Department of Public Works, and Wastewater and Pollution Control Department.
4	Require Low Impact Development (LID) Strategies as part of any new development and redevelopment. (LID is an alternative comprehensive approach to stormwater management that works with nature to manage stormwater as close to its source as possible. It is a new, comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic system of the Town's watersheds).	Planning Board, Community Development Department, Town Council
5	Minimize the amount of new impervious paving and encourage the use of pervious surfaces, where and when feasible and wherever environmentally sound to reduce the rate and volume of storm water runoff.	Planning Board, Department of Public Works, Community Development Department.
6	In new development, targeting by 12/31/2009, require the use of native plantings, rain gardens (bio-swales), and drought tolerant plantings that don't require heavy watering or fertilizing and discourage the use of invasive species. Identify appropriate tree, shrub and plant species to recommend to developers and develop and provide list of undesirable/non-native/invasive species that will be discouraged from use.	Planning Board, Conservation Commission (Ref: RI Natural History Survey and RI Wild Plant – Plant Inventories), Community Development Department.
7	Train and utilize the existing staff within the town government to identify wetlands, PRODUCE A WETLANDS MAP, and assist in wetlands and other types of environmental enforcement efforts.	Town Administrator, Community Development Department.
8	Use federal, state and local programs to purchase properties that are subject to frequent flood or storm damage.	Town Administrator, Community Development Department, Town Council
9	Continue the work of the Tree Commission and implementation of the "Bristol Tree Management Plan for 2001-2006." The goals of this plan include working toward meeting the State's goal for Bristol to increase and maintain the forest cover by 25% by the year 2020.	Town Council, Community Development Department and Bristol Tree Commission

## G. Natural, Historical and Cultural Element

NHCR	Action	Action Agent
10	Continue the work to inventory the public street trees in Bristol and map the data using GIS.	Tree Commission and Community Development Department.
11	<p>Pursue the following policy for the future of the Mt. Hope Planning Area and its coastline:</p> <ul style="list-style-type: none"> <li>a. The lands in the Mt. Hope Planning Area are unique and of enormous public value for historical and cultural reasons and for their natural beauty. Accordingly, virtually all of the presently undeveloped land in the Mt. Hope Planning Area should remain largely undeveloped and be rezoned as a conservation area available for light public recreational use.</li> <li>b. Acquire ownership and/or easements and/or development rights to all or part of Mt. Hope Planning Area as a protected natural and cultural resource through the use of local, state and/or federal monies.</li> <li>c. In tandem with the above efforts, follow a policy that will encourage maximum open space protection, maximum cultural resource protection, adequate buffers with surrounding residential and estate uses, protection of the wetlands and the bay. Recognize and work with the variety of different stakeholders within the Mt. Hope Planning Area. Their needs and interests may differ significantly from one another.</li> <li>d. Provide a two hundred (200) foot buffer easement along the shoreline for public access including lateral access to the shore.</li> <li>e. Maintain shoreline access within the Roger Williams University campus.</li> <li>f. Target by the end of 2008 the HDC WILL TAKE THE LEAD TO nominate the Mt. Hope Planning area as a National Register Historic Site.</li> <li>g. Target by the end of 2008 to nominate the Waypoiset Preserve property as a National Register Historic Site.</li> </ul>	Town Council, Planning Board, Town Administrator, Community Development Department, Bristol Historic District Commission (HDC), and the Rhode Island Historical Preservation and Heritage Commission (RIHPHC), Community Development Department.
12	<p>Pursue the following policies for the future of the area at and near the mouth of Silver Creek:</p> <ul style="list-style-type: none"> <li>a. Restore the unobstructed flow of water from Silver Creek into Bristol harbor, which is very important for the proper flushing of the creek.</li> </ul>	Town Council, Planning Board, Town Administrator, Community Development Department

## G. Natural, Historical and Cultural Element

NHCR	Action	Action Agent
	<p>b. Preserve Silver Creek, which flows into the northern portion of Bristol harbor, along with abutting areas as a “welcome” to the downtown and maintain excellent views of the harbor.</p> <p>c. The existing commercial structures immediately north of Silver Creek and between Hope Street and the scenic harbor partially obstruct the views of the harbor and diminish the sense of welcome as one approaches the downtown from the north. Although current zoning allows for expansion of these structures, consider open space zoning; consider outright purchase, acquiring development rights, and view shed easements from private property owners in order to preserve existing views. Consider establishing some form of “transfer of development rights” (TDR) legislation in the Zoning Ordinance to address this issue. Concurrently, the area from Independence Park north to the northeast portion of the harbor should be zoned uniformly as open space. The commercial properties could continue to exist, but as non-conforming uses, which would prevent further expansion. Additionally, an extension of the Historic district north along Hope St to Poppasquash Road may help to moderate use of these properties.</p> <p>d. Continue planning for the expansion of the park along the mouth of Silver Creek, including the area from Independence Park on the south to the open sites north of Silver Creek which serves as the southern terminus of the bike path.</p> <p>e. Consider acquisition of land immediately north of Silver Creek and west of Hope Street and incorporate the property into the park area in order to protect it from possible use and visual degradation and to enhance views and the sense of arrival at the historic downtown of Bristol.</p> <p>f. Restore the natural salt marshes near the mouth of Silver Creek, where the flow of water between Silver Creek and the harbor should be improved and become essentially unobstructed.</p> <p>g. Remove siltation south of Chestnut Street, as part of a wetlands restoration along Silver Creek.</p> <p>h. To mitigate adverse impacts to Silver Creek and to Bristol Harbor, Low Impact Development (LID) techniques should be mandated throughout the Silver Creek watershed area.</p>	

## G. Natural, Historical and Cultural Element

NHCR	Action	Action Agent
13	<p>Pursue the following policies for the future of the area at and near the mouth of Tanyard Brook:</p> <ul style="list-style-type: none"> <li>a. Correct periodic flooding in the area near the mouth of Tanyard Brook which may cause property damage and contributes to pollution in Bristol's coastal waters .</li> <li>b. Correct siltation and maintenance problems in the reservoir on State Street.</li> <li>c. Expand the capacity of the State Street Reservoir, in order to mitigate downstream flooding, and the facility should regularly be used as part of a stormwater runoff detention system.</li> <li>d. Require mandatory Low Impact Development (LID) techniques throughout the Tanyard Brook watershed area, to mitigate adverse impacts to Tanyard Brook and to Walker's Cove.</li> </ul>	Town Council, Planning Board, Town Administrator, Community Development Department
14	<p>Pursue the following policies to protect existing wetlands and to alleviate flooding in watershed areas.</p> <ul style="list-style-type: none"> <li>a. Urge RI State agencies to provide consistent protection of wetland areas in Bristol.</li> <li>b. Map all significant wetlands that should be protected from new or additional development, regardless of zone or ownership concerns.</li> <li>c. Protect mapped wetland areas through zoning and other local regulatory means so that new or expanded construction in such areas is not permitted.</li> </ul>	Town Council, Planning Board, Town Administrator, Community Development Department.
15	Targeting by 12/31/2010, complete the large scale plant materials inventory along the Hope Street Corridor/Route 114/Scenic Highway.	Tree Commission, Community Development Department.
16	Targeting by 12/31/2009, conduct a feasibility study to consider Minturn Farm for sustainable energy initiatives in conjunction with the development of a recreational golf course. Consider zoning amendments to encourage the mixed use development of a golf course with housing.	Planning Board, Community Development Department, Town Council
17	Explore measures to protect stone walls that help to define the Town's character.	Community Development Department, Planning Board

## G. Natural, Historical and Cultural Element

NHCR	Action	Action Agent
18	Land acquisition in purchasing properties for open space and recreation in accordance with the Open Space Plan, June 2008.	Town Administrator, Community Development Department, Planning Board, Conservation Commission, and Open Space Committee.
19	Identify the funding potential and necessary application steps for purchase by the state, the Town of Bristol, the Bristol Land Trust and any other land conservation group of development and/or conservation rights to Bristol's remaining farms and other significant historical and cultural open space resources.	Community Development Department, Planning Board, Bristol Land Trust
20	Implement recommendations by the Hydraulic Study commissioned by the Bristol County Water Authority, when complete.	Town Council
21	Make the Bristol Water Authority subject to oversight by the State Public Utilities Commission (PUC) or other similar State organization such as the RI Water Resources Board.	Town Council
22	Monitor development activity in surrounding areas that may impact Bristol's water supply, including but not limited to water resources in Warren, the Swansea, Seekonk, and Scituate reservoir areas.	Town Council
23	Establish priorities and continue to acquire land, rights-of-way, or easements along tributaries, estuaries, coastlines, and streams (for example Silver Creek) to buffer these areas from development and provide limited public access. Improve public boat launch sites along Narragansett Bay, Mount Hope Bay and Bristol Harbor.	Planning Board, Community Development Department, Town Administrator, Conservation Commission, Town Council, Harbor Commission.
24	<p>Pursue the following policies for the historic downtown of Bristol and for other areas of special natural, historical, or cultural significance.</p> <ul style="list-style-type: none"> <li>a. The historic downtown of Bristol is of central importance to defining the community and therefore should be protected and strengthened by an expanded historic district.</li> <li>b. Adaptive reuse of Robin Rug and other buildings of architectural and economic importance must be developed in compliance with historical preservation and architectural design goals.</li> <li>c. Update the downtown Sasaki urban design plan (targeted for the 2009/2010 fiscal year) and pro-</li> </ul>	Town Council, Planning Board, Town Administrator, Community Development Department, Historic District Commission.

## G. Natural, Historical and Cultural Element

NHCR	Action	Action Agent
	<p>vide for continuing urban design review services on an as-needed basis. Urban design is an effective tool for demonstrating physical feasibility and long-term community goals. The design should reflect the goals and policies of this plan. The downtown area included by the plan should be bounded roughly by Silver Creek and environs on the north, Wood Street and environs on the east, Union Street on the South, and the harbor on the west. Within the overall area of the urban design, certain locations should receive special focus, e.g. Robin Rug, the block bounded by Bradford, Hope, State, and Thames streets, and the Bristol Industrial Park and along Hope Street to the north.</p>	
25	<p>Targeting by 12/31/2010, define criteria for establishing and evaluating Areas of Critical Cultural Significance. Based on the cultural resources identified by this plan, criteria could include: historic or current farm use, historic structures or sites, historic districts, clusters of buildings and sites listed on or qualified to be listed in the National and State Registers of Historic Places, areas where social interaction has traditionally occurred (such as houses of worship, civic organizations, the Town Common, etc.), critical landscapes identified by the RIDEM and RIHPHC landscape survey, and important large scale plantings.</p>	<p>Planning Board, Historic District Commission, Conservation Commission, Community Development Department.</p>
26	<p>Monitor the archeological resources in culturally sensitive areas in a manner consistent with state law and with standards of good archaeological practice. Targeted by 12/31/2009, adopt regulations to protect such resources if threatened by development.</p>	<p>Planning Board, Community Development Department, and Historic District Commission.</p>
27	<p>Targeting by 12/31/2010, work with the Roger Williams University School of Architecture, complete the neighborhood planning analysis begun in this plan in order to better identify natural and cultural elements in the various parts of Bristol that should be protected.</p>	<p>Town Council, Community Development Department, and Roger Williams University.</p>
28	<p>New construction on the Town Common should be strongly discouraged, unless such uses are related directly to existing uses. New uses, such as housing, should not be permitted on the Common.</p>	<p>Planning Board, Town Council, Community Development Department, and Town Administrator.</p>
29	<p>Expand the local historic district in phases over the next ten-fifteen years as follows:  Phase 1: By the end of 2013 extend the historic district from the south side of Franklin from the coastline to</p>	<p>Historic District Commission, Town Council, Community Development Department.</p>

## G. Natural, Historical and Cultural Element

NHCR	Action	Action Agent
	<p>the east side of Hope St and then north along both sides Thames St and of Hope Street, to the south side of Poppasquash Road.</p> <p>Phase 2: By the end of 2018 extend the district north and south along both sides of Hope Street (Route 114) to the town lines.</p> <p>Phase 3: By the end of 2023 encompass the National District.</p>	
30	Monitor, update and organize information about the Town's historic and cultural resources, including its existing National Register Districts.	Planning Board, Town Council, Community Development Department, Historic District Commission, Conservation Commission.
31	Carefully consider the historic and built environment impact of allowing the demolition of buildings for open air parking. Targeting by 12/31/2009, develop a comprehensive parking strategy to provide adequate parking in Downtown in ways that will not disturb the fabric of the town. Encourage pedestrian connections.	Town Administrator, Town Council, Community Development Department, Planning Board, Historic District Commission.
32	Examine a special design review process for Areas of Critical Environmental and Cultural Significance. Continue the coordinated approach with the Conservation Commission, Historic District Commission, Planning Board, Zoning Board and other relevant bodies, to provide a non-binding review process that would produce clear recommendations for all projects during the early design phase. This must include ensuring that waterfront development allows for public access to the water.	Planning Board, Historic District Commission, Conservation Commission, Community Development Department.
35	Implement planning guidelines to protect and regain the ability to see the Bays and walk to the water's edge, particularly with regard to the future development or redevelopment of waterfront properties, whether residential or commercial, in the Downtown Historic District.	Planning Board, Conservation Commission, and Community Development Department.
36	Adopt agreed upon street-side improvement standards for lighting, benches, curbing and landscaping. Coordinate between Historic District Commission, Planning Board and Public Works.	Town Administrator, Department of Public Works, Historic District Commission, Community Development Department, and Conservation Commission.

## G. Natural, Historical and Cultural Element

NHCR	Action	Action Agent
37	Better define the borders of the town with standardized wayfinding signs at the north and south ends of Routes 114 and 136 by developing a welcoming and distinctive Bristol "brand"; carry this same "look" throughout the directional and identification signage in town, e.g., parking, museums, the waterfront, shops, hotels and inns.	Town Administrator, Department of Public Works, and Historic District Commission.
38	Engage the Newport Chamber of Commerce in an advertising campaign to publicize and promote the Bristol - Newport Heritage Trail.	Town Administrator.
39	Make sure waterfront development allows for preservation of viewscapes and public access to the water.	Planning Board.
40	In conjunction with implementation of the Phase 2 and Phase 3 Stormwater Management Plan, distribute the Department of Environmental Management "After the Storm" educational brochure to notify the public about ways to decrease residential non-point source pollution and point source pollution targeting waterfront properties.	Town Administrator and Community Development Department.
41	Targeting by 12/31/2008, educate and train town departments, commissions, and boards on Low Impact Development (LID) principles and require developers to comply with same.	Town Administrator and Community Development Department.
42	Continue to develop cultural and natural heritage programs in the local schools so as to more strongly familiarize children with Bristol's history and cultural richness. Example: Mosaico's Sense of Pride Program.	School Department, Town Clerk, Town Council and other appropriate non-governmental agencies
43	By a target date of December 31, 2009, establish a 200 ft buffer zone along the Mt Hope Bay shoreline extending from Hopeworth to the Mt Hope Bridge. Further establish a walking trail within the above noted Mt Hope Bay shoreline 200 ft buffer area, including lateral access.	Planning Board, Community Development Department, and Town Council.
44	The Kickemuit River is an asset to the community for its recreational and natural value. The preservation of this water as a SA water body, suitable for shellfishing and recreational water uses, is of utmost importance and a goal of the Town. The area surrounding the Kickemuit River and its tributaries will be maintained to preserve the high water quality of the river.	Town Council, Planning Board, and Community Development Department.

## **G. Natural, Historical and Cultural Element**

The Natural, Historical and Cultural portions of the plan are graphically presented in Map 11 (Historic Resources: Districts, Buildings and Sites), Map 12 (Historic Resources: Landscapes and Views), Map 13 (Wetlands and Floodplains) and Map 14 (Soils).

## G. Natural, Historical and Cultural Element

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## **G. Natural, Historical and Cultural Element**

Map 11. Historic Resources: Districts, Buildings and Sites

## G. Natural, Historical and Cultural Element

Map 12. Historic Resources: Landscapes and Views

## G. Natural, Historical and Cultural Element

### Map 13. Wetlands and Floodplains

Map 14. Soils

## 5. Implementation Status Report

### 5. 2003 Update Bristol Comprehensive Plan Implementation Status Report as of June 2008

The following table lists the actions that were taken from the 2003 Update to the Bristol Comprehensive Plan. This table lists the action items from each of the plan elements, the purpose, action agent, and implementation status of each item. The purpose of this table is to provide a status report on the action items from the 2003 Update. The actions listed below have either been deleted, amended or reaffirmed in the Comprehensive Plan – 2009, and new action items have been added. Refer to the specific element in the Comprehensive Plan – 2009 for the complete listing of action items.

Action	Purpose	Action Agent	Status
<b><i>LAND USE ELEMENT:</i></b>			
LU 1. Plan Services for buildout population.	To ensure that the services can accommodate the ultimate population of the Town.	Town Council, Dept. of Community Development.	Ongoing.
LU 2. Consider Overlay District for Kickemuit Planning Area.	To define land use standards tailored for the area and incorporate residential, recreational and commercial development that serves the neighborhood.	Planning Board, Dept. of Community Development.	Completed and so noted with 2003 Update. Additional zoning text revisions, to create a conservation development ordinance, are in process.
LU 3. Continue to examine the feasibility of purchasing areas of Mount Hope.	To protect this significant area from development.	Town Administrator, Town Council.	The 127-acre Mount Hope Farm was preserved in 1998 using funds from a town-wide bond referendum, state grant, and anonymous donor. Preservation of the rest of the Mount Hope Planning Area is ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<p>LU 4. Continue emphasis on preserving the maximum amount of open space, cultural, historical, and natural resources for the Mount Hope Planning Area. Examine mixing residential uses with light office or research uses. Define land use standards specific for the area that take into consideration surrounding densities, topography and links to other community resources such as Roger Williams University and a major recreation facility at the landfill.</p>	<p>To protect the open space land and protect this significant area from development.</p>	<p>Planning Board, Community Development Department.</p>	<p>As part of the 1994 Zoning Update, the Town's landfill was re-zoned as Open Space. In the 1998 zoning update, the Mount Hope Planning Area was placed under a mandatory cluster overlay district. In 2001, the Mount Hope Farm was rezoned into an Open Space Zone and a Historic Preservation and Conservation Zone. The Brown University property within the National Register District was also re-zoned into the new "Historic Preservation and Conservation" zoning district. This open space preservation emphasis is ongoing. Additional zoning text revisions, to create a conservation development ordinance, are in process.</p>
<p>LU 5. Seek to reduce curb cuts, maximize land use in the interior of the Industrial Planning area and minimize traffic congestion on Metacom Avenue. Incorporate a widened Metacom Avenue as part of development plan review.</p>	<p>To reduce curb cuts, maximize land use in the interior of the planning area and minimize traffic congestion on Metacom.</p>	<p>Planning Board and Community Development Dept.</p>	<p>Metacom Avenue Overlay zoning for commercial development on Metacom Avenue adopted in 1996. The Metacom Avenue Corridor Management Plan of 2007 further defines the land use and traffic relationship and design guidelines and is in the process of being implemented with the zoning revisions currently pending. A widened Metacom Avenue is no longer an action item. .</p>

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
LU 6. If new golf course is to be built, to consider selling the Town Golf Course.	To consider the Town Golf Course as a valuable resource for future industrial development.	Town Council.	Not initiated to date.
LU 7. Explore traffic impact and mitigation standards for all commercial development along Metacom.	To mitigate or minimize traffic congestion on Metacom.	Planning Board, Community Development Department.	Completed with the Metacom Avenue Corridor Management Plan prepared in 2007.
LU 8. Examine developing a set of neighborhood compatibility standards for each planning area of Town.	To ensure that development reflects the scale and character of the neighborhood and protects the critical neighborhood resources.	Department of Community Development.	Not initiated to date.
LU 9. Explore a set of standards to guide any upgrade of Metacom Avenue.	To protect the residential areas on Metacom and ensure that any upgrade is sensitive to the residential character of the area.	Department of Community Development.	Completed with the Metacom Avenue Corridor Management Plan prepared in 2007.
LU 10. Maintain all industrial zoned land unless the local industrial base will not be impacted.	To protect the industrial land in provide areas for industry to locate and grow in Bristol.	Town Council, Planning Board.	Ongoing.
LU 11. Maintain, without significantly expanding the Town's current supply of commercial land.	To maintain the current supply of commercial land.	Town Council, Planning Board.	Ongoing.
LU 12. Protect the critical landscapes of Bristol.	To protect the remaining scenic and significant landscapes.	Planning Board, Historic District Commission, Town Council, Comprehensive Planning Committee.	<ul style="list-style-type: none"> <li>a) Open Fields in Kickemuit Planning area visible from Metacom – Somewhat protected with a mandatory cluster overlay zone;</li> <li>b) Natural and Historic areas of Mount Hope. – The Mount Hope Farm protected in 1998; other areas of Mount Hope somewhat protected with a mandatory cluster overlay;</li> <li>c) Silver Creek Watershed – some areas protected through proper-</li> </ul>

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
			<p>ty dedication;</p> <p>d) The North Central Wetlands Area – somewhat protected with a mandatory cluster overlay zoning; additional open space should be aquired;</p> <p>e) The Estates Planning Area – Blithwold protected with a Historic Preservation and Conservation Zoning District;</p> <p>f) All views and public access to the water along existing public R-O-W's - ongoing</p>
LU 13. Periodically review the future land use plan and zoning map for consistency with the Comprehensive Plan.	To ensure that the land will be developed in a manner appropriate or preserved.	None listed.	Ongoing. Last zoning map updated was completed in October 2001. Current zoning map being converted to a parcel based zoning which is targeted for completion by end of 2008.
LU 14. Adopt the following land use objectives for each planning area..	To focus land use strategies at the planning area level.	Planning Board, Comprehensive Planning Committee, Community Development Dept.	Ongoing. Educational Institutional Zoning for RWU Area was adopted in October 2001.
LU15. Design standards for new and redeveloped commercial and industrial uses.	To ensure high quality, architecturally compatible commercial development consistent with Town character.	Department of Community Development, Planning Board, Town Council.	Ongoing. The design standards recommended in the Metacom Avenue Corridor Management Plan are in the process of being adopted with the zoning revisions currently pending. Expected adoption by end of 2008. These will also be applied in other areas of commercial zoning.
LU 16. Continue to work with the State Scenic Roadways Board to prepare and adopt a Scenic Roadway Corridor Management	To maintain the recognized scenic qualities of the roadways..	Department of Community Development, Planning Board, Town Council.	Scenic Roadway Corridor Management Plan prepared by the State with Town input in 2005. This plan is being incorporated into the Com-

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
Plan for the State designated roadway (Rt 114 and High Street).			prehensive Plan – 2009.
LU 17. Consider the adoption of an agricultural zoning.	To protect the few remaining farms in Bristol.	Department of Community Development, Planning Board, Town Council.	Not yet implemented.
LU18. Consider the use of real estate transfer tax to fund purchase of development rights.	To protect the farms and open spaces.	Department of Community Development, Planning Board, Town Council.	Not yet implemented. Action item to be expanded to include other funding sources.
LU 19. Use GIS to support the planning and open space planning.	To create and maintain a good land use data base.	Department of Community Development, Planning Board, Town Council.	Ongoing .
<b><i>HOMES AND NEIGHBORHOODS ELEMENT:</i></b>			
H1. Use the newly created Bristol Foundation to further housing objectives.	A local developer of affordable housing integrates housing efforts with other planning objectives.	The Bristol Foundation NOTE: This organization has been renamed "East Bay Community Development Corporation" or East Bay CDC.	Ongoing.
H2. The Housing Coordinating Committee will continue to serve its function of coordination review and advocacy for public-private efforts to expand housing choices for Bristolians.	To coordinate housing-related initiatives of the Town agencies, boards and officials.	The Housing Coordinating Committee.	This function has been incorporated into the East Bay CDC and is no longer an action item. The Bristol Affordable Housing Committee also helps to further this effort.
H3. Encourage the Bristol Housing Authority to consider an expanded role for the Authority, to include using non-Federal funds for housing.	To reduce the reliance on Federal funding for affordable housing projects since this money may not always be available.	Bristol Housing Authority.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
H4. Use the Housing Authority and the Bristol Foundation (East Bay CDC) as responsible to ensure that units gained through the affordable housing density bonus provision in zoning are kept affordable.	To ensure the long-term affordability of units gained through the density bonus provision of the zoning.	Bristol Housing Authority, East Bay CDC and the Department of Community Development.	Ongoing. East Bay CDC is the RI Housing recognized monitoring agent.
H5. Coordinate land acquisition for additional public housing for the elderly and other special needs groups by use of the RIHFMC Land Bank funding program.	To work with the RIHMFC to further the Town's resources for affordable housing.	Bristol Housing Authority and Department of Community Development.	This has been incorporated into the role of the East Bay CDC and is ongoing.
H6. Initiate a joint effort between the Town and East Bay CDC to achieve Section 202/Section 8 rental housing for the elderly and other special needs groups.	To develop affordable rental housing.	East Bay CDC and Department of Community Development.	Ongoing.
H7. Continue participation in housing rehabilitation grant and loan programs.	To allow people to stay in their homes longer.	Community Development Department.	Ongoing.
H8. Continue joint efforts to identify and address homeless people's needs for shelter and transitional services in Bristol.	To address homelessness.	East Bay Coalition for the Homeless, East Bay CDC, Department of Community Development and civic and religious organizations.	Ongoing.
H9. Consider a "junior/senior shift" program, whereby the Housing Authority gives priority on the waiting list to elderly citizens who, when they move into a Housing Authority house make their previous homes available to qualifying younger households through affordable rental or home owner-	To keep facilitate affordable housing within the existing housing stock.	Bristol Housing Authority and East Bay CDC.	No longer an action item.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
ship programs.			
H10. Work with Roger Williams University to maximize the proportion of students who live on campus and consider right of first refusal options on any off-campus housing owned and operated by the University.	To lessen the inflationary effects of student demand for rental units in Bristol.	Town Council.	Ongoing. Adoption of Educational Institutional zoning is only zone where dorms are permitted. This zone also requires review by the Planning Board of Master Plans for Roger Williams University campus.
H11. Policy of the Town to achieve or maintain, whenever possible, at least a few housing units that will provide opportunities to households and think carefully and creatively about how the public purpose of expanded housing opportunity can be combined with other public purposes.	To use or re-use Town owned properties to provide housing.	Town Council, Department of Community Development.	Ongoing. Downtown Public Building Study completed with options for reuse off the Rescue Station on High Street. Reuse options include affordable housing.
<p>H12. Draft and adopt clear policies and procedures to assist Town officials as they implement Bristol's housing goals.</p> <ul style="list-style-type: none"> <li>• Consider negotiating for inclusions of low to moderate-income homes or commensurate payment to fund such housing whenever zoning changes are requested.</li> </ul>	<p>To adopt procedures to make the zoning provisions effective.</p> <p>To encourage inclusion of affordable housing in housing developments.</p>	<p>Department of Community Development.</p> <p>Town Council.</p>	<p>Implemented. In June 2005, the Town has adopted and the State has approved an affordable housing production plan to reach the 10% goal. The Town has also adopted a zoning ordinance for administration of the comprehensive permit process under the provisions of the State's Low-moderate income housing act.</p> <p>Ongoing. The Planning Board has very recently recommended to the Town Council a percent of affordable housing (on-site, off-site or fee-in lieu) with the petition to amend the zoning for the Robin Rug factory</p>

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<p>H13. When deemed appropriate, Town to explore ways to acquire properties so that the inflated land cost does not have to be passed on to new residents; including</p> <ul style="list-style-type: none"> <li>• Right of first refusal agreements for key properties</li> <li>• Vacant and/or under-utilized State properties.</li> <li>• Purchase of land for housing under the RIHMFC Land Bank Program.</li> <li>• A Town “add on” to, and/or receipts from, the State real estate transfer tax.</li> </ul>	<p>To moderate the cost of the land to make affordable housing developments more feasible.</p>	<p>Town Council  Department of Community Development. Community Development Department; and, Bristol Housing Authority. Town Council.</p>	<p>building on Thames Street.</p> <p>Ongoing</p> <p>Ongoing.</p> <p>Ongoing with East Bay CDC.</p> <p>Not initiated to date.</p>
<ul style="list-style-type: none"> <li>• Donations, grants, land and/or structures provided by the private sector in the process of obtaining zoning changes or density bonuses.</li> <li>• School buildings in the downtown, which may become surplus, should be considered for use as elderly housing.</li> </ul>		<p>Town Council, Planning Board.</p> <p>Town Council.</p>	<p>Not initiated to date.</p> <p>No longer an action item for the downtown school buildings on the Town Common..</p>
<p>H14. If properties are obtained, the Town or its agent will make them available to create needed housing opportunities through the most appropriate techniques, which will include one or more of the following:</p>	<p>To facilitate the availability of affordable housing.</p>		

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<ul style="list-style-type: none"> <li>• Sell or lease land to a proposed development that includes homes with target price/rent ranges.</li> <li>• Sell or lease land at a write-down or below – market price to a non-profit housing developer, such as the East Bay CDC.</li> <li>• Lease land for either home ownership or rental housing, with the lease structured to assure long-term affordability.</li> </ul>		<p>Community Development Department.</p> <p>East Bay CDC.</p> <p>Community Development Department.</p>	<p>Not initiated to date .</p> <p>Ongoing with the Town acting as a negotiator between East Bay CDC and private owners.</p> <p>Not initiated to date. Plans are currently being considered for reuse of the Rescue Station at High Street which includes potential for affordable housing.</p>
<p>H15. Monitor how well the new zoning provisions of congregate housing, accessory apartments, and the affordable housing density bonus achieve the kind of housing desired and evaluate whether they should be expanded or modified to serve their purposes better.</p>	<p>To make sure that the adopted zoning meets the intent for providing quality affordable housing opportunities.</p>	<p>Planning Board, Housing Coordinating Committee, Community Development Department.</p>	<p>Ongoing. Current zoning revisions pending include inclusionary zoning and accessory dwelling units for affordable housing. This action item was eliminated from the 2003 Update and had been folded into the affordable housing production plan. Action items from the affordable housing production plan have been incorporated into the Comprehensive Plan – 2009.</p>
<p>H16. Review the zoning and subdivision regulations relative to Planned Open Space Residential Development and revise, as necessary, to allow, or require, flexible and creative site planning and combining of program elements. Include provisions for a</p>	<p>To achieve the most benefits possible from development that occurs on Bristol's last large developable parcels, most of which are located in Kickemuit and Mount Hope Planning Areas.</p>	<p>Planning Board and Town Council.</p>	<p>In process. The current cluster ordinance is being revised to a conservation development zoning. This is pending with the zoning revisions currently being considered. Target adoption date by end of 2008.</p>

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
mix of housing types, mix of residential and non-residential uses, reduced width of road paving and shoulders to minimize disruption of landscape and reduce construction costs; and, density bonuses to achieve a number of public purposes such as preservation of open space, recreation amenities and needed housing alternatives.			
H17. Perform a study to determine the level of substandard housing within the community.	Due to rehabilitation efforts in recent years, age of housing provides no measure of housing quality.	Community Development Department.	Not initiated to date.
H18. Complete an affordable housing production plan.	To achieve the goal of 10% of the housing units to be affordable under the State's low to moderate income housing act.	Community Development Department, Planning Board, Town Council, East Bay CDC.	Implemented with the Town's adoption and the State's approval of the affordable housing production plan in 2005. The plan has been incorporated by reference into this Comprehensive Plan – 2009 and the Action Items have been specifically incorporated into the Comprehensive Plan – 2009.
H19. Consider an affordable housing density bonus in new subdivisions or developments.	To help in achieving the affordable housing goal of 10%.	Department of Community Development, Planning Board, Town Council.	In Process with the inclusionary zoning pending with the current zoning revisions. Target date for adoption by end of 2008.
H20. Negotiate for affordable housing units or commensurate payment with zoning changes.	To help in achieving the affordable housing goal of 10%.	Department of Community Development, Planning Board, Town Council.	Ongoing. The Planning Board recently recommended a minimum of 10% of affordable housing units (on-site, off-site or fee-in-lieu) with the Robin Rug zoning proposal.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
H21. Undertake a study of the low-moderate income census tracts to prioritize funding under the CDBG Program.	To determine the need for housing actions.	Town Administrator, Community Development Department.	Implemented. Also included as part of the affordable housing production plan adopted in June of 2005 and approved by the State.
<b>AFFORDABLE HOUSING PRODUCTION PLAN</b>			
1.1. Allow Multi-Family Housing by Special Permit in the R-10 zones.	To help in achieving the affordable housing goal of 10%.	Town Council, Planning Board, Department of Community Development	In process of being implemented as part of proposed zoning revisions currently pending.
1.2 Mandate Inclusionary Zoning for all Proposed Developments Greater Than Four Units	To help in achieving the affordable housing goal of 10%.	Town Council, Planning Board, Department of Community Development	In process of being implemented as part of proposed zoning revisions currently pending. Zoning Revision Committee recommends 5 units as the threshold rather than 4. Action item will need to be amended.
1.3 Allow Duplexes By-Right in the R-20 and R-40 Zones.	To help in achieving the affordable housing goal of 10%.	Town Council, Planning Board, Department of Community Development	In process of being implemented as part of proposed zoning revisions currently pending.
1.4 Revise the Accessory Dwelling Unit Ordinance to Allow Non-Family Units in the Low-Mod Census Tracts	To help in achieving the affordable housing goal of 10%.	Town Council, Planning Board, Department of Community Development	In process of being implemented as part of proposed zoning revisions currently pending. Zoning revisions will allow an Accessory Dwelling Unit in all zones if deed restricted to ensure long term affordability.
2.1 Target Existing Housing In Need of Rehabilitation for Affordable Housing		Department of Community Development, Bristol Affordable Housing Advisory Committee, For-Profit Developer, Non-Profit Developer	Ongoing

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Action	Purpose	Action Agent	Status
2.2 Adaptively Reuse Underutilized Sites and Buildings to Create Mixed-Use, Live/Work Communities Containing Affordable Housing		Department of Community Development, Affordable Housing Advisory Committee, For-Profit Developer, Non-Profit Developer	Ongoing as opportunities present. The policy has changed regarding the use of the decommissioned or soon to be decommissioned schools (Walley and Byfield) on the Town Common for housing. The plan should be amended accordingly.
2.3 Create Affordable Housing Via Infill Development		Department of Community Development, Affordable Housing Advisory Committee, For-Profit Developer, Non-Profit Developer	Ongoing as the opportunities present. The former Bristol County Water Authority has been rehabbed for retail with market rate residential. Plan should be amended accordingly.
2.4 Develop Affordable Housing at Appropriate Identified Sites		Department of Community Development, Affordable Housing Advisory Committee, For-Profit Developer, Non-Profit Developer	Ongoing as the opportunities present. The Bristol Housing Authority is moving forward with plans to construct 34 new units on property to the south of the existing Benjamin Church Housing.
2.5 Monitor Potentially Appropriate Sites for Feasibility of Affordable Housing Development		Affordable Housing Advisory Committee	Ongoing
2.6 Identify Locations Which are Suitable for Development Using Low Income Housing Tax Credits		Planning Board, Department of Community Development, Affordable Housing Advisory Committee, For-Profit Developer, Non-Profit Developer	Ongoing as the opportunities present
2.7 Encourage a Partnership Between Roger Williams University and EBCDC to Develop Excess Land at the Almedia Court Apartments as Affordable Housing.		Affordable Housing Advisory Committee, Planning Board, Department of Community Development	There have been initial discussions with RWU but more work is needed to determine if this item should be continued

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
2.8 Encourage the Construction of Affordable Housing that Meets the Needs of Residents		Department of Community Development, Affordable Housing Advisory Committee, For-Profit Developer, Non-Profit Developer	Ongoing as the opportunities present
3.1 Assist the Bristol Housing Authority in becoming a more active affordable housing provider		Affordable Housing Committee, Housing Authority	Ongoing
3.2 Work with East Bay CDC and other non-profit developers to develop affordable housing in Bristol		Affordable Housing Committee, Non-Profit Developer	Ongoing
3.3 Partner with the East Bay Chamber of Commerce in promoting the economic benefits of affordable housing		Affordable Housing Committee, Chamber of Commerce	Ongoing. The Director of the East Bay Chamber of Commerce serves on the affordable housing committee.
3.4 Encourage Roger Williams University to develop an Affordable Housing Center		Affordable Housing Committee, Department of Community Development, Roger Williams University	Ongoing. A public policy program exists at RWU and they have been exploring affordable housing issues.
3.5 Encourage the Mt. Hope High School Building Class to rehabilitate homes and sell them as affordable housing.		Affordable Housing Committee, Department of Community Development	Ongoing
4.1 Establish an Affordable Housing Trust Fund		Town Council	Not yet implemented. Within 2 years of plan adoption
4.2 Maximize Existing Federal and State Funding Resources for Affordable Housing Development		Non-Profit Developer, For-Profit Developer	Ongoing. The Town includes housing preservation programs in the annual CDBG grant application including the housing rehabilitation program.
4.3 Encourage East Bay CDC to Revise its Housing Land Trust to Guarantee Long Term Affordability		Town Council, Housing Authority	Not yet implemented. Within 1 year of plan adoption

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
4.4 Preserve and Maintain Existing Housing		Department of Community Development	Ongoing
5.1 Use the EBCDC land trust to preserve units as affordable over the long term		East Bay Community Development Corporation (CDC)	Within 1 year of plan adoption
5.2 Create a monitoring program for deed restricted affordable rental units.		Department of Community Development, Housing Authority	Implemented with the East Bay CDC as the RI Housing approved monitoring agent
5.3 Explore other affordability mechanisms where appropriate.		Department of Community Development, Planning Board, Affordable Housing Committee	Ongoing
<b><i>ECONOMIC DEVELOPMENT:</i></b>			
ED1. Encourage commercial development along the eastern and southern boundaries of the Industrial Planning Area (Metacom and Gooding). Consider new zoning approaches to achieve this.	So that the commercial development fronts on the major arterial and collector roads..	Planning Board, Town Council.	Ongoing.
ED2. Maintain industrial (M) zoning in the interior of the Industrial Planning Area.	To provide a supply of good, buildable land for future industrial development.	Town Council.	Ongoing.

## 5. Implementation Status Report

<b>Action</b>	<b>Purpose</b>	<b>Action Agent</b>	<b>Status</b>
ED3. Explore an overly district for Mount Hope Planning Area.	To encourage maximum open space protection, maximum cultural resource protection, adequate buffers with surrounding residential and estate uses, protection of wetlands and bay and flexible development options that can help meet housing and economic objectives.	Planning Board, Town Council.	Overlay District adopted. Policy of maximum open space protection ongoing.
ED4. Explore a series of corridor districts for Metacom Avenue that would control curb cuts and roadside commercial development and protect residential areas from commercial incursion. Minimum frontages would be increased, curb cuts controlled and zoning boundaries specifically defined.	To manage Metacom Avenue.	Planning Board.	Completed with Metacom Avenue Overlay and controlling curb cuts ongoing thru development review process. Further implemented with the 2007 Metacom Avenue Corridor Management Plan and the zoning revisions in process. No longer an action item.
ED5. Work to maintain zoning boundaries for all other zoning districts in Town. Provide incentives to reuse and develop areas in need of rehabilitation.	To discourage sprawl from opening up new vacant land areas for commercial development.	Town Council.	Ongoing.
ED6. Work with local business people to maintain an active Hope Street Commercial Area. Continue civic event promotion. Move ahead with plans for streetside improvements along Hope Street.	Keep Hope Street Active.	Community Development Department, Economic Development Commission, Town Council.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
ED6a. Keep civic buildings downtown.	To Keep Hope Street and the downtown active.	Town Council Town Administrator.	Ongoing. Expansion of the library which will remain downtown is almost completed. Plans are underway to examine reuse of the decommissioned downtown school buildings to keep them in civic use.
ED 6b. Encourage retail on the first floor of buildings along Hope Street.	To keep Hope Street vibrant.	Department of Community Development, Town Council, Planning Board.	Ongoing. Waterfront zone also has requirements for commercial on the first floor within 50' of front lot line on larger developments.
ED 6c. Use the powers of the Redevelopment Agency to eliminate blight.	To maintain standards of the community and eliminate the spread of blight.	Town Council and Redevelopment Agency.	Ongoing. The Downtown Redevelopment Plan has been completed and implemented. The Franklin Corridor Redevelopment has been approved by the agency and is currently pending with the Town Council.
ED7. Integrate the Planning Board's and Historic District Commission's perspectives when considering development in the downtown. Explore a tandem review process.	For a coordinated review of downtown projects.	Planning Board and Historic District Commission.	Ongoing.
ED8. Maintain current zoning boundary limits on Hope Street both to the north and to the south. Discourage commercial expansion in the neighborhood commercial area lying along Silver Creek due to the flood plain. Consider land use strategies to improve this.	To hold the zoning boundaries.	Town Council.	Ongoing. In September of 2001 the Town Council changed the zoning of a key parcel on Hope Street at Silver Creek from the General Business Zone to Open Space. More action items are recommended in the Comprehensive Plan – 2009 to regulate commercial expansion in this area.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
ED9. Maintain the current waterfront district's policies with its strict controls over future uses and its encouragement of reuse of older buildings. Review the district's regulations so as to integrate the findings of the harbor plan.	To encourage reuse of waterfront buildings.	Planning Board.	Ongoing. Town Council also adopted zoning to require first floor commercial in the waterfront zone within 50' of front lot line on larger residential projects.
ED10. Prohibit commercial expansion on High Street.	Maintenance of this street as a residential street buffer to the commercial areas on Wood Street	Town Council.	Ongoing.
ED11. Investigate parking strategies for downtown that would protect historic character while also providing more parking supply for local businesses.	To develop a parking strategy for downtown	Community Development Department, Economic Development Commission.	Downtown parking study completed in Fall of 2000. Parking strategies ongoing.
ED11a. In redevelopment of Robin Rug, encourage mixed use with residential and commercial and harbor boardwalk.	To guide redevelopment of this last large mill building to fit into the character of the waterfront and downtown.	Town Council, Planning Board, Department of Community Development.	In process. The Robin Rug zone change is currently pending before the Town Council. Planning Board recommendations included boardwalk, commercial space requirement and affordable housing requirement.
ED12. Explore redevelopment options for the vacant portion of the Bristol Industrial Park. Explore total reuse options for the entire site. Make compatibility with the surrounding neighborhood a high criteria for any future change of use.	To encourage reuse of the Kaiser building.	Community Development Department.	In process. Franklin Corridor Redevelopment Plan includes recommendations for redevelopment of this industrial area.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
ED13. Improve Franklin Street to as to improve access between the Bristol Industrial Park and Route 136. Explore requiring a new accessway to the Industrial Park via Franklin Street so as to reduce truck traffic on Wood Street.	To facilitate access to the industrial park.	Department of Public Works and State Department of Transportation.	Not initiated to date Action item expanded to include a boat transportation route from the industrial park to the water for the marine trades industry.
ED14. Explore how the Miner Industries site might be reused.	Encourage investment in Miner Industries Property.	Department of Community Development.	No longer an action item. Development plans to redevelop this site have been implemented. The original building has been demolished and a series of new buildings constructed and occupied with industrial uses.
ED15. Consider land use strategies for the residential uses lying between the Kaiser and Miner sites. Clear long term policies of protection or redevelopment should be established.	To plan for protection of adjacent residential uses.	Department of Community Development.	Not initiated to date.
ED16. Consider sale of the town golf course only when the development of a golf course in another location is possible. Control the development of the current golf course land for business.	To protect the Town Golf Course until another facility is available. Then carefully manage the resource for economic development.	Town Council.	Not initiated to date.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
ED17. Work with landowners and the State to develop a comprehensive plan for land use and traffic management along Metacom Avenue between Tupelo and Gooding.	Develop a comprehensive approach for Metacom Avenue	Planning Board.	Some linkages have been obtained during the Development Plan Review Process including the connection to Stop and Shop from Gooding through the Walgreen's property which is a very successful connection. This action item has incorporated into the Metacom Avenue Corridor Management Plan which maps a route for the potential service road connections.
ED18. Examine a road network linking Gooding Avenue and Child Street in Warren using Broadcommon, Ballou, and the Narragansett Electric Power Easement.	To consider a new road to Warren.	Planning Board, Town Administrator.	Not initiated to date.
ED19. Provide better access along Franklin Street to the industrial sites along that street as well as to the downtown. Work with the state to improve Franklin Street without damaging neighborhood character.	To improve Franklin Street.	Department of Public and the State DOT, Community Development Department.	Not initiated to date. As noted previously, this is being expanded to include the Boat Transportation Route from the industrial park to the waterfront for the marine trades industries.
ED20. Prepare a study of potential sites for small scale surface and garage parking facilities in downtown. Link these facilities with future rehabilitation of older public buildings. Care should be taken to protect the historic fabric of the area.	To prepare a downtown parking study.	Community Development Department, Economic Development Commission.	Downtown Parking Study completed in Fall of 2000. Development of parking lots with building rehab is ongoing. Additional study is needed to complete this action item.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
ED21. Explore the feasibility of redeveloping the Miner Industry-site for continued economic use and transit use.	To encourage reinvestment in Miner Industries Site.	Community Development Department, Economic Development Commission.	No longer an action item. See ED 14.
ED22. Prepare for the potential need for public monies to assist in financing the demolition of some parts of buildings along the waterfront that would make public access more feasible and reduce the obstruction and bulk along the waterfront.	To plan for public investments along the waterfront and to mitigate damage during storms.	Community Development Department.	Ongoing as opportunities become available. Public money was used to demolish warehouse buildings as part of the Hotel Bevedere redevelopment project.
ED23. Town must revive its economic development commission.	To provide local promotion and coordination for encouraging local business to reinvest in the Town and for encouraging other businesses to locate to Bristol.	Community Development Department and Economic Development Commission.	This action item was eliminated from the 2003 Update but has been included in this Comprehensive Plan – 2009. The action is in process with the Town Council's recent enactment of an Economic Development Commission.
ED24. Explore the development of a full 18 hole golf course as a recreational resource.	For a recreation resource, an open space protection device and a tax generator.	Community Development Department and Recreation Department.	Not initiated to date.
ED25. Consider the emerging biotechnology field as a candidate for industries that are less tied to industrial parks and interstate highways.	Leave options open for biotech facilities.	Community Development Department and Economic Development Commission.	Not initiated to date.
ED26. Consider a tourism strategy.	To provide a comprehensive approach to target a wide range of tourism.	Community Development Department and Economic Development Commission.	Ongoing.
ED27. Explore European links for Economic Development.	To broaden the tourism market for Bristol.	Community Development Department and Economic Development Commission.	Ongoing.

## 5. Implementation Status Report

<b>Action</b>	<b>Purpose</b>	<b>Action Agent</b>	<b>Status</b>
ED28. Promote Bristol's museums.	To promote the museums as a strategy for economic development.	Community Development Department and Economic Development Commission.	Ongoing with the Bristol Museum Association and Destination Bristol.
ED 29. Work with Roger Williams University in economic development efforts.	To use the university as an amenity that is it attractive to businesses .	Town Council.	Ongoing.
ED30. Link Senior Care with Economic Development.	To promote new kinds of living spaces for senior citizens.	Planning Board, Community Development Department.	Ongoing. Elder Care 1 and 2 and Franklin Court Assisted Living provide dwelling units for elderly. Also provision for Accessory Family Dwelling Units in Zoning Ordinance.
ED31. Link health care with economic development.	To link senior community with medical care with regional transportation to make Bristol a leader in East Bay medical care.	Community Development Department, Planning Board.	Ongoing.
ED32. Plan for potential benefits as a result of high speed rail.	To market Bristol as a place to live and do business.	Community Development Department and Economic Development Commission.	Ongoing.
ED33. Access to water transit to Providence.	To keep options open for water transit possibility.	Community Development Department.	Ongoing.
ED34. Strengthening schools	To upgrade educational system which is a component of economic development.	School Department.	Ongoing.
ED 35. Continue to use the Enterprise Zone.	This is a successful tool to attract, promote and foster business.	Department of Community Development.	Ongoing.
ED 36. Undertake a study of the low-moderate income census tracts.	To determine funding priorities under the CDBG program.	Town Administrator, Department of Community Development.	Completed but should be revisited with the expansion of the low to moderate census tracts with the 2000 census.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<b>NATURAL AND CULTURAL</b>			
<b><u>Regulatory Strategies</u></b>			
NC1. Include a wetland setback in the zoning to require setback of 100' from all wetlands and water-bodies.	Protect wetland areas through zoning.	Planning Board, Town Council.	Not implemented and no longer an action item.
NC2. Strengthen site plan review to ensure adequate attention is given to water quality, storm water drainage, and non-point source pollution.	Use Site Plan Review to manage storm water runoff.	Planning Board.	Development Plan Review implemented. Addressing water quality issues ongoing.
NC3. Consider storm water runoff regulations..	To ensure that all construction, whether covered by zoning or not conforms to best management practices for runoff management.	Planning Board .	Stormwater Ordinance adopted in 1996 and amended in 2000. Phase 2 permit process per RIDEM ongoing.
NC4. Develop an educational brochure to notify the public above ways to decrease residential non-point source pollution.	To educate the public on the impacts from non-point source pollution and mitigation benefits.	Planning Board .	Not implemented to date. Phase 2 permit process per RIDEM requirements ongoing. This permit will have a public education component.
NC5. Consider defining Criteria for Areas of Critical Cultural Significance.	To set standards for protection of such areas.	Planning Board, Historic District Commission.	Ongoing resource protection. Areas with scenic or cultural significant had been designated in the Comprehensive Plan.
NC6. Designate areas of environmental and cultural significance.	To identify areas for special overly districts and special zoning protection.	Planning Board, Historic District Commission.	Ongoing. Large areas of special concern such as Mount Hope, Fales Farm and Ushers Farm have been rezoned with a mandatory cluster overlay zone. Areas of cultural significance such as Blithwold and Mount Hope Farm have been rezoned for preservation in the new Historic Preservation and Conserva-

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
NC7. Incorporate these areas of Critical Environmental and Cultural Significance within a coordinated design review process.	To develop a coordinated approach for permitting so that clear recommendations for all projects within such areas can be made early in the design phase.	Planning Board, Historic District Commission, Conservation Commission, Community Development Department.	tion Zone. The Planning Board's Technical Review Committee aids in facilitating a coordinated review process for areas of special concern.
NC8. Bring the land trust into the planning process.	To establish a steady, low key, coordinated outreach program to the remaining large landholders in Bristol. (i.e. offer assistance with estate planning and site planning).	Land Conservation Trust, Town Administrator.	This is ongoing; however, no longer an action item.
NC9. Use zoning to encourage a golf course.	To encourage mixed use development of a golf course with housing	Planning Board.	Not implemented to date.
NC10. Integrate archeological protection in all subdivision and permit reviews.	To adopt regulations that protect such resources if threatened by development.	Planning Board, Historic District Commission.	The Subdivision and Development Review Regulations require that such areas be preserved as open space or undeveloped lot area. Also, an Archeological Study may be required by the Planning Board on major subdivisions and land developments.
NC11. Appoint an environmental advocate position.	To assist with wetland and other types of environmental enforcement efforts.	Town Council, Town Administrator.	Not implemented to date.
NC12. Consider use of federal programs to purchase properties that are subject to frequent flood or storm damage.	To protect the safety and welfare of residents and avoid repeat payouts of FEMA insurance.	Town Council.	Not implemented to date. Town is currently preparing the Hazard Mitigation Plan, which recommends identifying and prioritizing such properties.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
NC13. Prepare for the potential need to amend this plan upon the 1992 completion of the Narragansett Bay Project Plan.	So that the Comprehensive Plan is consistent with the Narragansett Bay Project Plan.	Planning Board, Community Development Department.	No longer an action item.
<b>Conservation through acquisition and easements</b>			
NC14. Maintain natural habitat areas to the extent possible in the open space and recreation acquisitions described in that element of the Comprehensive Plan.	Protect habitat areas.	Conservation Commission, Town Council. Town Administrator, Recreation Department.	Ongoing.
NC15. Seek additional public lands along Silver Creek.	To buffer the area from development and provide limited public access.	Conservation Commission, Town Council, Town Administrator.	Ongoing. In 1999, the Town acquired the property at the mouth of the Silver Creek where Cumberland Farms was proposing a gas station; and, in 2001, 15 acres along the west branch of Silver Creek off Naomi Street was donated to the Town for open space. Another 6 acre donation is pending.
NC16. Pursue the following policy for the future of the Mt. Hope Planning Area: a) Continue to explore the acquisition of all or part of Mt Hope as a protected natural and cultural resource; b) In tandem with the above, consider developing an overlay district for the area.	To encourage maximum open space protection, maximum cultural resource protection, adequate buffers with surrounding residential and estate uses, protection of wetlands and the bay and flexible development options that can help meet housing and economic development objectives.	Town Council, Planning Board, Town Administrator, Community Development Department.	Ongoing. In 1999, the 127 acres of Mount Hope Farm were acquired and preserved using local and state monies. Additionally, the majority of the Mount Hope Planning Area is within a mandatory cluster overlay district. In 2001, the National Register properties of the Mount Hope Farm and Brown University were rezoned into a Historic Preservation and Conservation Overlay District.

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Action	Purpose	Action Agent	Status
NC17. Maintain a consistent outreach program to owners of historic homes or sites. Consider providing low interest loans to provide an incentive for preservation.	To provide educational materials on the processes and benefits of conservation and historic preservation easements and to give assistance for preservation.	Historic District Commission.	Ongoing. The Historic District Commission has an annual award program to recognize property owners who have completed a notable restoration project.
NC18. Examine the potential for state purchase of development rights on one of Bristol's remaining farms.	To protect farmland.	Community Development Department.	Ongoing; however, there are limited State resources for purchase of development rights on farmland.
<b>Historic Designation – Federal, State and Local</b>			
NC19. Continue efforts to place more sites on the National Register.	To obtain further protection for these sites.	Historic District Commission.	Ongoing.
NC20. Continue efforts to determine the eligibility of more sites and districts for the National Register.	To obtain further protection for these sites.	Historic District Commission.	Ongoing. The Waypoysset property has been determined eligible for National Register and should be added to the list for recognition.
NC21. Expand the local historic district to the north, to include the properties lying along Silver Creek.	To include the oldest house in Bristol in the district.	Historic District Commission.	Not implemented to date.
NC22. Evaluate all existing and proposed National Register sites and districts for the merit and to include them within a local historic district.	To include all in the local district under the review of the Historic District Commission.	Historic District Commission.	Not yet implemented. Not all National Register Sites are within the jurisdiction of the local Historic district.
NC23. Include all historic public buildings within the jurisdiction of the Historic District Commission.	So that renovations to these buildings can be reviewed by the Historic District Commission.	Historic District Commission, Town Administrator.	Not implemented to date.

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Action	Purpose	Action Agent	Status
<b>Public Access to key Resources</b>			
NC24. See the Open Space and Recreation recommendations for access to recreation areas, open lands and the water.	To coordinate with the open space element.	Community Development Department.	Ongoing.
<b>Public Awareness and participation</b>			
NC25. A local farmer's market.	To promote local gardening and farming.	Community Development Department.	Ongoing. In the summer of 2001, Colt State Park started a farmer's Market on Friday afternoons. A small farmer's market is also located on Bradford Street in the downtown on Saturday mornings.
NC26. Heritage program in local Schools.	To familiarize children with Bristol's history and cultural resources.	School Department.	Ongoing. In conjunction with the Bristol Statehouse Foundation and Mosaico CDC, the school children in the 4 <sup>th</sup> grade are receiving history lessons in the newly restored Bristol County Courthouse/Statehouse. A local history curriculum has also been developed for the school department.. This includes facts, projects, and activities for Bristol Elementary School students to be used to supplement their Social Studies curriculum.
NC27. Continue to work with the RWC historic preservation program.	To develop stronger and more publicized connections with the Roger Williams University Historic Preservation Program.	Community Development Department.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<b>Town Planning Strategies</b>			
NC28. A plan for school building Reuse.	To have a plan for the long term use and reuse of the older school buildings.	School Department, Community Development Department, Town Administrator.	Ongoing. Prepare for the potential need to amend this plan upon completion of the Town Building Committee Study.
NC 29. Neighborhood planning analysis.	To complete the analysis begun in the current plan in order to better identify natural and cultural elements in the various parts of Bristol that should be protected.	Community Development Department.	Not initiated to date.
NC 30. Advocate for additional resources for the State asset's protection program.	To maintain historic and other structures owned by the State.	Historic District Commission.	Ongoing.
NC31. Use signage to better define the town.	To define the borders of the Town.	Town Administrator.	Ongoing.
NC32. Maintain consistent and clear channels of communication between Town Hall and owners of large estates.	To work with the estate owners and to assist and work in partnership with them on land preservation.	Town Administrator, Community Development Department.	No longer an action item.
NC33. Complete the large scale plant materials inventory begun in the comprehensive plan .	To develop an inventory for preservation.	Historic District Commission.	Not yet implemented.
NC34. Complete the viewscape inventory in the comprehensive plan.	To develop an inventory for preservation.	Historic District Commission.	Ongoing. A viewshed inventory along Route 114 was implemented as part of the Scenic Roadway application.
NC35. Adopt agreed upon streetscape improvement standards for lighting, benches, curbing and landscaping.	For continuity among developments along the streetscape.	Historic District Commission.	Not yet implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
NC36. Integrate historic resource considerations into all parking strategies.	To provide adequate parking in ways that will not disturb the fabric of the Town.	Town Administrator, Town Council, Community Development Department.	Ongoing.
<b>SERVICES AND FACILITIES ACTIONS</b>			
<b>General Government</b>			
SF1. If some downtown school buildings are converted to other uses, examine the feasibility of converting buildings in the area near the Common to small parking garages.	To allow for more efficient use of old buildings on the Common.	Community Development Department.	Ongoing with Downtown Public Building Study. Use of the school buildings on the Town Common for housing is no longer a policy.
SF2. Perform a cost-benefit study to determine the long-term strategy for the buildings now in town ownership. Buildings should be sold only where there is no clear public benefit to be derived. Set written guidelines for public benefit. Sale to the private sector should only be with strict guidelines for uses that will serve the public good.	To allow for more efficient public use of Town buildings.	Town Administrator.	Ongoing with Downtown Public Building Study and subsequent committee to be appointed.
SF3. Maintain the current general administration staffing policies.	The Town is adequately staffed.	Town Administrator.	Ongoing.
SF4. Monitor state land sales.	To determine whether the land would be of use to the Town.	Town Administrator.	Ongoing.
SF5. Re-examine the most appropriate method for the preparation of the town's Capital Improvements Plan..	To develop a more effective method for planning capital improvements.	Town Administrator, Town Council.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF5a Implement a Town-wide GIS system including pavement and sidewalk maintenance, drainage, and open space resources.	For better management of the Town's resources.	Town Administrator, Town Council.	Ongoing.
SF5b Complete Town Building Study.	To plan for future use and reuse of Town's buildings, especially those vacant or soon to be vacant in the historic downtown.	Planning Board, Director of Community Development	Ongoing. Conceptual Downtown Building Study completed and Committee to be appointed.
<b>Schools</b>			
SF6. Pursue the construction or rehabilitation of buildings for more efficient elementary space.	To upgrade elementary facilities through new construction or rehabilitation.	School Department.	Implemented with the completion of the rehabilitation of the Colt School and the addition on to the Andrews School and no longer an action item.
SF7. Consider acquisition of land for an additional school building in the Narrows or Kickemuit Planning Area. At least 15 acres will be required. Consider long term recreational as well as educational needs in the facility and site design. If rehabilitation is chosen over new construction, the land could be sold or held for recreational purposes.	Acquire land for an additional School site. A well-sited property on the east side of town could serve a variety of long term recreational needs.	School Department, Community Development Department.	Waypoysset Trust has preserved 20 acres of open space land at the end of Narrows Road. This could be used for recreation. Current school expansion projects are nearing completion to add onto the Andrews School building and rehabilitate the Colt School Building in the downtown.
SF8. Examine the benefits and costs of regionalization.	Examine regionalization.	School Department.	Completed and action item eliminated with 2003 Update.
SF9. Expend more time and resources on educating the public as to the need for and long term benefits of school facility investments.	To get more support for school Facilities.	School Department.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF10. Examine areas where appropriate cooperation might occur between local private schools and the Bristol public school system.	To increase the amount of resources available for school.	School Department.	Ongoing.
SF11. Encourage the use of school facilities for non-school activities such as adult education, daycare facilities and other public functions.	To expand the role of school buildings.	School Department.	Ongoing..
SF12. Expand the links between Roger Williams University and the local educational system.	To work with Roger Williams University.	School Department.	Ongoing
SF13. Expand the links between industry and the local educational system through training and employment programs.	Work with industry to educate Children.	School Department.	Ongoing.
SF14. Consider ways in which the traditional mission and structure of the public school system may need to change to address the needs of single parent families, increasing numbers of retirees and a greater demand for day care services.	Examine the mission of the traditional public schoolsystem in order to reach a broader population.	School Department.	Ongoing.
<b>DEPARTMENT OF PUBLIC WORKS</b>			
SF15. Explore increasing staffing levels by 3-5 positions.	To add staff.	Town Administrator, Department of Public Works.	No longer an action item and eliminated in 2003 Update.
SF16. Continue with the road maintenance program.	The road maintenance program is adequate.	Department of Public Works.	Ongoing.
SF17. Allocate at least a portion of the new staff positions for recreation and public land maintenance.	To provide more staff for recreation and open space maintenance.	Department of Public Works.	Completed and action item deleted with 2003 Update.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF18. In addition to purchase and improvement costs, calculate the maintenance costs for acquisition or renovation of recreation land.	To consider the maintenance costs associated with recreation land.	Department of Public Works, Recreation Department.	Ongoing (Action item moved to recreation section).
SF19. Continue efforts to increase the public awareness of the role of the citizens in keeping Bristol clean.	To continue to promote recycling.	Department of Public Works, Recycling Coordinator, Keep Bristol Clean.	Ongoing. The Town has recently expanded the recycling program for "full" recycling.
SF20. Develop a State accepted recreation land maintenance plan.	To have a plan for maintenance of recreational areas.	Recreation Department.	Not yet implemented. (action item moved to recreation section).
SF21. Examine the need for landscape maintenance specialists to assist the Department of Public Works crews.	Acquire landscape maintenance expertise.	Recreation Department.	Ongoing. The Town currently has a landscape firm under contract to address the maintenance issues.
SF22. Develop alternative plans for closing the landfill. Consideration should be given to a recycling station, to providing regionalized waste management services and to use the land for recreation space.	Prepare a landfill closure plan.	Department of Public Works (DPW)	The action relative to close the landfill has been completed. This action item will be included back in the Comprehensive Plan – 2009 relative to preparing a plan to use the former landfill for other uses such as for recreation and/or alternative energy.
SF22a Move forward with the recommended improvements for the Tanyard Brook and State Street Reservoir.	To alleviate these poor drainage areas.	Town Administrator, Town Council, DPW.	Ongoing. The Tanyard Brook improvements are currently being final designed and permitted. Construction expected in 2009. The Silver Creek Watershed Study has been completed and implementation at the outfall is ongoing.
SF 22b Continue the Planning and Permitted required for the Phase 2 Stormwater Management Program.	To comply with State regulations regarding stormwater management.	Town Administrator, Town Council, DPW, Department of Community Development.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF22 c Consider formalizing current policy by adopting a requirement for closed drainage systems in all new developments.	To ensure the new drainage structures are installed underground.	Planning Board.	New subdivision and development review regulations are pending. The Town will be considering the Low Impact Development drainage and RIDEM model ordinances on drainage.
SF 22d Move forward to plan to construct a salt storage shed at the DPW Facility.	To comply with EPA Requirements.	DPW.	Implemented and no longer an action item.
<b>WASTEWATER</b>			
SF23. Continue the line extension program to complete planned minor infill projects on a year to year basis.	To extend the sewer to needed areas.	Wastewater and Pollution Control Department.	Ongoing.
SF24. Evaluate the benefits of a wastewater management district on Poppasquash and Mount Hope Planning Areas.	To ensure that proper septic system maintenance occurs	Wastewater and Pollution Control Department, Community Development Department.	Completed. Wastewater Management Plan has received RIDEM approval.
SF25. Move ahead with composting of solids.	To recycle the byproduct from the sewer treatment plant.	Wastewater and Pollution Control Department.	Completed and no longer an action item. Deleted with 2003 Update.
SF26. Continue efforts to improve the wastewater treatment system. Examine other methods of disinfection and dechlorination.	To maintain commitment to improving the bay's water quality.	Wastewater and Pollution Control Department.	Ongoing.
SF27. Move ahead with a Facility Plan Update to provide adequate information for future facility siting.	To plan for the Town's long term sewer needs.	Wastewater and Pollution Control Department.	Completed in June 2001 and approved by the State.
SF27a Continue to monitor rate of septic system failures.	To determine if sewer expansions are warranted	Wastewater and Pollution Control Department.	Ongoing.
SF27b Continue efforts to reduce the infiltration/inflow in the sewer system. Consider the most effective solutions to address this.	To ensure that the sewer system continues to function properly.	Wastewater and Pollution Control Department.	Ongoing. Town has adopted an Infiltration and Inflow "I and I" fee paid by all new developments to offset the costs of I and I removal.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<b>WATER</b>			
SF28 The Water Authority to maintain the county's current water supply sources. Upgrade those sources to ensure long term viability.	To provide for long term water demands.	Bristol County Water Authority (BCWA)	Ongoing.
SF29. Continue to explore back-up water source alternatives including the Cross Bay Pipeline and increased flow through East Providence.	To provide back up sources for the water demand.	Bristol County Water Authority.	Completed and this action item was deleted with the 2003 Update.
SF29a Continue taking necessary steps toward the long term rehabilitation of the reservoirs, treatment plan and raw water transmissions lines.	To ensure that the Town's water supply is preserved.	Bristol County Water Authority.	Ongoing.
SF30. Maintain current 10,000 lot size in most undeveloped areas that are sewered and 2 acres on Poppasquash. Review the 1-acre designation to determine the degree to which it matches the potential for extending sewer.	To maintain adequate lot sizes for unsewered areas and to maintain lot sizes for all other areas.	Planning Board, Town Council.	Ongoing.
SF31. Determine likely need for Town water on Poppasquash.	To plan for future water needs on Poppasquash.	Bristol County Water Authority, Community Development Department.	Not yet implemented.
SF32. Explore options to impound addition water for temporary shortages.	To have new emergency water supply service.	DPW, Town Administrator, Community Development Department.	Not yet implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF33. Work with BCWA to encourage the adoption of strong surface water protection land use regulations that hold the water system's reservoirs.	To protect the water supply.	Town Council and BCWA.	Not yet implemented.
SF34. Work with BCWA to plan for the projects and costs that will be incurred in complying with the Safe Drinking Water Act.	So that there is available funding for compliance with the Safe Drinking Water Act.	Town Council and BCWA.	Ongoing.
SF35a Require that new developments tie into public water if available.	To ensure that new development have adequate and safe drinking water.	Planning Board, Department of Community Development.	Not fully implemented. Interim measures have been adopted including requirement for public water on small non conforming lots, a stricter variance standard for not having public water on these smaller lots and some areas (i.e. near landfill) have been zoned to require public water.
<b>POLICE</b>			
SF32a. Plan for moderate expansion to the parking area around the station over the next ten years. No acquisition necessary. Building expansion could be accomplished with a 2 <sup>nd</sup> floor addition	To have adequate space available for the needs of the department	Police Department	Not yet implemented.
SF33a. Maintain the current policy of walking patrols in the downtown.	To continue the walking patrols.	Police Department.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF34a. Work to improve the traffic flow for residential and emergency vehicles on the east side of Metacom and the west side of Hope Street.	To develop east and west shore Street systems to allow people to stay off the arterial streets.	Planning Board, Town Council, Town Administrator.	Ongoing.
<b>FIRE AND RESCUE</b>			
SF35. Prepare a feasibility study for the Everready Fire Station on Thames Street. Determine whether repair or use for another function is appropriate. Determine need for a fire station in that location on the waterfront.	To determine best long term use for the Everready station.	Fire Department, Community Development Department.	Completed. Study determined the Everready Fire Station should remain and this action item was eliminated from the 2003 Update.
SF36. Examine the need for clerical and inspection support to the department.	To have adequate staffing.	Fire Department.	Ongoing.
SF37. Examine the cost implications of moving to a full-time paramedic position versus the contract system now in place.	To explore and understand the pros and cons of a call or full time force.	Fire Department, Town Administrator.	Completed. Town has moved to contract paramedic system Action now to continue the contract system as it is the most cost effective.
SF38. Pay special attention to maintaining involvement and morale within the fire department so as to maintain the current volunteer system.	To ensure adequate fire personnel.	Fire Department.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF39. Move forward with plans to building a new rescue station on property currently owned by the Electric Company on Franklin Street. This will replace the existing rescue station on Franklin Street and that building would be returned to the Town.	To provide a rescue building with adequate space for the larger rescue trucks at a better location.	Fire Department, Town Council.	This action item has been amended since the land on Franklin Street could not be obtained from the Electric Company. The plan in process is to build an addition on the current Hyrdaulion Fire Station at Annawamscutt Avenue for rescue and for the headquarters to move from the second floor of the station at Church and High which is not ADA accessible.
<b>LIBRARY</b>			
SF40. Examine using the Colt School for a library, adult education and public office use..	To provide more space for the library.	Library, Community Development Department.	The Library addition is nearing completion and should be finished by September 2008. Plans to renovate the Colt School and keep it for classroom space are almost completed as well. This is no longer an action item.
SF41. Move toward increasing the library's collection to meet or surpass the state standard total of 35,000 volumes.	To increase the collection.	Library.	Ongoing as part SF40 above and no longer an action item.
SF42. Encourage residents to make use of the Roger Williams University library to the degree that townspeople have access to the facility.	To provide additional library services to residents.	Library.	Ongoing.
<b>RECREATION</b>			

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF43. Develop a recreation program plan for the future. Examine ways to improve efficiency and level of service by cooperating with private recreation facilities such as the YMCA.	To prepare for recreation program needs.	Recreation Department.	Ongoing.
SF44. Examine the need for an additional indoor recreation facility in Bristol.	To have enough indoor recreation opportunities for the population.	Recreation Department.	Ongoing with the recreation program anticipating approval from the Department of Defense to receive the Quinta-Gamelin Army Reserve Center once decommissioned.
SF45. If a new school is constructed, examine the potential for linking with that facility an indoor recreation center.	To integrate recreation needs with school facilities.	Recreation Department, School Department.	Ongoing.
SF46. Plan for upgrading the Sports Complex.	To provide additional sports facilities for residents.	Recreation Department.	Ongoing.
SF47. Expand the DPW staff and devote more staff time to recreation facility maintenance.	To have adequate staffing for maintenance.	Recreation Department, Department of Public Works.	Ongoing. The Recreation maintenance is now undertaken by the Recreation Department.
SF48. Better maintain the Community Center. Examine what the long term needs of the structure will be and the degree to which it can be used.	To keep the community Center Well maintained & fully used.	Town Administrator.	Ongoing as part of the downtown building committee study. The Town has recently moved forward with repairs to the building with partial funding provided by a RI Historic Preservation and Heritage Commission grant.
<b>CIVIL DEFENSE (NOW KNOWN AS EMERGENCY MANAGEMENT)</b>			
SF49 Upgrade and repair the emergency communication and warning system.	So that the Town can warn residents during an emergency event.	Civil Defense officer, Police Department, Town Administrator, Town Council .	Not yet implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
SF50. Review options for emergency sheltering in locations out of the floodplain (i.e not in the High School or Guiteras School).	To protect residents who need to evacuate during a flood.	Civil Defense Officer, Police Department.	Ongoing.
SF51. Continually monitor Bristol's compliance with the State Emergency plan.	To ensure that life and property will be protected during a storm event.	Civil Defense.	Ongoing.
SF52. Ensure that there is the necessary level of professional management available within the Civil Defense position.	To assist with protection of life and property.	Town Council, Town Administrator.	Implemented with the appointment of a new director of EMA for the Town.
SF53. Require close cooperation between the Civil Defense Office and the Police Department.	For protection of life and property during an emergency event.	Town Council, Town Administrator.	Ongoing.
SF54. Bring the Town's computer system up to date in terms of its compatibility with the State's Civil Defense network.	To ensure adequate notice and coordination with the State prior to and during an emergency event.	Town Administrator.	Ongoing.
SF55. Request that the EMA perform a survey if the police station meets federal criteria for being designated as an Emergency Operating Center.	To ensure adequate notice and coordination with the State prior to and during an emergency event.	Emergency Management Director.	Completed. The police station serves as the EOC with the EMA Director's office, a small kitchen and a generator. The new addition planned for the Hydraulion Fire Station will serve as the EOC once completed.
<b>WELFARE DEPARTMENT</b>			
SF56. Evaluate the mission of the department.	To ensure that the goals of the mission are followed through.	Town Council, Town Administrator.	Implemented.
SF57. Examine the need for more space for this department.	To ensure that the department has adequate space for operating.	Town Administrator.	Implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<b>OPEN SPACE AND RECREATION</b>			
OSR1. Seek to acquire 35 acres in the Kickemuit-Narrows Road area for an education/recreation complex and develop 5 acres for playground.	To meet the additional open space needs in this neighborhood.	Town Council, Town Administrator, School Department.	Ongoing. The Waypoyset Trust has preserved 20 acres of open space at the end of Narrows Road. The Trust is currently evaluating the potential education, open space, and recreation uses for the site.
OSR2. Seek to acquire 50 acres of land in the vicinity of the Town sewer plant as a conservation site. Approximately 8 acres of this site should be developed as a playfield area, with the remaining portion committed to conservation and open space uses. There is developable land to the south on Griswold Avenue which could yield space for playfields as part of a subdivision dedication.	To meet the projected need for playground and parks in this neighborhood and the Town.	Town Administrator, Town Council.	Not yet implemented.
OSR3. Work with the State to acquire and develop 20 acres of land near Anawamscutt Road as a major park including picnic and beach areas, court facilities, benches.	To meet the projected need for playground and parks in this neighborhood and the Town.	Town Administrator, Recreation Department.	Not yet implemented.
OSR4. Work to develop 5 acres of the Tanyard Book site off Mt. Hope Avenue for year-round use by community. Currently this area is used for parking during the Annual July 4 <sup>th</sup> celebration.	To meet the projected need for playground and parks in this neighborhood and the Town.	Town Administrator, Town Council, Community Development Department.	Not yet implemented. Town is currently undertaking improvements to the Tanyard Brook relative to drainage.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
OSR5. By providing drainage, attempt to develop 5 more acres of land at the Junior/Senior high school for playfields to improve existing facilities and to allocate expanded facilities.	To meet the projected need for playground and parks in this neighborhood and the Town.	School Department, Town Administrator.	Not yet implemented.
OSR6. Through a comprehensively planned development, achieve an 18 hole golf course and major open space link perhaps at Usher Farm, perhaps including Fales Farm. Consider reuse of the current Town Golf Course in the context of achieving a larger course to the east.	To meet the projected need for playground and parks in this neighborhood and the Town.	Town Administrator, Planning Board,	Not yet implemented.
OSR6a Determine the future needs of the Town for new or expanded ball fields.	To plan for the future recreation needs of the Town.	Recreation Department, Department of Community Development, Recreation Board.	Ongoing
OSR6b Revise the subdivision regulations to provide that open space preservation and preservation of public views by a high priority in designing subdivisions.	To protect the qualities that make Bristol a special place	Planning Board, Department of Community Development	Ongoing. The Town is currently amending both the subdivision and development review regulations to incorporate conservation subdivision and conservation development. It is expected that these will be adopted by end of 2008.
OSR7. Acquire beach frontage along the Kickemuit River.	To improve the quality of Town Beach facilities available to residents and to also improve their accessibility, especially to residents in the areas of projected residential growth.	Town Administrator, Community Development Department, Town Council, Recreation Department.	Not yet implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
OSR8. Acquire beach frontage on Mount Hope Bay at Narrows Road.	To improve the quality of Town Beach facilities available to residents and to also improve their accessibility, especially to residents in the areas of projected residential growth.	Town Administrator, Community Development Department, Town Council, Recreation Department.	The Waypoysset property includes beachfront on the Kickemuit River at the end of Narrows Road which is open to the public. Having been implemented, no longer an action item from the 2003 Update.
OSR9. Acquire beach frontage from the State at the "Teepees" site.	To improve the quality of Town Beach facilities available to residents and to also improve their accessibility, especially to residents in the areas of projected residential growth.	Town Council.	Not yet implemented
OSR10. Develop facilities at the newly acquired beach areas sufficient to serve them with showers and storage, and to make up the projected deficit of 15 lavatory units.	To improve the quality of Town Beach facilities available to residents and to also improve their accessibility, especially to residents in the areas of projected residential growth.	Town Administrator, Recreation Department.	The existing Town beach next to Colt State Park was upgraded In the summer of 2001 with new bathroom facilities. No longer an action item as been completed with the 2003 Update.
OSR11. In conjunction with the State, arrange to swap the current Town Beach for a more appropriate site on Mount Hope Bay.	To improve the quality of Town Beach facilities available to residents and to also improve their accessibility, especially to residents in the areas of projected residential growth.	Town Administrator, Town Council, Recreation Department, Community Development Department.	No longer an action item and deleted from the 2003 Update.
OSR 11a Install an environmentally friendly alternative to a breakwater at the Town Beach.	To improve the quality of the Town Beach and protect the Town's investment.	Town Administrator, Recreation Board, Recreation Department.	Not yet implemented.
OSR12. Develop Paull Park as a family outing site, with picnic sites, public toilets, a multi-purpose field, and links to the Silver Creek Greenway portion of the Town path system.	To increase the number of different ways that residents can use and enjoy all their recreation and open space resources.	Community Development and Town Administrator	A ball field and trails have been installed here.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
OSR13. Develop a portion of the major park at Annawamscutt Road for picnicking and family outings	To increase the number of different ways that residents can use and enjoy all their recreation and open space resources.	Town Administrator and Community Development Department.	Not yet implemented.
OSR14. Fit picnic sites into other major park developments.	To increase the number of different ways that residents can use and enjoy all their recreation and open space resources	Community Development Department.	Ongoing.
OSR15 Attempt to acquire fee simple or development rights to portions or all of Mount Hope lands. Protect King Philips Chair and Mount Hope Point from development. Consider nomination to the National Register of Historic Places	To protect this very significant historical and cultural site.	Town Administrator, Town Council, Community Development Department.	Ongoing. The Mount Hope Trust in Bristol has protected a large portion of this area with purchase of the 127 acres at Mount Hope Farm for preservation.
OSR16. Work to acquire additional acreage along the west and east branches of Silver Creek and prevent development from increasing flood potential.	To protect this special environmental area.	Community Development Department, Town Administrator, Town Council, Conservation Commission.	Ongoing. 21 acres of land along the west branch of Silver Creek (Naomi Street) was donated to the Town for open space in 2001. In 1999, 14 acres on the east branch have been donated for open space (Gooding Avenue). The Town has also preserved the land at the mouth of the creek where the Cumberland Farms gas station was proposing to locate.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<p>OSR17. Complete the town-wide greenbelt and path system with acquisitions, easements, or donations of land from subdivision along the following:</p> <ul style="list-style-type: none"> <li>a) Silver Creek, west branch to Gooding Avenue;</li> <li>b) Silver Creek, east banch to the golf course;</li> <li>c) Wetlands north from golf course duck pond to Warren town line;</li> <li>d) Northern trail connecting the East Bay Bike Path and the Kickemuit River;</li> <li>e) Trail along Mount Hope Bay, from the northern trail, through the Haffenreffer Estate, and on south to the University (College)</li> <li>f) Eat/west connections between neighborhoods and the Silver Creek link, and between Mount Hope and the historic downtown and waterfront.</li> <li>g) The Harbor's Edge Walk</li> </ul>	<p>To increase the ability of residents to access outdoor amenities, to make the greenbelt an amenity in itself and the "make getting there half the fun."</p>	<p>Community Development Department///Planning Board, ,Community Development Department.</p>	<p>Ongoing. There have been parcels acquired along both the west and east branches of Silver Creek. The trail along Mount Hope Bay is underway with a RIDEM grant. This will begin at RWU and continue north to Brown University's land.</p>
<p>OSR18. Harbor's Edge Walk; as part of the town's historic policy of providing public access to the water, the Walk will be assembled through easements and acquisitions during the approval process.</p>	<p>To connect the public parks and access points between Independence Park and the Coast Guard Station.</p>	<p>Community Development Department, Planning Board, , Town Administrator.</p>	<p>Ongoing. Thames Street Landing has completed their piece and linkages are proposed with the redevelopment of the Premier Thread property and by the Town with the upgrade to the State Street dock.</p>

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
OSR19. Carefully add support facilities as necessary to the Green Acres Wetlands which offers a beautiful ice skating pond.	To increase the residents' enjoyment of this area, while protecting this fragile ecosystem.	Recreation Department, Town Administrator.	Not yet implemented.
OSR20. Develop State Street Reservoir for ice skating. Include facilities for a warming hut	To make this reservoir more of an outdoor amenity.	Recreation Department, Town Administrator.	No longer an action item. The reservoir is proposed to be dredged as part of the Tanyard Brook improvements.
<b>NORTHEAST, KICKEMUIT, NARROWS PLANNING AREAS</b>			
OSR21. Incorporate 7 acres of playground area into the education/recreation complex in the vicinity of Kickemuit Road/Narrows Road.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Ongoing. Waypoysset Trust is exploring potential uses for their 20 acres at the end of Narrows Road.
OSR22. Through subdivision dedications, acquire 4 more acres in the area between Sherman Avenue and Kickemuit Road for play lot/neighborhood park facilities.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Planning Board.	Ongoing. Mason Farms dedication, open space also obtained with other developments on east side of Metacom Avenue (Casey Drive and proposed Lisa Lane extension).

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<b>HOPEWORTH, MT. HOPE, COLLEGE, ESTATES PLANNING AREA</b>			
OSR23. As part of the cooperation with the State to achieve a major park/play area near Annawamscutt Road, acquire 5 acres of neighborhood play/park area. Link this site with the Green Acres wetlands perhaps along the stream.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Ongoing. Viking Village open space dedication and stream trail links the veterans home property to the green acres wetland. Grants are being explored to build a bridge across the street from these properties.
OSR24. As part of a program of limited, flexible development Mount Hope Planning Area, protect the maximum possible amount of land for conserved opens pace, placing priority on a beach area and on woods and fields that are not wetlands and that add links to the Path system.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Planning Board, Community Development Department.	Ongoing. Preservation of Mount Hope Farm and mandatory cluster zoning are in place.
<b>DOWNTOWN, WATERFRONT PLANNING AREAS</b>			
OSR25. Develop the harborside park at Independence Park to be a neighborhood park with benches, bike racks and play equipment.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Not yet implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
OSR26. Incorporate the need for neighborhood recreation into plans for use or reuse of school sites.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	School Department.	Ongoing.
OSR27. Develop 4 acres of land in the area of the State Street Reservoir and Town Garage for a playground/neighborhood park facility.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Not yet implemented. This area is part of the study area for the Tanyard Brook drainage study now being conducted.
OSR28. As development occurs in the area north of the conjunction of Routes 136 and 114, work for subdivision dedication to create neighborhood play areas (approximately 2 acres) and easements to extend the Town Path System with a link between the Mount Hope / University Planning areas and the Estates Planning areas.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Planning Board, Community Development Department.	Not yet implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<b>CENTRAL NORTH, INDUSTRIAL, HIGH SCHOOL PLANNING AREAS</b>			
OSR29. Acquire 7 more acres in the Silver Creek area for play areas, Town Path, and conservation.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Ongoing. Town has acquired 15 acres through a donation (Naomi Street subdivision developers) along the west branch of Silver Creek. An additional 6 acres of land is in process of being donation adjacent to this 15 acres.
<b>NORTHWEST, HIGHLANDS PLANNING AREAS</b>			
OSR30. Develop and maintain a path along the South Lane right of way extending it down to the waters edge access point.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Development of path completed. Maintenance of path ongoing.
OSR31. Develop a mini park at the Aaron Avenue access to the water, to include benches.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Not yet implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
OSR32. Install benches, picnic tables, and/or play structures at the Gibson Road access point.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Not yet implemented.
<b>POPPASQUASH, STATE PARK PLANNING AREAS</b>			
OSR33. Work with the State to continue the Path system through the State Park areas. Continue with a link to Usher's Cove.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Ongoing. In the summer of 2001, the Town sponsored a "walk to health" in the park.
OSR34. Acquire and develop a 3 acre site next to Usher's Cove for a playground and beach area. This site has been dedicated to the Audubon Society during subdivision, but as the area develops, it provides an excellent opportunity for a neighborhood playground.	To meet the Town-wide projected deficit for neighborhood parks and playgrounds. To conserve and achieve outdoor amenities in the areas where most development is expected and to fit together with the large community facilities and Path System.	Community Development Department.	Not yet implemented.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
<b>CIRCULATION ACTIONS</b>			
C1. Consider adopting a Metacom Avenue Overlay zoning district to guide land use and transportation planning. Define maximum land use intensity and maximum traffic impact thresholds. Define frontage and setback requirements, curb cut regulations for the corridor and suggested service road locations. Require specific transportation impact analysis and define clear mitigation responsibilities for private, town and state parties.	To regulate development on Metacom Avenue and mitigate impact from traffic.	Planning Board.	Implemented with the Metacom Avenue Corridor Management Plan which includes recommended zoning revisions to better regulate land use and transportation. These proposed zoning revisions are currently being drafted and are expected to be adopted by end of 2008.
C2. Review subdivision regulations for possible flexibility in road width standards.	Allow for greater width variation to reduce drainage and preserve more land from development.	Planning Board.	Subdivision and Development Review Regulations are currently being amended to create more flexibility and also to include a conservation development regulation.
C3. Review town policy on private roads.	To consider whether private roads should be allowed.	Planning Board.	Implemented with the subdivision regulations in 1995. The Planning Board has prohibited new private roads.
C4. Continue to allow on-street parking on all non-arterial roadways.	To maintain the current parking situation.	Planning Board, Police Department.	Ongoing.
C5. Review the zoning ordinance's off site parking standards in order to determine if they are prohibiting reasonable use of commercial land.	To ensure that off-site parking standards are adequate without impacting businesses.	Planning Board, Community Development Department.	Completed and deleted with 2003 Update.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
C5a Encourage land development that supports the use of alternative methods of transportation.	To have sustainable development	Planning Board, Town Council, Department of Community Development.	Ongoing
C5b Consider; and when appropriate, require alternative modes of transportation as part of new or revitalized developments.	To have sustainable development.	Planning Board, Department of Community Development.	Ongoing. Draft zoning revisions that are currently pending will include this requirement as it specifically relates to Metacom Avenue.
C5c Complete and implement recommendations from the Scenic Roadway Corridor Management Study.	To ensure that the areas along the scenic roadways retain and enhance the attributes that make them special.	Planning Board, Town Council, Department of Community Development.	One of the properties recommended for acquisition along the Route 1114 Scenic Roadway has been preserved by the Town and the State. The remainder of the recommendations are ongoing and will be continued forward with the Comprehensive Plan – 2009.
<b>SERVICE IMPROVEMENTS</b>			
C6. New signal lights at route 136 and Annawamscutt.	For better and safer traffic flow on Route 136.	Police Department.	Completed. A traffic signal was installed in 2001 and this action item was eliminated from the 2003 Update.
C7. Review regulatory compliance of traffic control devices for compliance with state and federal standards.	For better and safer traffic flow.	Police Department.	Ongoing.
C8. Examine the feasibility of using school buses for off-hours bus service within Bristol.	For improvements to service.	School Department, Community Development Department.	Not yet implemented.
C9 Extend Wood Street to Chestnut and Gooding Avenue in a manner that has as minimal an environmental impact as possible.	For circulation improvements.	Town Administrator.	No longer an action item except as a trail for pedestrians.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
C10. Examine the potential for connecting neighborhoods to each other and to signalized intersections via a system of minor connecting streets.	To provide alternate emergency access to cul-de-sac streets, provide routes for local service vehicles such as police, school buses, fuel delivery and plowing, allow inter neighborhood traffic for residents and provide a signalized access to Metacom Avenue and Hope Street where such access would be advantageous to local residents.	Planning Board, Community Development Department.	Ongoing during review of subdivision and development plans. A comprehensive study of intercollecting streets in neighborhoods has been completed for those streets on the east and west sides of Metacom Avenue.
C10a Connect the Narrows Planning Area with the Hopeworth Planning Area.	To provide alternate emergency access to cul-de-sac streets, provide routes for local service vehicles such as police, school buses, fuel delivery and plowing, allow inter neighborhood traffic for residents and provide a signalized access to Metacom Avenue where such access would be advantageous to local residents.	Planning Board, Community Development Department.	Ongoing during review of subdivision and development plans. A comprehensive study of intercollecting streets in neighborhoods has been completed for those streets on the east and west sides of Metacom Avenue.
C11. Work with RIDOT to examine further a Metacom Avenue upgrade design that meets the objectives of this plan.	To improve circulation along this roadway.	Department of Public Works.	No longer an action item as to a widened Metacom Avenue. Action item amended to include upgrades consistent with the Metacom Avenue Corridor Management Plan (2007) including roundabouts and turning lanes.
C11a Work with the State to include a dedicated bicycle lane as part of any RIDOT Upgrade to the State's roads in Town.	To provide safer bicycle lanes which would encourage residents to use their bicycles.	Town Council, Town Administrator, Department of Community Development.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
C12. Work with the State to upgrade Franklin Street.	To provide better access to industrial areas and to the downtown.	Department of Public Works.	Not yet implemented.
C13. Provide bicycle parking facilities at each bus and van stop along the East Shore, West Shore and Central Corridor Street system.	For increasing intermodal transportation opportunities.	Recreation Department.	Not yet implemented.
C13a Provide designated bicycle corridors on key roadways linking the East Bay Bike Path with other areas of Town.	For increasing intermodal transportation opportunities and making safer biking paths.	Town Administrator, Department of Public Works.	Ongoing. The RIDOT conducted a study to link the East Bay Bike Path with Hope Street and the Colt State Park Bike Path which was completed; however, there is no funding in place to complete these links. The Town is planning to make the sidewalk connection with Hope Street and the East Bay Bike Path on the north side of Poppasquash Road.
C14. Budget monies each year to extend and upgrade the town's sidewalk system, with priority given to Hopeworth Avenue, Berry Lane and Chestnut Street.	To provide better and safer pedestrian facilities.	Community Development department; Department of Public Works.	Implemented with funding provided by a Town-wide bond referendum. Downtown sidewalks have been improved. Chestnut Street was improved with funding from a Federal Grant.
C15. Examine the feasibility of building a limited access 2-lane road along the Narragansett power line easement between Tupelo Street and Vernon or Seymour Street in Warren.	For increase circulation through town.	Community Development department.	Not yet implemented.
C16. Maintain the island at the intersection of Routes 114 and Routes 136.	To preserve the scenic landscape and the mature street trees.	Department of Public Works.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
C16a Improve signage in the downtown.	To reduce traffic and improve pedestrian safety.	Town Administrator, Town Council.	Not yet implemented.
C16b Improve drainage on existing roadways.	To reduce hazards on roadways from poor drainage.	Town Administrator, Department of Public works.	Ongoing.
C17. Explore the feasibility of small parking garages. Prepare a parking and land use study for the downtown. Identify key parcels that should be publicly controlled so as to have the maximum public control over redevelopment efforts.	To facilitate redevelopment efforts downtown.	Community Development Department.	Downtown parking study completed in Fall of 2000. Strategies for adding parking are ongoing.
C18. Study the feasibility of using the powerline easement for a limited access van or bus line route to Providence.	To facilitate circulation and promote use of public transportation	Community Development Department.	Not yet implemented.
C19. Explore the feasibility of a regional parking facility for regional rapid transit.	To serve as parking for a regional rapid transit van or bus line.	Community Development Department	Not yet implemented.
C20. Work with RIPTA to determine how its transit program might be altered to better support this plan.	To increase the ability of residents to have access to public transportation.	Community Development Department.	Ongoing.
C21. Examine the feasibility and need for a Franklin/State Street loop bus system connecting the Franklin Street area with the waterfront.	To provide parking for future mass transit use of the Bristol waterfront as well as provide transportation for the elderly housing and industry located along the route.	Community Development Department.	Not yet implemented. However, plans are ongoing for the implementation of a Boat Transportation Route from the Franklin Street area to the waterfront for the Marine Trades Industry.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
C21a Identify existing paper streets and access their potential for walkways or paths.	To promote interconnective and sustainable neighborhoods.	Community Development, Planning Board.	Not yet implemented.
C21b Study techniques for traffic calming along the arterial streets.	To protect drivers and pedestrians.	Department of Community Development.	Not yet implemented
C21c Explore the use of trolleys for tourism.	To reduce traffic and assist tourism.	Department of Community Development.	Some implementation with the Visitor's Center during special events.
C21d Identify sites that could be used for additional park and rides.	To increase the ability and ease of residents to have access to public transportation.	Department of Community Development.	Not yet implemented
C21e Conduct a Corridor Management Plan for the Metacom Avenue Arterial Roadway.	To create aesthetic and traffic management standards for development along Metacom Avenue.	Department of Community Development, Planning Board, Town Council.	Implemented with a challenge grant from the RI Department of State-wide Planning. No longer an action item. However, a new action item will be the implementation of the plan.
C22. Coordinate all circulation plans with the DOT.	To provide coordination between the agencies involved in traffic.	Community Development Department, Department of Public Works.	Ongoing.
C23 Working with Warren , continue to push the RIDOT for upgrades on Metacom Avenue.	For improved safety and circulation.	Town Council, Town Administrator.	Ongoing.
C24 Work with the RIDOT to expedite improvement projects within Bristol.	For improved safety and circulation.	Town Council, Town Administrator.	Ongoing.
<b>PLANNING ADMINISTRATION IN SUPPORT OF COMPREHENSIVE PLAN IMPLEMENTATION</b>			
PA1. Maintain a strong professional planning department staffed at levels adequate to implement the Comprehensive Plan.	Implementation will require Staff.	Town Administrator.	Ongoing
PA2. Add a staff person or specify an existing position the role of coordinating historic and cultural resources planning in Bristol.	Provide staff time to promote historic resource protection.	Town Administrator, Historic District Commission, Community Development Department.	Completed. Historic District Commission has a part time staff person.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
PA3. Create a Comprehensive Plan Committee as a subcommittee of the Planning Board to work on special tasks and monitor progress of the Comprehensive Plan.	To insure plan implementation.	Planning Board, Town Council.	Ongoing. The Town Administrator and Department Heads to monitor progress of plan implementation.
PA4. Create a Citizen's Guide to the Planning Process.	To provide a guidebook for the citizen planner and property owner.	Community Development Department.	Not yet implemented.
PA5. Develop stronger connections to the RWU Center for Historic Preservation program.	To better connect with RWU resources.	Historic District Commission.	Ongoing. Interns and studio classes are used by the Town for working on projects as appropriate
PA6. Improve information storage, retrieval & protection.	Current retrieval systems for documents and data are not secure or reliable.	Historic District Commission, Town Administrator, Community Development Department.	Ongoing. The Town is currently creating a Geographic Information System (GIS) for parcel data.
PA7. Consider expanding the Historic District Commission authority to perform design review over cultural and historic landscapes, as per state law.	Historic landscape review.	Historic District Commission, Community Development Department.	Not yet implemented.
PA8. Update historic commission bylaws.	For compliance with State enabling Acts.	Historic District Commission, Town Administrator.	As needed.
PA9. Assemble training materials for all new members of appointed and elected land use and planning related boards and commissions. Annually hold joint training sessions.	To keep the boards and commissions educated on their role in the process and new case law or zoning that they need to be aware of.	Community Development Department.	Ongoing. Several training sessions have been held with the Town Solicitor and the boards and commissions.
PA10. Define needed skills and qualifications for appointed board and commission positions.	So that the boards and commissions maintain the high level of service to the Town.	Town Administrator, Town Council.	Ongoing.

## 5. Implementation Status Report

Action	Purpose	Action Agent	Status
PA 11. Develop a computerized database of all plans, permits, and decisions relating to all parcels in Town.		Board of Assessors, Community Development Department, Town Administrator.	Ongoing. The Town is currently creating a Geographic Information System (GIS) for parcel data.
PA12. Create a Plan Review Team.	To coordinate review by all relevant town professionals including engineer, planning, building and department of public works	Community Development Department.	Completed. The Planning Board's Technical Review Committee performs this task and provides the Board with a report and recommendations on each development proposal. When necessary, the Committee coordinates with other boards such as zoning and historic district commission.
PA13. Examine adopting formal conflict resolution and mediation procedures for planning and development projects.	To negotiate on complex land use decisions.	Community Development Department.	Ongoing with Roger Williams University School of Law Mediation Clinic. This resolution process has been used by the Town and has been successful.
PA14. Maintain effective communication between owners of large institutional properties.	To see ways to synthesize the owner's planning objectives with those of the Town to the degree possible.	Town Administrator.	Ongoing.
PA15. Seek procedures to encourage cooperation between general government and school department capital and facilities planning.	For coordinating efforts between the town and the school department.	Town Administrator, Town Council.	Ongoing.
PA16. Improve coordination between planning and land use boards and bodies through the creation of a Development Review forum.	To review recent development and land use trends.	Community Development Department.	Not yet implemented.

## 5. Implementation Status Report

<b>Action</b>	<b>Purpose</b>	<b>Action Agent</b>	<b>Status</b>
PA 17. Find and dedicate space for storing town planning data and maps.	For more efficient storage and retrieval of planning documents.	Town Administrator.	Ongoing.
PA 18. Steadily improve the town's base of information on local resources and land use. Update materials produced by the Comprehensive Plan.	To ensure the most up to date planning materials.	Community Development Department.	Ongoing.

**Appendix A**

**Town of Bristol  
Citizen Survey  
March 2008**

Hello, my name is \_\_\_\_\_. I am calling on behalf of the Town of Bristol. We are doing a citizens opinion survey as part of the town's update of its comprehensive plan. The survey will take about 15-20 minutes. Would you be willing to participate?

**For demographic and statistical purposes, I need to ask you a few questions about yourself. At no time are you personally identified.**

1. Are you a resident of the Town of Bristol?  
1 \_\_\_yes                      2 \_\_\_no
  
2. Are you 18 years of age or older?  
1 \_\_\_yes                      2 \_\_\_no Is there someone 18 years old at home who I  
might speak with? If NO, Terminate.
  
3. Including yourself, how many residents live in your household? \_\_\_\_\_
  
4. If any, how many are children under the age of 18? \_\_\_\_\_
  
5. [If children] Are your children enrolled in Bristol public schools, private schools or  
home schooled?  
1 \_\_\_public                      2 \_\_\_private                      3 \_\_\_home
  
6. How many persons in your household are 65 years or older? \_\_\_\_\_
  
7. How long have you lived in Bristol? \_\_\_\_\_
  
8. Do you own or rent your home?  
1 \_\_\_own                      2 \_\_\_rent
  
9. Including yourself, how many wage earners are there in the household? \_\_\_\_\_
  
10. How many members of your household work in the town of Bristol? \_\_\_\_\_
  
11. Does anyone in your household currently use public transportation to get to work?  
1 \_\_\_yes                      2 \_\_\_no                      3 \_\_\_unsure
  
12. How many motor vehicles does your household possess? \_\_\_\_\_
  
13. Which of the following categories includes your age?  
1 \_\_\_18-24      2 \_\_\_25-40      3 \_\_\_41-55      4 \_\_\_55-69      5 \_\_\_70 and above

14. What is the highest level of education you have completed?

- 1 \_\_\_ some high school      2 \_\_\_ high school grad      3 \_\_\_ junior college  
4 \_\_\_ some college      5. \_\_\_ college grad      6 \_\_\_ post college work  
7 \_\_\_ no answer

15. What language do you speak at home most of the time? \_\_\_\_\_

**Now I'm going to ask you some questions about living in Bristol.**

16. **Do you know of any Bristol residents who have had to move out of town because they could not afford to stay?**

- 1 \_\_\_ yes      2 \_\_\_ no      3 \_\_\_ don't know

17. **Have you used the East Bay bike path in the past two years?**

- 1 \_\_\_ yes      2 \_\_\_ no      3 \_\_\_ unsure

18. **How often do you use one of Bristol's public parks?** [READ OPTIONS]

- 1 \_\_\_ often      2 \_\_\_ sometimes      3 \_\_\_ rarely      4 \_\_\_ never

19. [IF SOMETIMES OR OFTEN, ASK] **Which park?** \_\_\_\_\_

20. **Overall, how would you rate the quality of life in Bristol? Would you say it is:** [READ]

- 1 \_\_\_ Excellent      2 \_\_\_ Good      3 \_\_\_ Fair      4 \_\_\_ Poor

21. **Overall, over the past five years, would you say the quality of life in Bristol** [READ]

- 1 \_\_\_ is improving      2 \_\_\_ is about the same      3 \_\_\_ is declining      4 \_\_\_ not sure

22. How important to you think preserving historic areas is to the quality of life in Bristol?[READ]

- 1 \_\_\_ very important      2 \_\_\_ important      3 \_\_\_ not important      4 \_\_\_ not sure

23. Do you support the continued funding of the Historic Tax Credit Program?

- 1 \_\_\_ yes      2 \_\_\_ no      3 \_\_\_ Don't know

24. Do you think that Bristol's historic district should be expanded to cover more of the town?

- 1 \_\_\_ yes      2 \_\_\_ no      3 \_\_\_ don't know

25. Do you favor or oppose the use of townwide design guidelines to regulate the appearance of new or renovating buildings in the town?

1\_\_favor

2\_\_oppose

3\_\_don't know

**26. I'm going to read you a list of Town services. For each, please rate the following services on a scale of 1 to 5, with 1 being poor and 5 being excellent. If you've have no contact with the service, say no contact.**

A. police protection	1	2	3	4	5	NC
B. fire protection	1	2	3	4	5	NC
C. rescue service	1	2	3	4	5	NC
D. street repair	1	2	3	4	5	NC
E. snow removal	1	2	3	4	5	NC
F. trash collection	1	2	3	4	5	NC
G. recycling	1	2	3	4	5	NC
H. Drinking Water	1	2	3	4	5	NC
I. Public Schools	1	2	3	4	5	NC
J. Town Library	1	2	3	4	5	NC
K. Town Website	1	2	3	4	5	NC
L. Senior Services	1	2	3	4	5	NC
M. Youth Services	1	2	3	4	5	NC
N. Parks	1	2	3	4	5	NC
O. Town Beach	1	2	3	4	5	NC
P. Recreation Facilities	1	2	3	4	5	NC

27. Now let's talk about economic development. For each idea that I read, please tell me if you favor, oppose, or are unsure about additional development in Bristol. Do you favor or oppose more:

- a) retail stores                    1 \_\_\_ favor                    2 \_\_\_ oppose                    3 \_\_\_ DK
- b) office development            1 \_\_\_ favor                    2 \_\_\_ oppose                    3 \_\_\_ DK
- c) industrial development       1 \_\_\_ favor                    2 \_\_\_ oppose                    3 \_\_\_ DK
- d) redeveloping older manuf into new manuf/industrial 1 \_\_\_ favor                    2 \_\_\_ oppose                    3 \_\_\_ DK

**Question #28:**

Commercial development includes retail, restaurant, office, and service businesses. Would you favor or oppose more commercial development in the following areas: **[READ SLOWLY.**

**PAUSE AFTER EACH. WAIT FOR RESPONSE OR REPEAT.]**

- a) the east side of Metacom Avenue.....1\_\_Favor 2\_\_Oppose 3\_\_DK/NA
- b) the west side of Metacom Avenue..... 1\_\_Favor 2\_\_Oppose 3\_\_DK/NA
- c) Wood Street..... 1\_\_Favor 2\_\_Oppose 3\_\_DK/NA
- d) Is there any other area in which you would favor commercial development.....1\_\_yes 2\_\_no 3\_\_DK/NA

**[IF YES]**

Where? [WRITE IN] \_\_\_\_\_

**Question #29:**

Approximately, how often do you go to downtown Bristol for the following purposes? Your options are:

	DAILY	WEEKLY	MONTHLY	NEVER
a) shopping	1	2	3	4
b) post office	1	2	3	4
c) restaurants	1	2	3	4
d) library	1	2	3	4
e) banking	1	2	3	4
f)recreation	1	2	3	4

**Question #30:**

Think for a moment about the downtown commercial area. What improvements, if any, would you like to see made in that area? [This is an open-ended question. If the respondent waits for options, tell him/her that.]

**Question #31:**

Would you feel comfortable living in a zoning district that also has small business located there?

- 1) \_\_\_yes                      2) \_\_\_no                      3) \_\_\_ not sure                      4) \_\_ already does

**Question #32**

Do you think it is important to protect open space?

- 1 \_\_\_yes                      2 \_\_\_no                      3 \_\_\_unsure

[IF YES} Are there any specific areas of town that you think are important to protect? [WRITE IN. BE SPECIFIC]

**Question #33**

Would you support moving the Bristol Golf Course to Minturn Farm (the old landfill)?

- 1 \_\_\_yes                      2 \_\_\_no                      3 \_\_\_don't know

**Question #34**

Do you support increased density (such as smaller lot sizes) and mixed use development in exchange for preserving open space?

- 1 \_\_\_yes                      2 \_\_\_no                      3 \_\_\_don't know

**Question #35**

Should Bristol invest in alternative energy sources such as wind and solar energy?

- 1 \_\_\_yes                      2 \_\_\_no                      3 \_\_\_unsure

**Question #36:**

In your view, does Roger Williams University play a positive role in the Bristol community?

- 1 \_\_\_yes                      2 \_\_\_no                      3 \_\_\_unsure

**Question #37:**

In your opinion, do you think the town's payment-in-lieu-of-taxes agreement with RWU is fair?

[if respondent asks you what that means, say that it is an agreement reached last summer where the university would provide money and other resources to the town as a contribution. The university pays no property taxes because it is a non-profit institution. If the respondent required an explanation, check here \_\_\_\_\_]

1 \_\_\_yes      2 \_\_\_no      3 \_\_\_unsure

**Question 38:**

Would you like to see an emergency response system implemented for Bristol?

1 \_\_\_yes      2 \_\_\_no      3 \_\_\_unsure

Question 39. Which Bristol neighborhood do you live in or close to?

[IF DON'T KNOW, READ LIST]

- \_\_\_\_\_ Highlands
- \_\_\_\_\_ Kickemuit
- \_\_\_\_\_ Narrows
- \_\_\_\_\_ Hopeworth
- \_\_\_\_\_ Mount Hope
- \_\_\_\_\_ College
- \_\_\_\_\_ Downtown
- \_\_\_\_\_ Poppasquash
- \_\_\_\_\_ High School
- \_\_\_\_\_ Colt State Park
- \_\_\_\_\_ Northern

If still don't know, ask what street s/he lives on \_\_\_\_\_

**Thanks very much for your time and cooperation**

**BUSINESS**  
**Town of Bristol Comprehensive Plan Survey**  
**March 2008**

[WHEN THE OWNER/ MANAGER IS ON THE PHONE] Hello, my name is \_\_\_\_\_. I'm with the Town of Bristol, and they have asked us to do a citizens opinion survey. This survey's important because it will be used to update the Town's comprehensive plan. May I start by asking if this is a good time to speak with you? [IF NO, RESCHEDULE OR GIVE PHONE NUMBER TO CALL US AT THEIR CONVENIENCE]

\_\_ yes [CONTINUE]      \_\_no [OBTAIN CALL-BACK DATA OR TERMINATE]

**Questions #1**

In which category is your company? [READ LIST]

- |                  |   |
|------------------|---|
| a__ manufacturer | d__ services                            |
| b__ wholesaler   | e__ boating and related industry        |
| c__ retailer     | f__ distribution/transportation company |
|                  | g__ tourism                             |
|                  | h__ other                               |

[SPECIFY]:

\_\_\_\_\_.

**Question #2:**

How long has your company been doing business in Bristol?

- |                      |                   |
|----------------------|-------------------|
| a__ less than 1 year | d__ 6-10 years    |
| b__ 1-2 years        | e__ 10-20 years   |
| c__ 3-5 years        | f__ over 20 years |

**Question #3**

Roughly, how many employees work at your place of business? [WRITE IN]

1 \_\_\_\_\_

**Question #4**

In the short term, do you plan to: [READ CATEGORIES]

- 1\_\_\_ Increase the number of employees at company  
→(if yes how many) \_\_\_\_\_
- 2\_\_\_ Stay about the same size
- 3) \_\_\_ Reduce employees  
→(If yes by how many) \_\_\_\_\_
- 4) \_\_\_ Leave town
- 5) \_\_\_ Unsure

**Question #5:**

Are you a resident of Bristol?

- 1) \_\_\_ Yes → For how long? \_\_\_ year \_\_\_ month
- 2) \_\_\_ No

**Question #6:**

Do you know about what percent of your employees live in Bristol?

- 1 \_\_\_\_\_% (WRITE IN)
- 2) don't know \_\_\_\_\_

**Question #7:**

Are you a member of any business associations?

- 1) \_\_\_ Chamber of commerce
- 2) \_\_\_ Rotary
- 3) \_\_\_ Other [SPECIFY] → \_\_\_\_\_

**Question #8:**

About what percentage of your business is conducted over the internet? (READ)

- 1\_\_ none
- 2\_\_ up to 25%
- 3\_\_ 25-50%
- 4\_\_ 50% and above

**Question #9:**

Which of the following would describe the boating industry for Bristol?

1\_\_ very important    2\_\_ important                      3\_\_ not important

**Thank you now, here are the questions related to Bristol and your business.**

**Question #10:**

Overall, how would you rate Bristol as a place in which to do business? Would you say it is: **(READ LIST)**

1 \_\_ excellent              3 \_\_ average    5 \_\_ unsure **(DON'T READ)**  
2 \_\_ satisfactory        4 \_\_ poor

**Question #11:**

Overall, would you say that the business climate in Bristol: **[READ LIST]**

1\_\_is improving    2\_\_staying about the same    3\_\_or deteriorating

**Question #12:**

I'm going to read you a list of Town services. For each, please tell me how you would rate the service: **please rate them 1 to 5, one being poor and five being excellent. And if you don't have any contact with a service please say no contact. [CIRCLE ONE RESPONSE FOR EACH]**

a) Police Protection.....	1	2	3	4	5	nc
b) Fire Protection.....	1	2	3	4	5	nc
c) Rescue Services.....	1	2	3	4	5	nc
d) Street Repair.....	1	2	3	4	5	nc
e) Snow Removal.....	1	2	3	4	5	nc
f) Trash Collection.....	1	2	3	4	5	nc
h) Public Works.....	1	2	3	4	5	nc
f) Drinking Water.....	1	2	3	4	5	nc
g) Public Schools.....	1	2	3	4	5	nc
h) Town Library.....	1	2	3	4	5	nc
i) Town Website.....	1	2	3	4	5	nc
j) Senior Citizen Services.....	1	2	3	4	5	nc
k) Town Parks.....	1	2	3	4	5	nc

l) Beach.....	1	2	3	4	5	nc
m) Recreation facilities.....	1	2	3	4	5	nc
n) services for youth.....	1	2	3	4	5	nc

**Question #13:**

Does your company currently employ students or recent graduates from the Bristol-Warren Regional school system?

- 1) \_\_\_yes    2) \_\_\_ no    3) \_\_\_ don't know

**Question #14:**

Would you be in favor or opposed to the use of design guidelines, to regulate the appearance of new or renovated business buildings in Bristol?

- 1) \_\_\_yes    2) \_\_\_ no    3) \_\_\_ not sure

**Question #15:**

Now let's talk about economic development. For each idea that I read, please tell me if you favor, oppose, or are unsure about additional development in Bristol. Do you favor or oppose more: [READ LIST. READ CATEGORIES AS NECESSARY. CIRCLE ONE ANSWER FOR EACH]

a) Retail Stores..... 1\_\_\_favor    2\_\_\_ oppose    3\_\_don't know

b) Office Development/ Industrial development including manufacturing, research and light assembly ..... 1\_\_\_favor    2\_\_\_ oppose  
3\_\_don't know

c) Re-developing older manufacturing Into new manufacturing or industrial..... 1\_\_\_favor2\_\_\_ oppose    3\_\_don't know

d) Re-develop old manufacturing plants into new residential apartments or complexes.... 1\_\_\_favor2\_\_\_ oppose    3\_\_don't know

**Question #16:**

Commercial development includes retail, restaurant, office, and service businesses. More specifically, would you favor or oppose more commercial development in the following areas:

a) the east side of Metacom Avenue..... 1\_\_\_favor    2\_\_\_ oppose    3\_\_don't know

b) the west side of Metacom Avenue.... 1\_\_\_favor    2\_\_\_ oppose    3\_\_don't know

c) Wood Street..... 1\_\_\_favor    2\_\_\_ oppose  
3\_\_don't know

d) Is there any other area in which you are  
in favor of commercial development..... 1\_\_favor 2\_\_ oppose  
3\_\_don't know  
→Where (write in) \_\_\_\_\_

**Question #17:**

And now thinking about improving the downtown commercial area, are there  
ways in which you think it could be improved? Please name them.

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**Question #18**

When it comes to redeveloping older, unused industrial facilities to encourage business to locate in the Town of Bristol, who do you think should have the primary responsibility? Should it be the State, the Town, private developers, or a combination of government and the private sector?

- 1\_\_state                      3\_\_private sector  
2\_\_ town                      4\_\_ combination

**Question #19**

Now thinking of the downtown waterfront, would favor or oppose the following types of the development there? If you're not sure or have no opinion, state that.

- a) marina    \_\_1 in favor                      \_\_\_\_2 opposed                      \_\_\_3 no opinion/not sure  
b)residential \_\_1 in favor                      \_\_\_\_2 opposed                      \_\_\_\_3 no opinion/not sure  
c) retail    \_\_1 in favor                      \_\_\_\_2opposed                      \_\_\_3 no opinion/not sure

**Question#20:**

How important would you say the tourism is to the success of business? **(READ)**

- 1\_\_very important                      2\_\_ important                      3\_\_ not important

**Question #21:**

How important do you think the downtown historic district is to the success of your business?

- 1\_\_very important                      2\_\_ important                      3\_\_ not important

**Question #22**

Do you favor or oppose the historic properties tax credit program?

1\_\_\_ favor            2\_\_\_oppose            3\_\_\_unsure/no opinion

**Question #23:**

Have you ever applied to be an enterprise zone company?

1\_\_\_ yes            2\_\_\_ no            3\_\_\_ unsure

**Question #24:**

At some point would you like to have someone call you, if you have an issue you would like to discuss with a Town official?

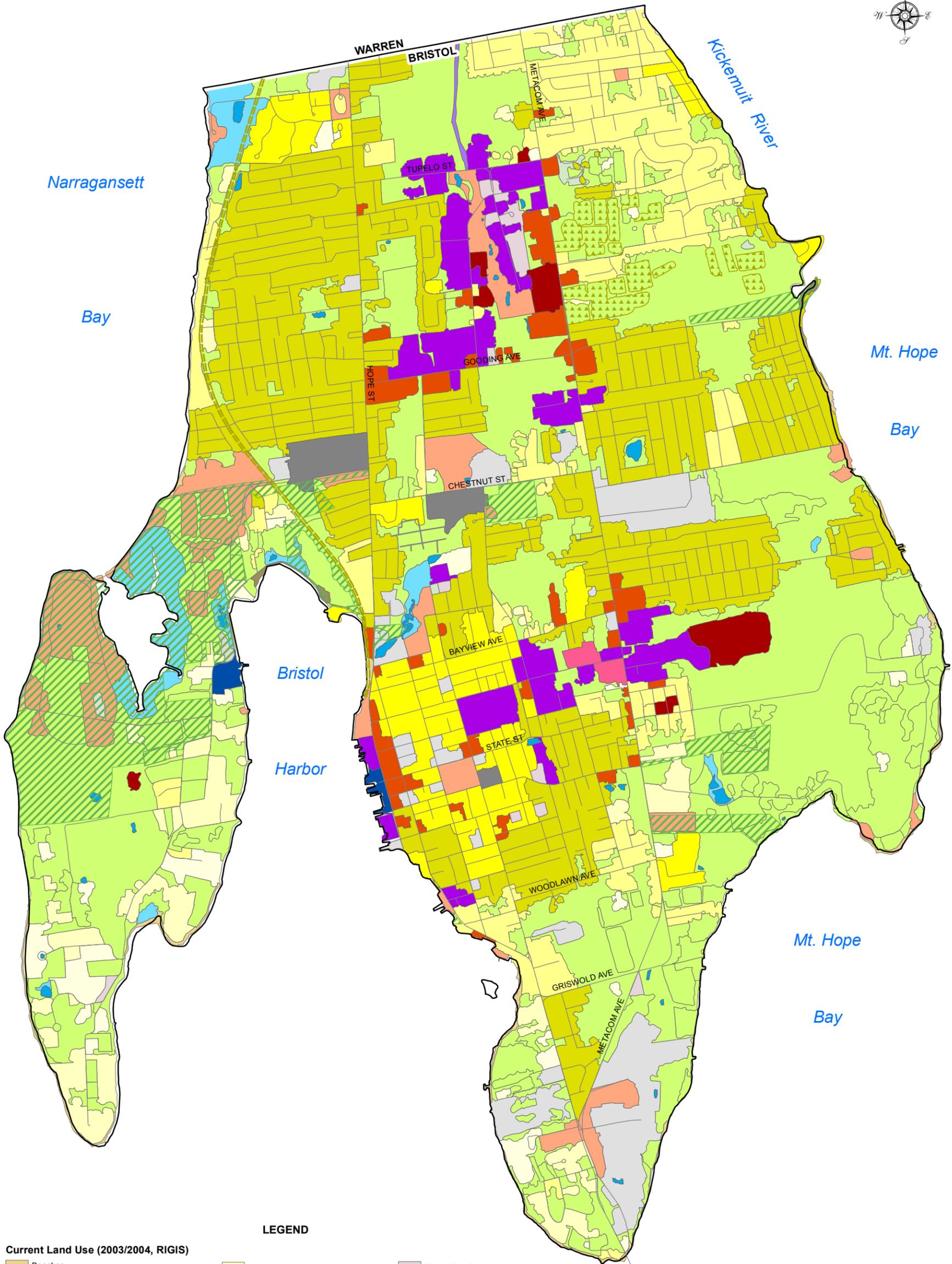
1\_\_\_if yes (I have please have your name\_\_\_\_\_ and your number\_\_\_\_\_)

**Question #26:**

What street is your business located on?

1\_\_\_\_\_ (WRITE IN)

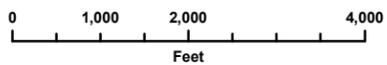
**Thank you very much for your time and cooperation**



**LEGEND**

**Current Land Use (2003/2004, RIGIS)**

- |  |                                 |                                   |
|--|---------------------------------|-----------------------------------|
| Beaches  | Medium Low Density Residential  | Vacant Land                       |
| Cemeteries   | Medium Density Residential      | Waste Disposal                    |
| Commercial   | Medium High Density Residential | Water                             |
| Commercial/Industrial Mixed                        | High Density Residential        | Wetland                           |
| Industrial   | Other Transportation            | Undeveloped Land                  |
| Developed Recreation                               | Power Lines                     | Existing Farmland                 |
| Institutional (schools, hospitals, churches, etc.) | Sandy Areas                     | State Conservation And Park Lands |
| Low Density Residential                            | Transitional Areas              | Bike Path                         |



**Map 5A**

Adopted by Planning Board and Town Council  
September 3, 2008 and  
December 2, 2009



**Bristol Comprehensive Plan 2009  
Existing Land Use**

**BETA Group, Inc.**  
Engineers • Planners • Landscape Architects • Scientists

This map was created by BETA Group, Inc.  
23-November-2009  
Q:\Projects\02841\_Bristol\_GIS\Comprehensive\_Plan\_Maps\Map 5A - Existing Land Use 11 x 17.mxd  
Source: Base map from 1990 Comp. Plan and 2003 Update

NORTHWEST

1. No significant change anticipated
2. Protect residential character
3. Neighborhood connections

THE HIGHLANDS

1. Protect residential character
2. Neighborhood connections

STATE PARK

1. Protect the park use
2. Maintain sports complex and town beach
3. Plan for expansion of the recreation area with the future re-use of the Quinta-Gamelin Army Reserve Center

POPPASQUASH

1. Discourage high density development



NORTH CENTRAL

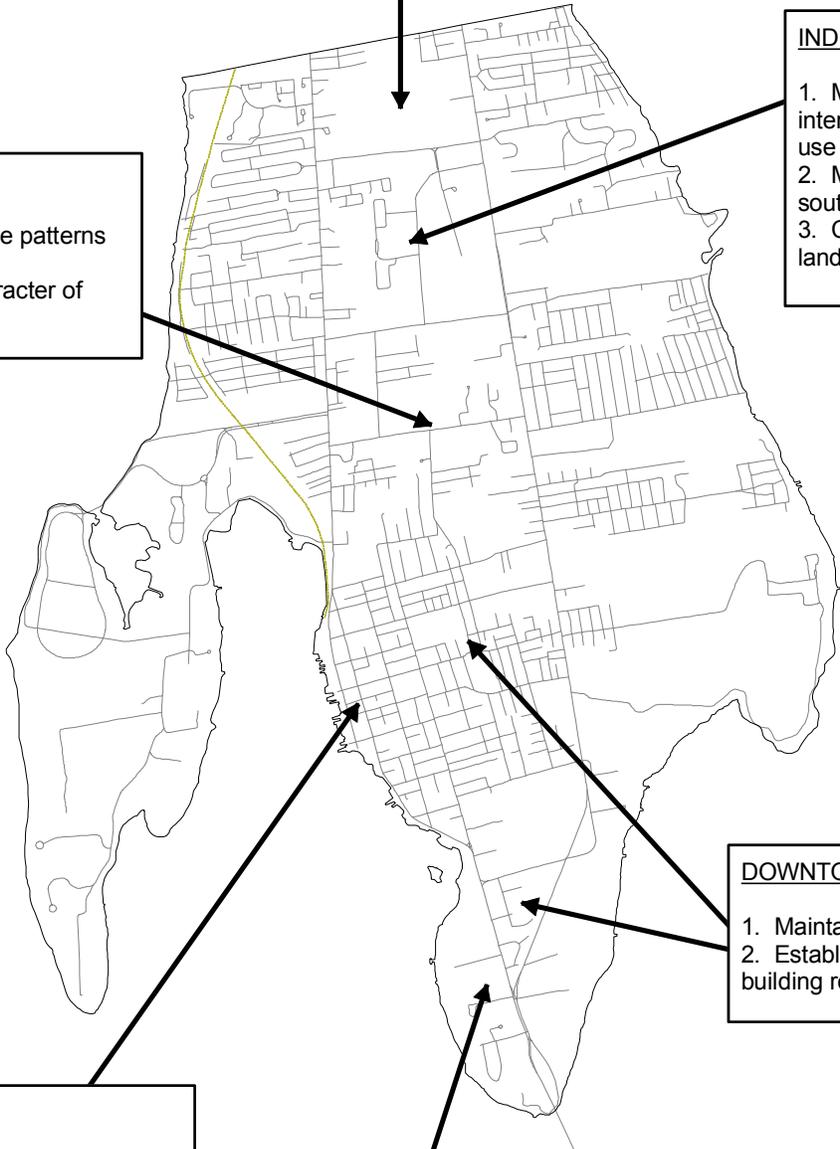
1. Pursue development of a walking and bike path
2. Protect wetlands
3. Use conservation development to make open space protection

INDUSTRIAL AREA

1. Maximize and protect interior land use for industrial use
2. Mixed commercial along southern and eastern borders
3. Consider using golf course land for industry

HIGH SCHOOL AREA

1. Continue basic land use patterns
2. Protect Silver Creek
3. Protect residential character of neighborhood



DOWNTOWN NEIGHBORHOODS

1. Maintain mixed use
2. Establish use guidelines for old building re-use

DOWNTOWN CORE

1. Repair, upgrade State Street wharf
2. Maintain and expand historic district protection
3. Economic re-use of older buildings

THE ESTATES

1. Seek development rights
2. Assist owners in land use planning
3. Monitor large properties for future use changes

NORTHEAST

1. Protect and maintain the residential and commercial area

KICKEMUIT

1. Open space protection as 1st objective
2. Protect significant farmland
3. Implement Metacom Avenue Corridor Management Plan

THE NARROWS

1. Protect residential character of the area
2. Improved North/South movement within the area
3. Monitor veteran's home for future use

HOPEWORTH AVENUE

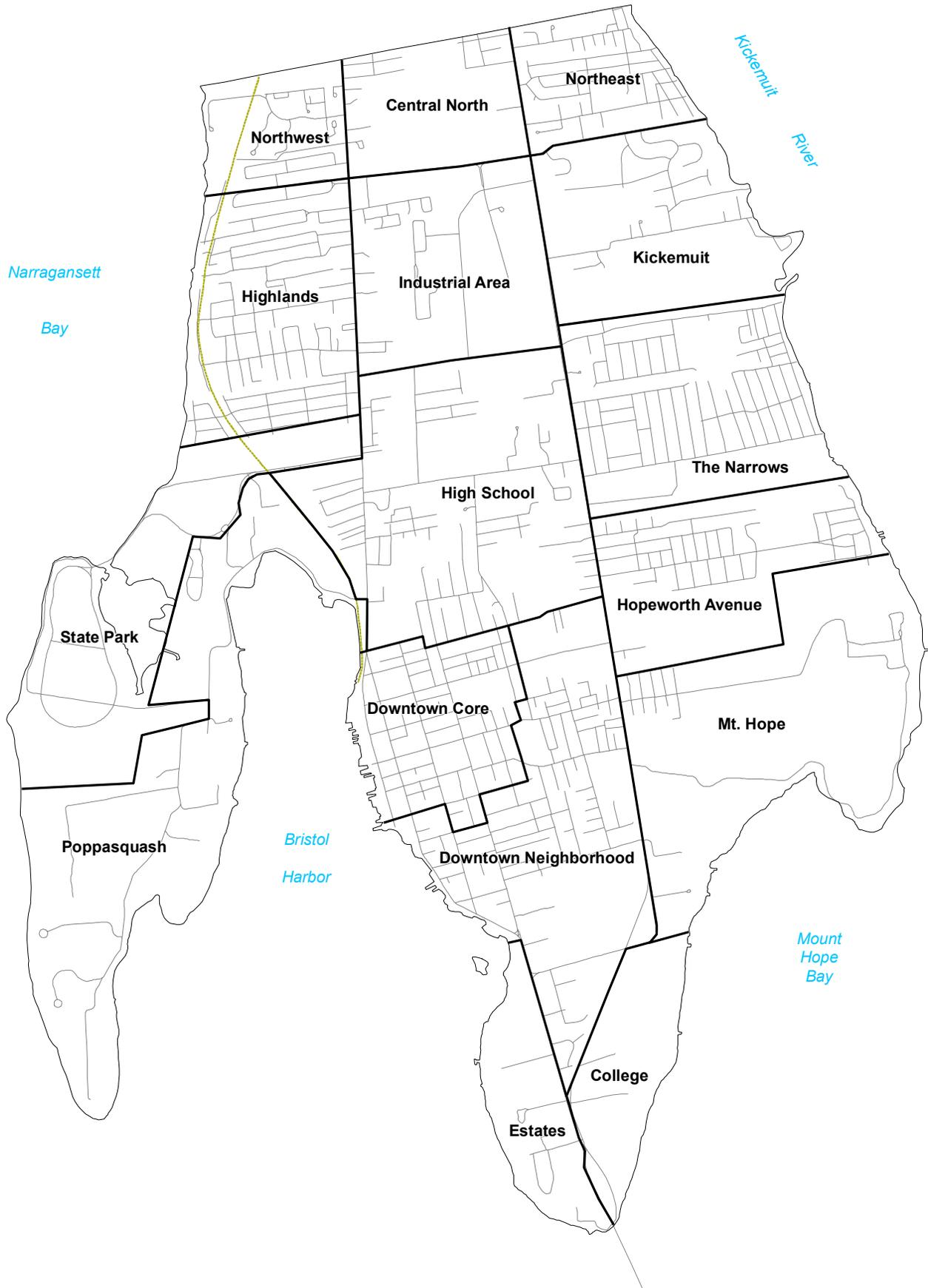
1. Protect residential character
2. Examine potential use of old former landfill

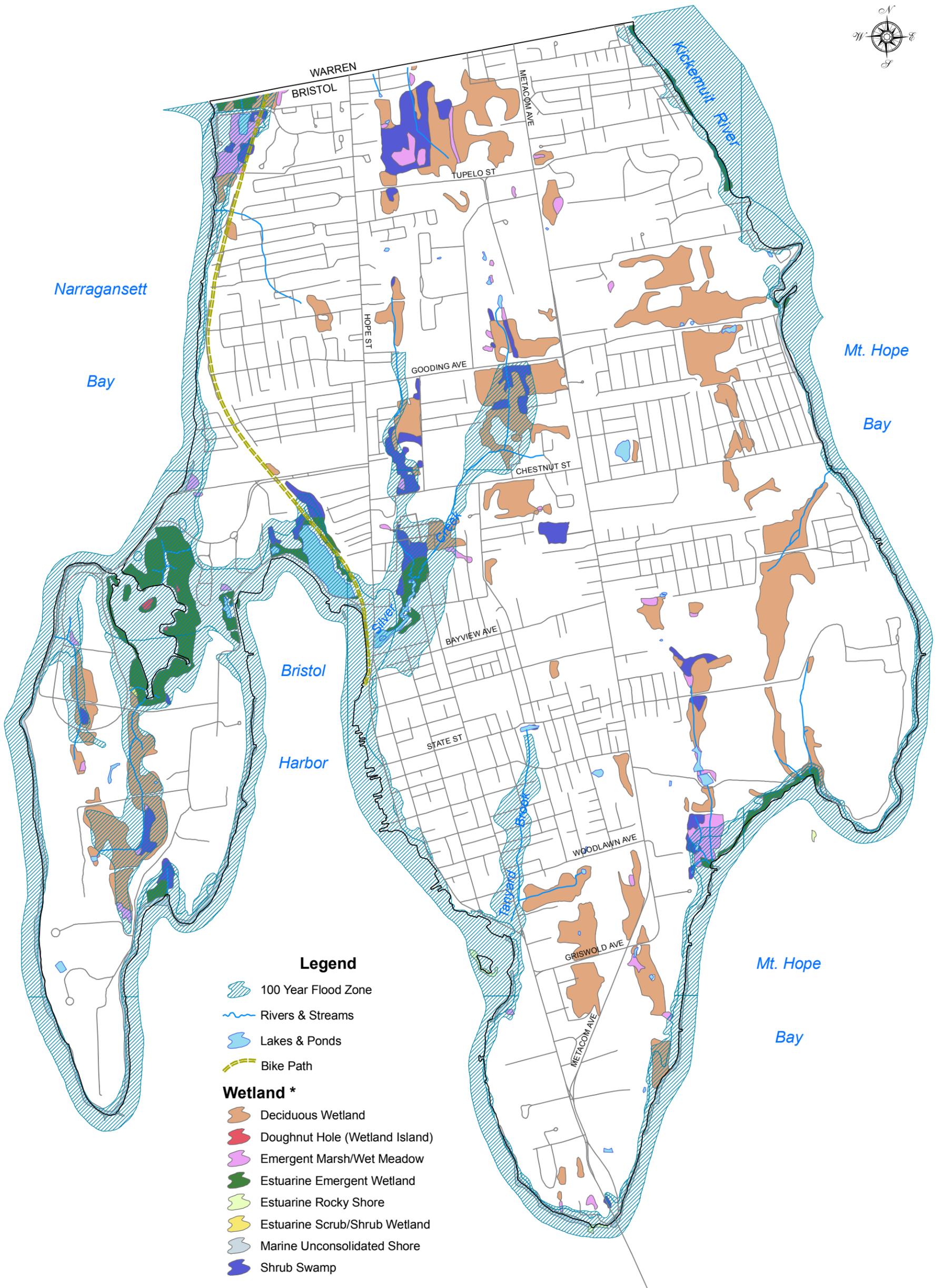
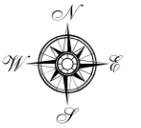
MT. HOPE AREA

1. Protect open space
2. Protect cultural and historic resources

ROGER WILLIAMS UNIVERSITY

1. Expansion of facilities at Ferry Road campus through the Educational Institution Master Plan



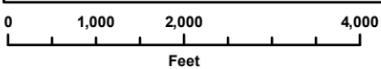


**Legend**

-  100 Year Flood Zone
-  Rivers & Streams
-  Lakes & Ponds
-  Bike Path
- Wetland \***
-  Deciduous Wetland
-  Doughnut Hole (Wetland Island)
-  Emergent Marsh/Wet Meadow
-  Estuarine Emergent Wetland
-  Estuarine Rocky Shore
-  Estuarine Scrub/Shrub Wetland
-  Marine Unconsolidated Shore
-  Shrub Swamp

\* Approximate locations and extent; Wetland descriptions/definitions are from RIDEM

Data Sources: RIGIS, FEMA



**Map 13**

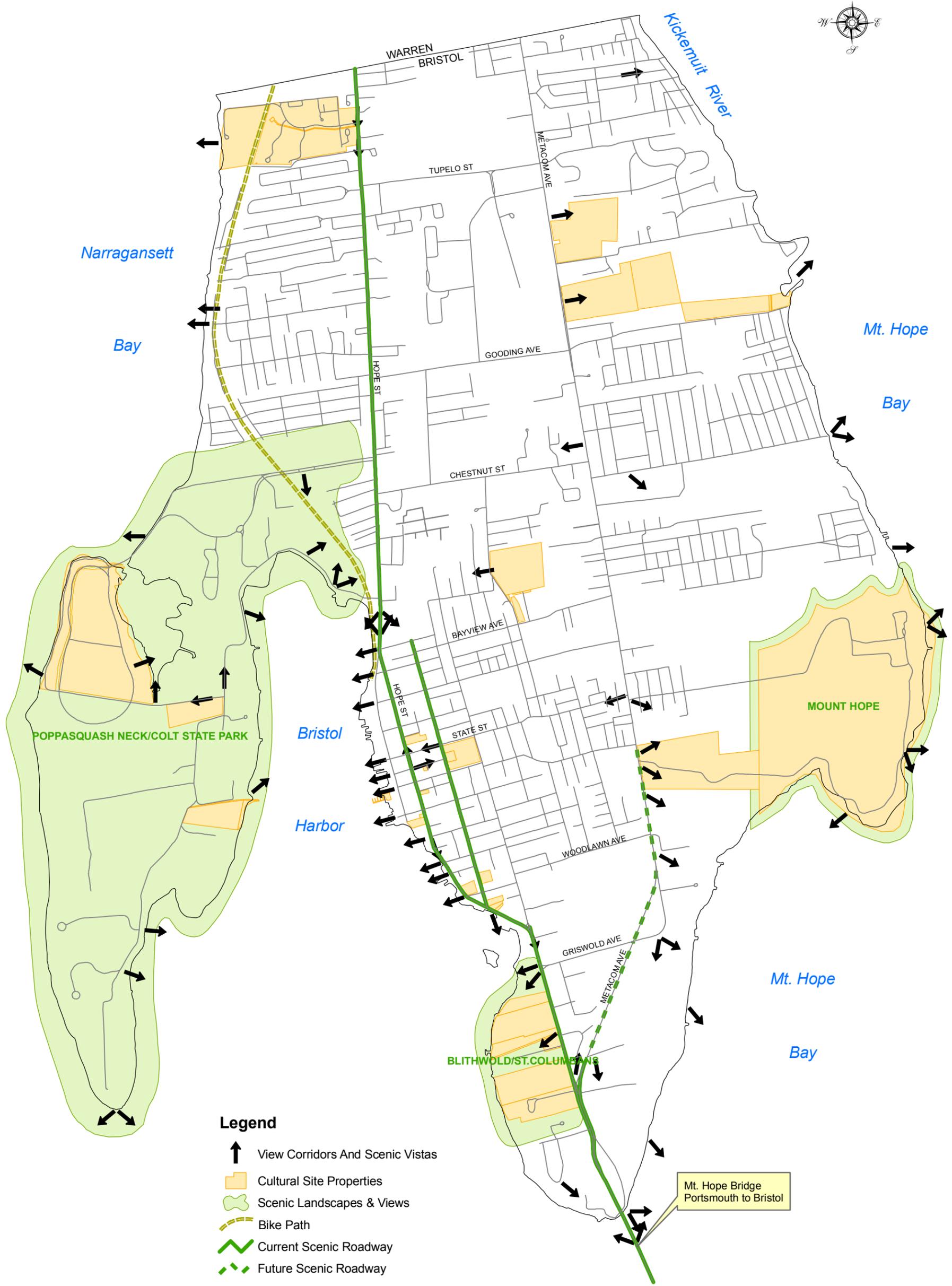
Adopted by Planning Board  
and Town Council  
September 3, 2008 and  
December 2, 2009



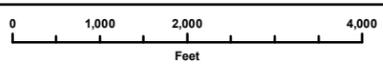
**Bristol Comprehensive Plan 2009  
Hydrography and Floodplains**

This map was created by BETA Group, Inc.  
23-June-2009

Q:\Projects\02841\_Bristol\_GIS\Comprehensive\_Plan\_Maps\Map 13 - Wetlands and Floodplains 11 x 17.mxd  
Source: Base map from 1990 Comp. Plan and 2003 Update



- Legend**
-  View Corridors And Scenic Vistas
  -  Cultural Site Properties
  -  Scenic Landscapes & Views
  -  Bike Path
  -  Current Scenic Roadway
  -  Future Scenic Roadway

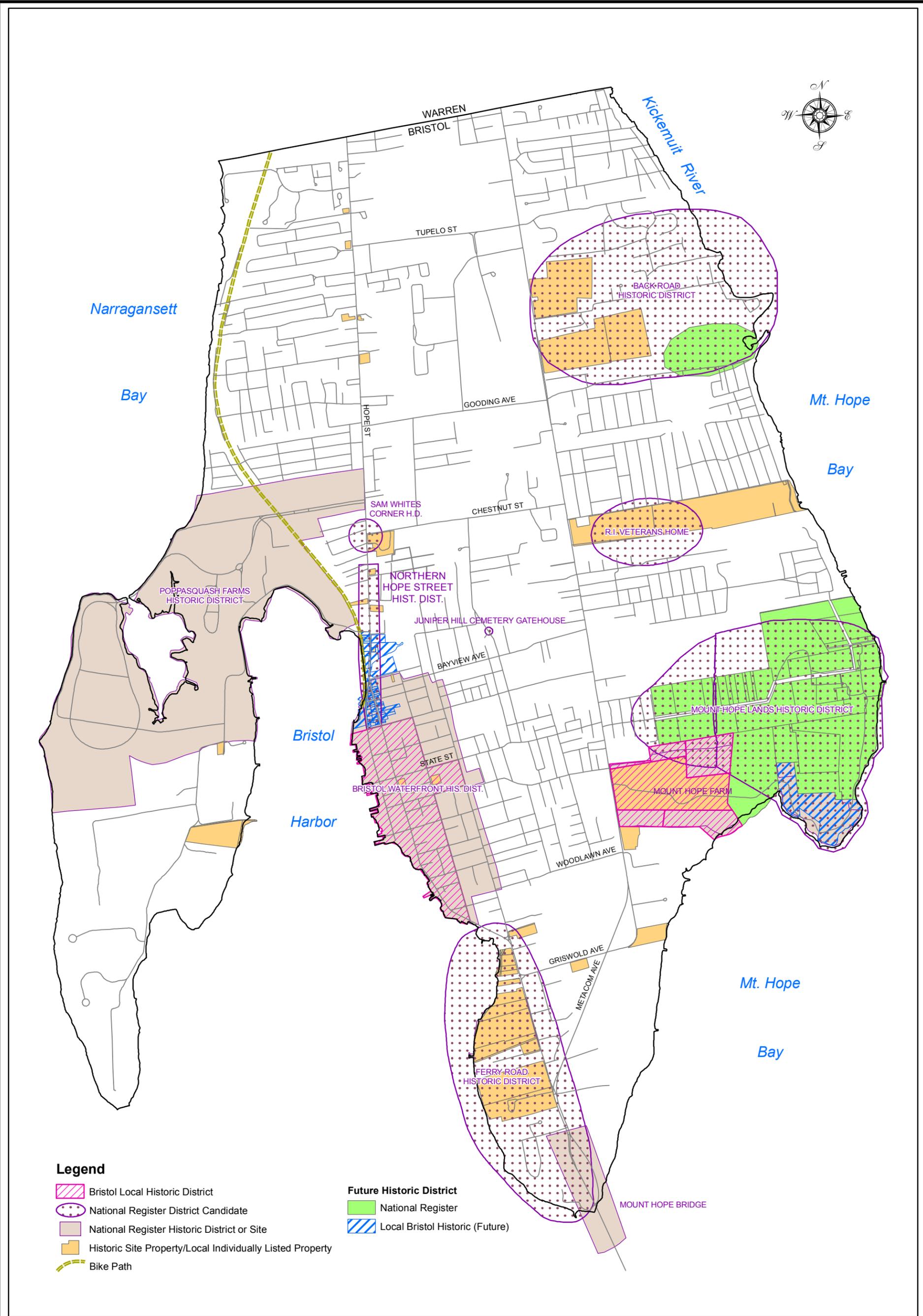


**Map 12**

Adopted by Planning Board  
and Town Council  
September 3, 2008 and  
December 2, 2009



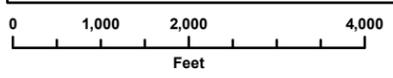
**Bristol Comprehensive Plan 2009  
Natural, Cultural and Scenic  
Landscapes and Views**



**Legend**

-  Bristol Local Historic District
-  National Register District Candidate
-  National Register Historic District or Site
-  Historic Site Property/Local Individually Listed Property
-  Bike Path

- Future Historic District**
-  National Register
-  Local Bristol Historic (Future)

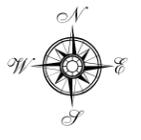
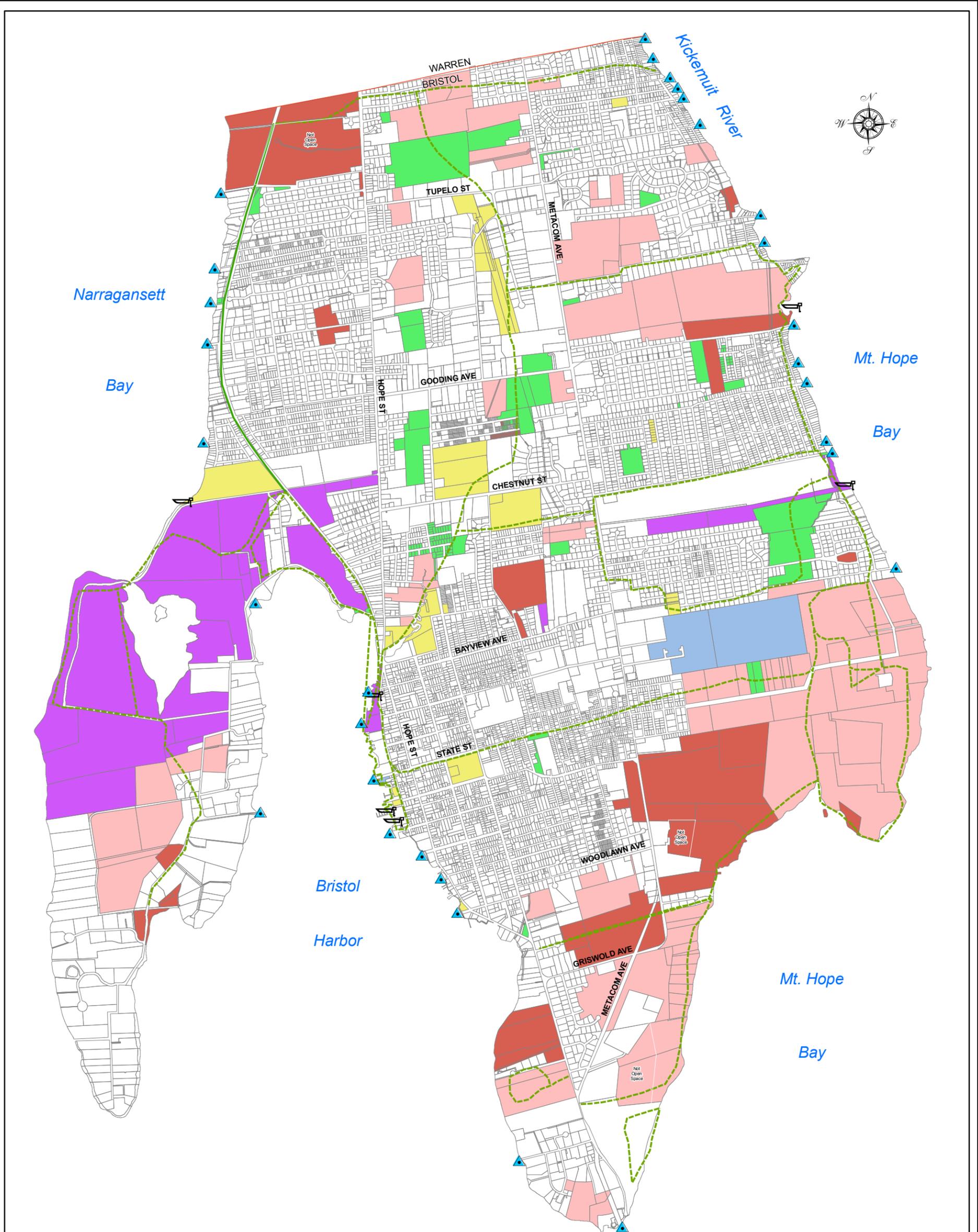


**Map 11**

Adopted by Planning Board  
and Town Council  
September 3, 2008 and  
December 2, 2009



**Bristol Comprehensive Plan 2009  
Historical Districts, Buildings  
And Properties**



**Legend**

**Open Space**

- Town-Owned Parks & Recreation Areas
- Town-Owned Undeveloped Natural Areas
- Publicly Owned Protected (Not Town Owned)
- Privately Owned Protected
- Parcel Boundary/Not Open Space

**Undeveloped Parcels**

- Town-Owned Other
- Undeveloped > 2 Acres Suitable For Conservation Development and/or Open Space

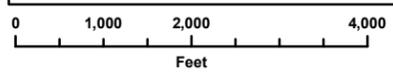
▲ Access Points to shoreline and waterfront

Boat Ramp

**Trails And Paths**

— Proposed

— Existing

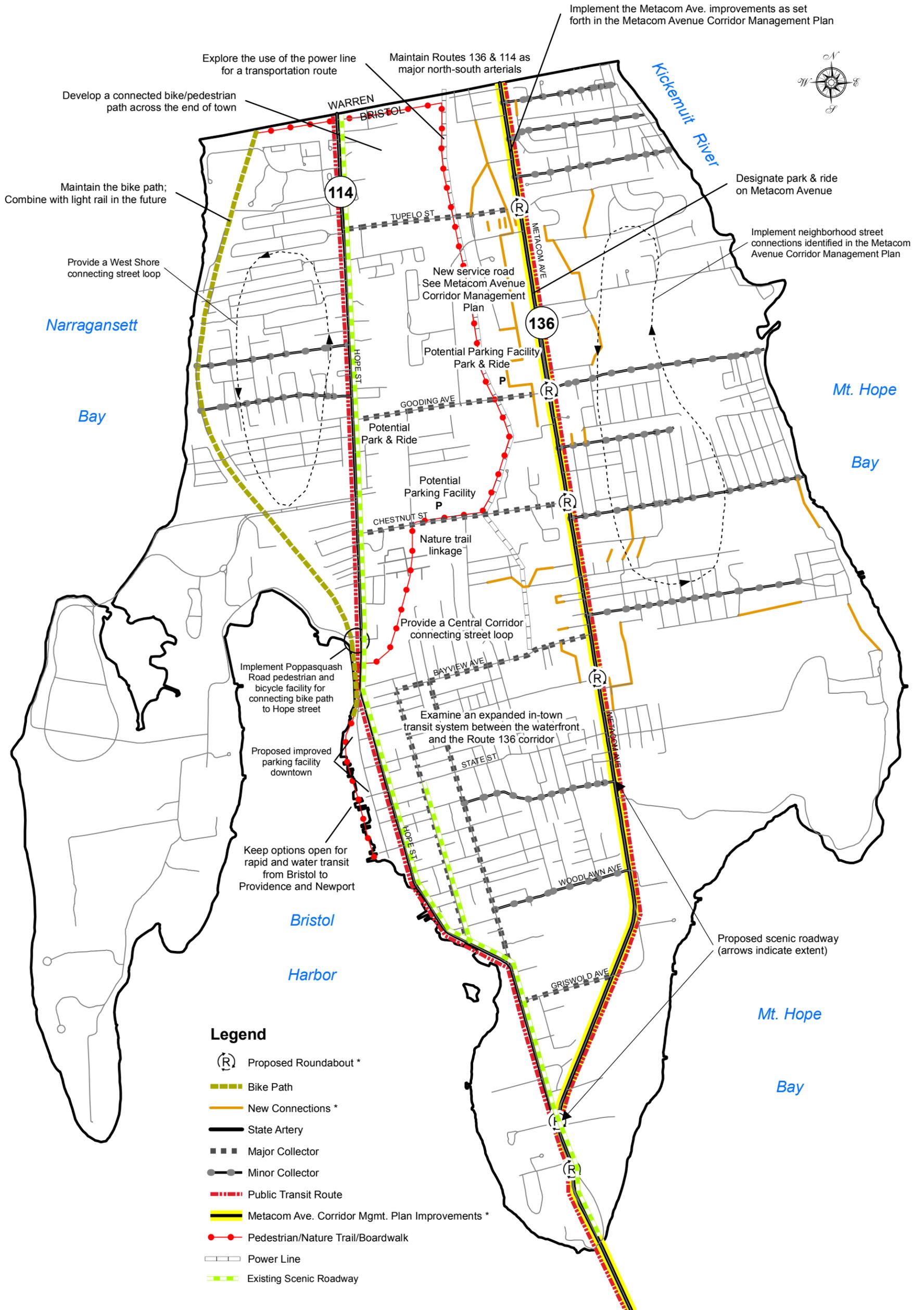


**Map 10**

Adopted by Planning Board  
and Town Council  
September 3, 2008 and  
December 2, 2009

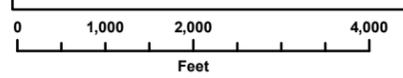


**Bristol Comprehensive Plan 2009  
Open Space, Conservation, Recreation  
And Other Undeveloped Properties**



\* For more information, please refer to the Metacom Avenue Corridor Management Plan

Data Sources: Town of Bristol 1990 Comprehensive Plan Map

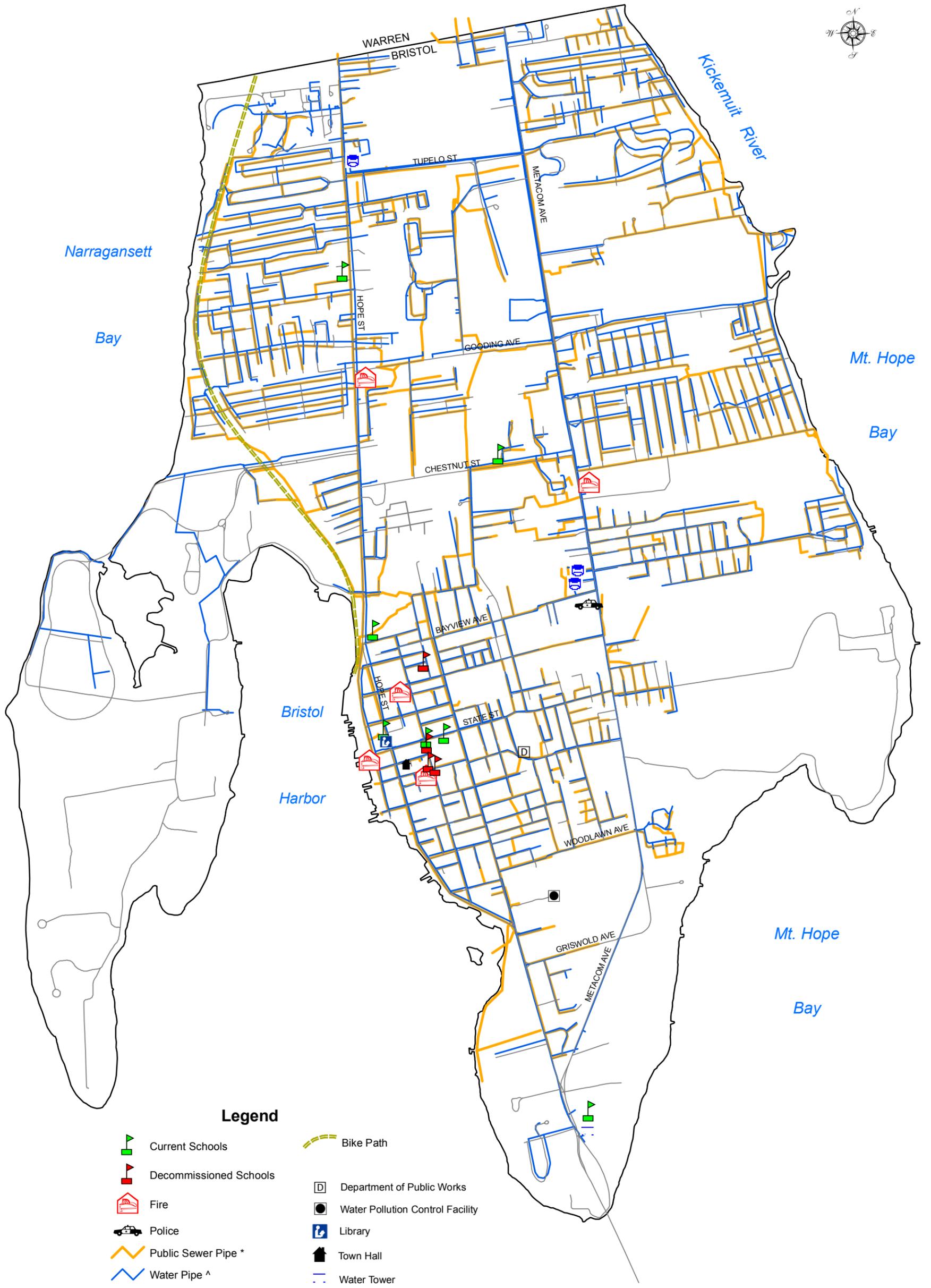


**Map 9**

Adopted by Planning Board and Town Council  
September 3, 2008 and  
December 2, 2009



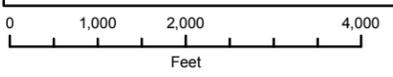
**Bristol Comprehensive Plan 2009  
Circulation**



**Legend**

- Current Schools
- Decommissioned Schools
- Fire
- Police
- Public Sewer Pipe \*
- Water Pipe ^
- Bike Path
- Department of Public Works
- Water Pollution Control Facility
- Library
- Town Hall
- Water Tower

\* For more detailed information on the sewer line data, please refer to the most current Sewer Plan created by BETA Group, Inc.  
 ^ From BCWA

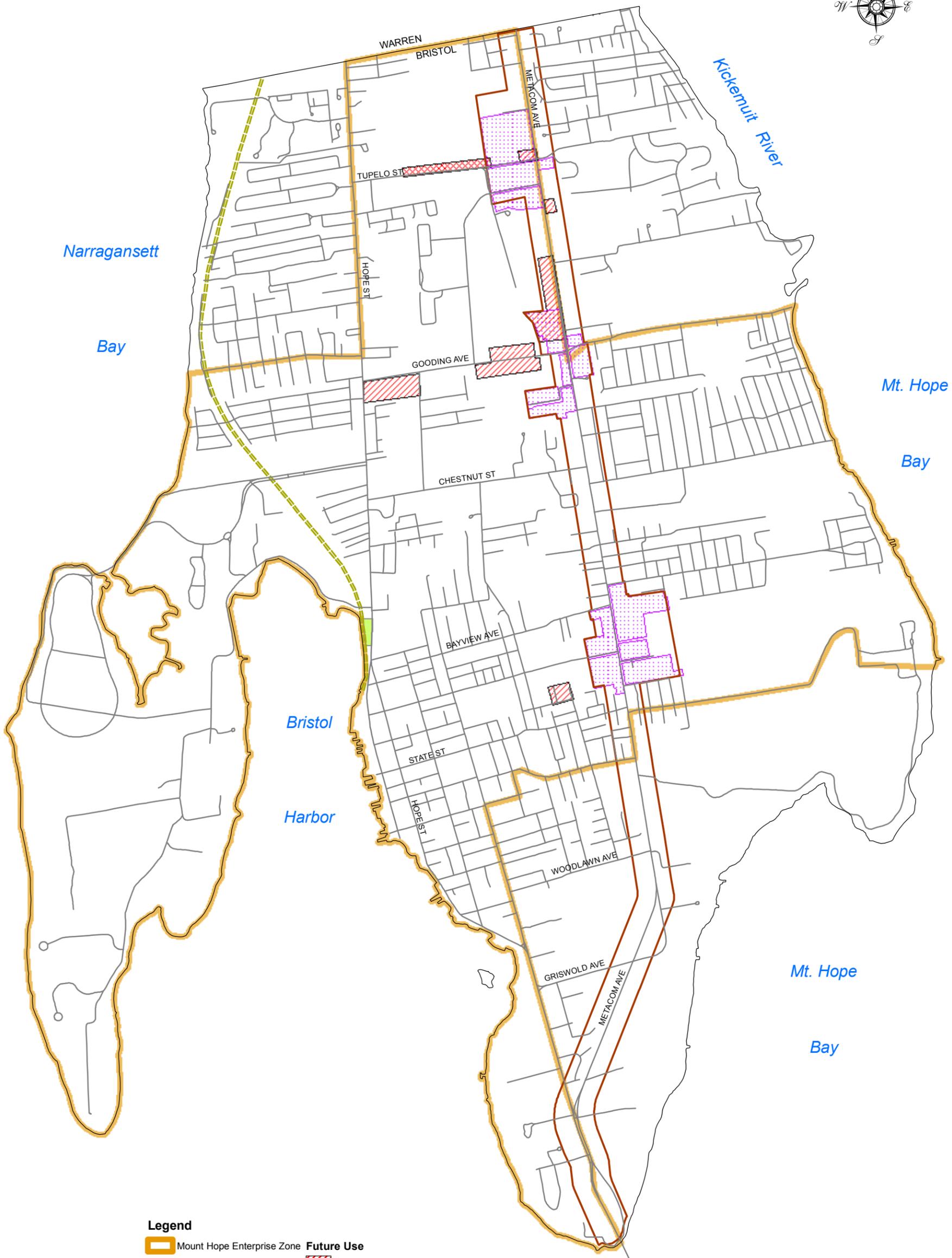


**Map 8**

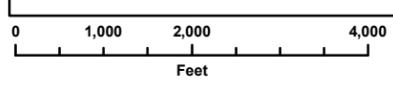
Adopted by Planning Board  
 and Town Council  
 September 3, 2008 and  
 December 2, 2009



**Bristol Comprehensive Plan 2009  
 Services And Facilities**



- Legend**
- Mount Hope Enterprise Zone
  - Metacom Ave Overlay
  - Bike Path
  - Future Use**
  - Intensified Commercial Use
  - Small Lot Manufacturing
  - Open Space
  - Metacom Mixed Use



# Map 7

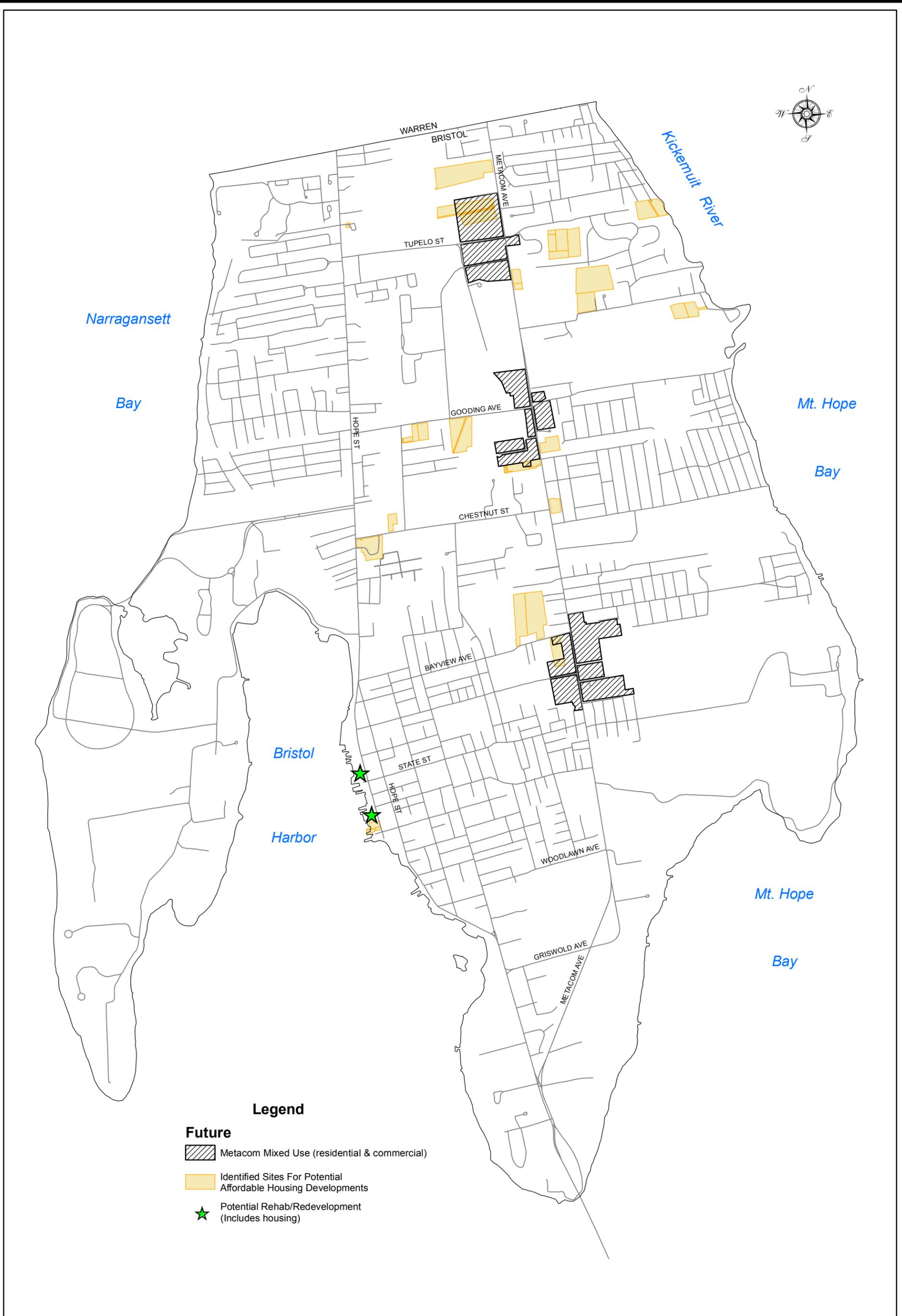
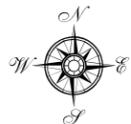
Adopted by Planning Board and Town Council  
September 3, 2008 and  
December 2, 2009



# Bristol Comprehensive Plan 2009 Economic Development

**BETA Group, Inc.**  
Engineers • Planners • Landscape Architects • Scientists

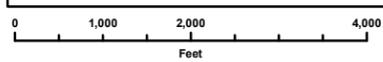
This map was created by BETA Group, Inc.  
2-December-2009  
Q:\Projects\02841\_Bristol\_GIS\Comprehensive\_Plan\_Maps\Map 7 - Economic Development 11 x 17.mxd  
Source: Base map from 1990 Comp. Plan and 2003 Update



**Legend**

**Future**

-  Metacom Mixed Use (residential & commercial)
-  Identified Sites For Potential Affordable Housing Developments
-  Potential Rehab/Redevelopment (Includes housing)

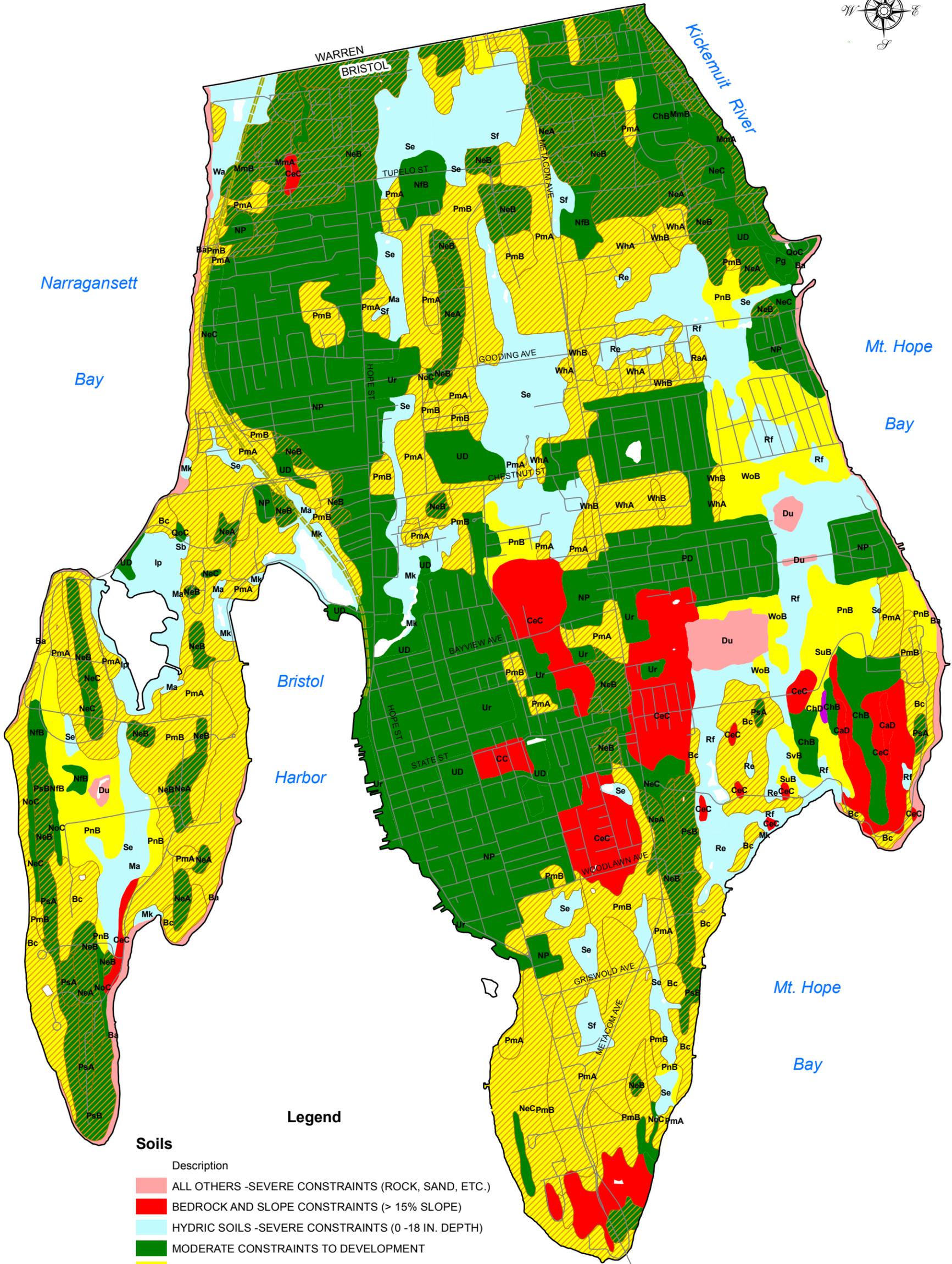


**Map 6**

Adopted by Planning Board  
and Town Council  
September 3, 2008 and  
December 2, 2009



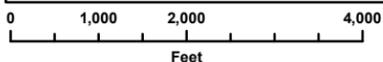
**Bristol Comprehensive Plan 2009  
Homes and Neighborhoods**



**Legend**

- Soils**
- Description
  - ALL OTHERS - SEVERE CONSTRAINTS (ROCK, SAND, ETC.)
  - BEDROCK AND SLOPE CONSTRAINTS (> 15% SLOPE)
  - HYDRIC SOILS - SEVERE CONSTRAINTS (0 - 18 IN. DEPTH)
  - MODERATE CONSTRAINTS TO DEVELOPMENT
  - SEASONAL HIGH WATERTABLE (19 - 42 IN. DEPTH)
  - SLOPE CONSTRAINTS (> 15% SLOPE)
  - Prime Farmland Soils
  - Bike Path

Data Sources: RIGIS



**Map 14**

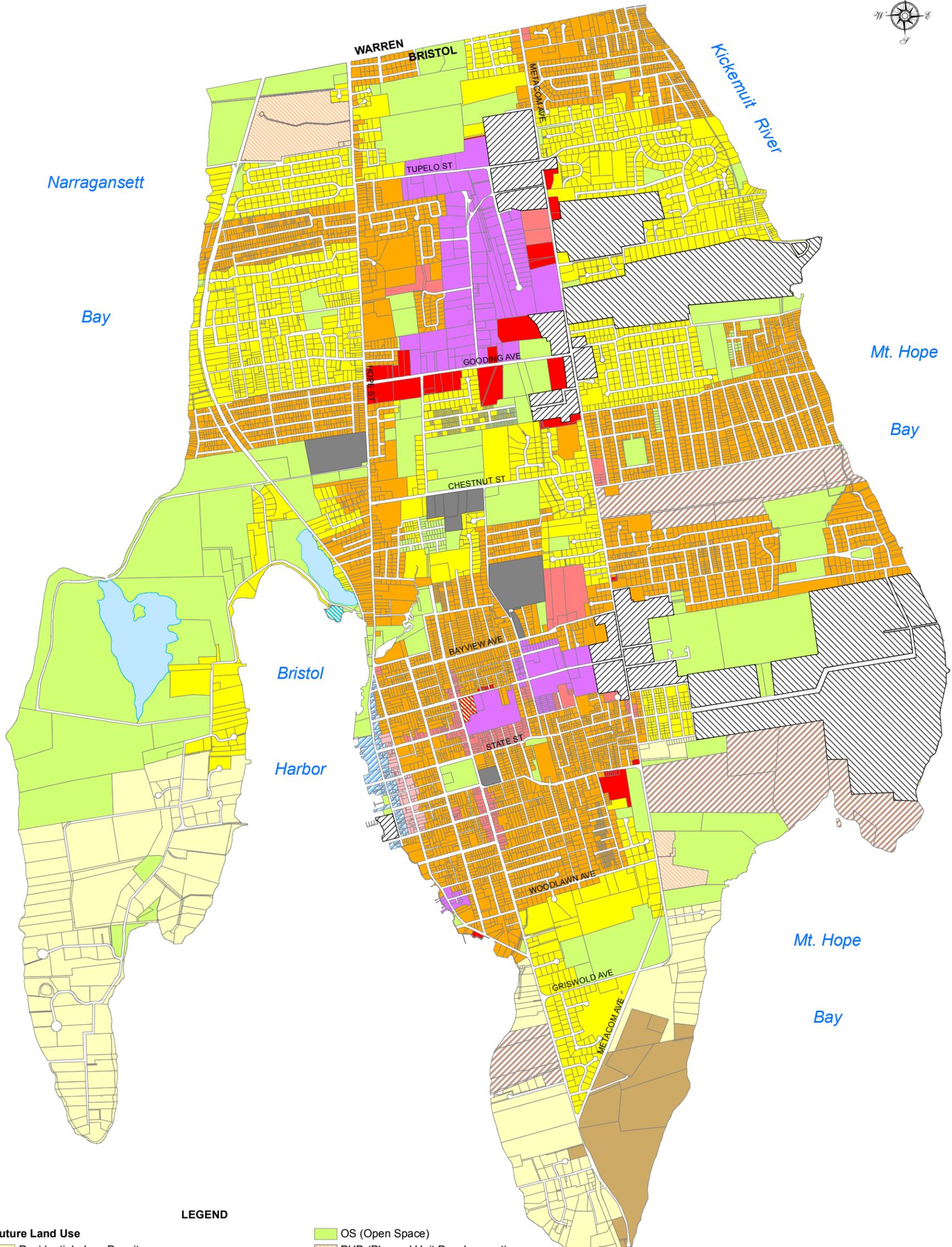
Adopted by Planning Board  
and Town Council  
September 3, 2008 and  
December 2, 2009



**Bristol Comprehensive Plan 2009  
Soils**

**BETA Group, Inc.**  
Engineers • Planners • Landscape Architects • Scientists

This map was created by BETA Group, Inc.  
23-June-2009  
Q:\Projects\02841\_Bristol\_GIS\Comprehensive\_Plan\_Maps\Map 14 - Soils 11 x 17.mxd  
Source: RI Soil Survey as provided by RIGIS

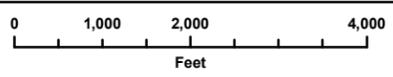


**LEGEND**

**Future Land Use**

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- HPC (Historic Preservation and Conservation)
- EI (Education Institutional)
- D (Downtown, Mixed Use - Commercial and Residential)
- W (Waterfront, Mixed Use - Commercial and Residential)

- OS (Open Space)
- PUD (Planned Unit Development)
- RPUD (Rehab. PUD)
- WPUD (Waterfront PUD)
- LB (Limited Business)
- GB (General Business)
- M (Manufacturing)
- Cemetery
- Mixed Use (residential & commercial)
- Maximum Amount of Open Space + Cultural Preservation with Low Density Residential



**Map 5B**

Adopted by Planning Board and Town Council  
December 2, 2009



**Bristol Comprehensive Plan 2009  
Future Land Use**



This map was created by BETA Group, Inc.  
2-December-2009  
Q:\Projects\02841\_Bristol\_GIS\Comprehensive\_Plan\_Maps\Map 5B - Future Land Use 11 x 17 - Future.mxd  
Source: Base map from 1990 Comp. Plan and 2003 Update