

190 High Street, Bristol, Rhode Island 02809

Phone: (401) 396-9630 Fax: (401) 410-0079

Diane Williamson, Director of Community
Development
ATTN: Planning Board
and Technical Review Committee
Town Hall Annex
235 High Street, 1st Floor
Bristol RI 02809

February 19, 2024

2024 FEB 21 PM 2:51
TOWN OF BRISTOL
COMMUNITY DEV.

Project Narrative: Major Land Development Application
DESCRIPTION: Adaptive Reuse Conversion of historic school building (the
Oliver School) into 11 rental housing units
PROPERTY ADDRESS: 151 State Street, Bristol RI

Dear Diane and Bristol Planning Board,
In accordance with our recent discussions JHL Tecture PC, (JHLT) is pleased to submit for your
consideration our narrative of the attached project proposal:

The project of this application is the Oliver Apartments, the adaptive reuse of an unused historical
school building recently sold by the Town of Bristol to a developer, Louis Cabral, for new
community development use.

The objective is to convert the building, a masonry structure of two floors of approximately 4,695
SF/ level, over a day lit basement of the same footprint into eleven units.

Total habitable area is then approximately 14,085 SF.

Comprised of:

3 Basement units: 1 BR (929 SF), 1 BR (967 SF), 2 BR (998)

4 First floor units: Studio (508 SF), 1 BR (577 SF), 2 BR (1077 SF), 2 BR (1077 SF)

4 Second floor units: 1 BR (704 SF), 1 BR (773 SF), 2 BR (1061 SF), 2 BR (1065 SF)

Recent housing legislation has reduced the on-site parking requirements to one car per unit which
has enabled the reuse of this building to meet the housing needs of the community. In keeping with
such regulations and goals, three of the units will be designated as low/moderate income units –
meeting the requirements for twenty percent or more of such multifamily developments to be
rentals affordable to household incomes at or below 80 % of the median income of the community

The project has also been designed to be able to achieve historical tax credits from both the state
and federal governments.

The plans have been assembled and reviewed by the Town Department of Community Development and a multi-agency review was held with the Technical Review Committee on January 30, 2024. We have prepared the following summary of the issues involved and here outlined the parking dimensional variance requested to enable this conversion to be built.

The building has an historical easement condition on its re-use, such that the exterior appearance is not to be altered as it is a contributing element in the adjacent historical district and town commons. It is our goal to locate as much of the required parking in the rear of the building's lot, to enable greater landscaping and enhance this historical visual appearance.

The proposed layout of the on-site car parking for the required eleven cars is thus laid out with only two parking spaces in the front setback area where previously 4-5 cars had been parked. The remaining 9 stalls are proposed to be configured in the rear. However, an existing masonry basement bulkhead doorway protrudes about 2 feet into the typical 24 foot backup aisle distance for two of the stalls. If these stalls were allowed to be designated as "compact vehicles" and thus 2 feet shorter in length, this aisle clearance would become compliant for backing up and would fulfill the goal of parking eleven cars in the rear yard. This is the hardship created by the historical building bulkhead extension, which is to be preserved.

Variance sought: In larger developments of over 20 cars Section 28-251c allows 25% to be compact car stalls of 9 feet wide and 16 foot long. We are requesting that such a provision be applied to this development of eleven spaces. See cited section below:

Town of Bristol: Article VIII Off-street Parking and Loading Regulations,

Section .28-251c. For parking areas with more than 20 spaces, up to 25 percent of the spaces may be reduced in size for small cars, provided that such spaces shall be prominently signed for small cars only. For parking areas in the downtown or waterfront zones, 50 percent of the spaces may be reduced in size for small cars, provided also that such spaces shall be prominently signed for small cars only. The painted lines for each small car parking stall shall also be double-line striped, such that there is a minimum of two feet between each stall. This two foot area shall be included in calculating the overall width of the parking space stall, provided that at least seven feet of width shall be provided between the inner edges of the stall. The overall size of the small car space may be reduced to nine feet wide by 16 feet long.

A Variance is therefore requested for relief of Section 28-251 of the municipal code as two spaces in the area of the basement bulkhead are unable to provide the full 24 feet of back up distance normal to a full-size parking space. Bollards could be added at the corners to protect this projection of the building.

All other parking spaces meet the Town of Bristol required 10 feet width by Eighteen feet length for standard stalls and with 24 feet of back up aisle when configured in a 90 degree layout.

We request your consideration to the granting of this waiver to enable the parking for this development and find it will be harmonious to the context and have no adverse effect on neighboring properties, the public safety or the historical integrity of this landmark property.

JHL TECTURE AE, PC



John H. Lusk, RA, AIA
President, Architect

ACCEPTANCE:

BY: _____

TITLE: _____

DATE: _____

February 20, 2024

State Street 151 LLC
c/o Lou Cabral
304 Church Pond Drive
Tiverton, RI 02878

Bristol Planning Board
c/o Diane Williamson
Town Hall Annex
235 High Street
Bristol, RI 02809

Dear Members of the Planning Board:

Applicant, "The Oliver," respectfully asks the Board for consideration in waiving the \$250 per unit fee as applied through the Town's "Major Subdivisions" and "Major Land Developments" application.

The Oliver is an existing, former municipal building, that is being programmed for eleven (11) residential units consistent with the recently enacted legislation (effective January 1, 2024) that sets forth zoning incentives for the much-needed housing development in Rhode Island.

It is the applicant's hope that the Board views the Oliver's proposal as a single lot with one existing building that will undergo an adaptive reuse conversion under the new State law, and not as a "Major Subdivision of Land consisting of more than five lots" or a "Major land development project with multiple lots."

For a project of this size, that is incorporating low/moderate income and ADA units, and is dependent on Historic Tax Credits, both State and Federal for financial feasibility, a fee of \$2,750 is challenging, and not consistent with the spirit of the new law.

The Applicant respectfully asks the Board for your serious consideration of this request.

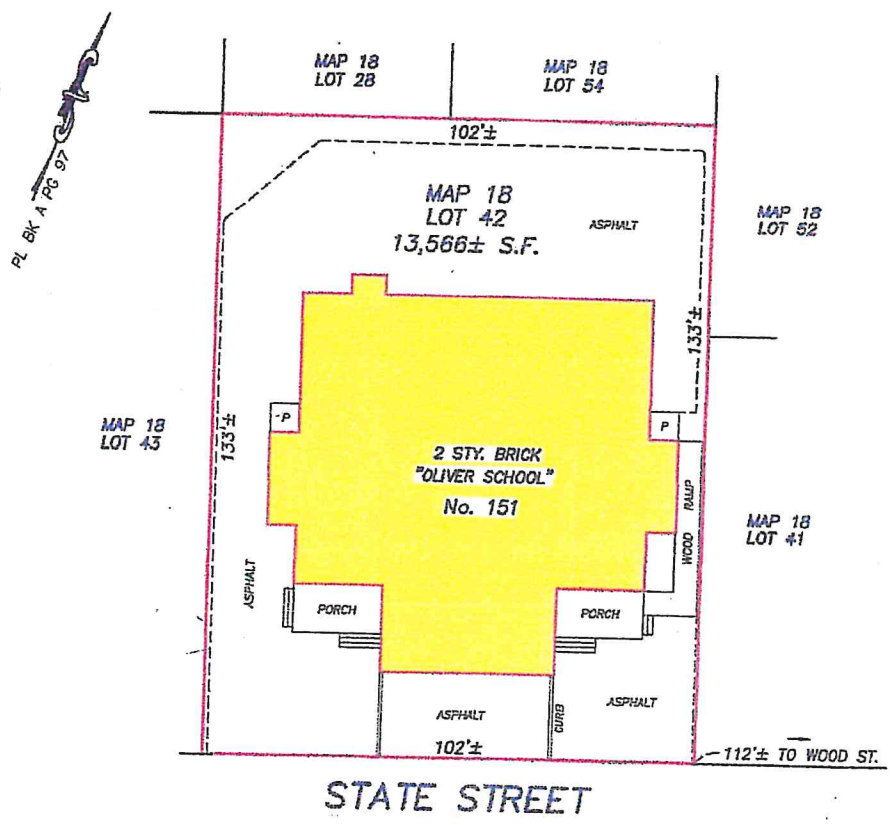
Sincerely,

Lou Cabral

File number: 230629-7	UNREGISTERED LAND		
Attorney: BURKE, ESPINOLA & VAN COLEN	Deed Book 55	Page 398	
Lender: FALL RIVER FIVE CENTS SAVINGS BANK	Plan Book	Page	Lot(s)
Owner: TOWN OF BRISTOL	REGISTERED LAND		
Date: 7/5/2023	Reg. Book	Sheet	Lot(s):
Assessor's Map 18	Bk: Lot 42	Certificate of Title	
		Census Tract	

MORTGAGE INSPECTION PLAN
151 STATE STREET, BRISTOL, RI

Scale: 1"=30'



CERTIFICATION

THE PLAN IS SUBSTANTIALLY CORRECT IN ACCORDANCE WITH A CLASS IV STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS PLAN IS NOT TO BE CONSTRUED AS AN ACURATE BOUNDARY SURVEY, AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE. THE LOCATION OF THE ORIGINAL DWELLING SHOWN HEREON IS IN COMPLIANCE WITH LOCAL APPLICABLE ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED WITH RESPECT TO HORIZONTAL DIMENSIONAL REQUIREMENTS.

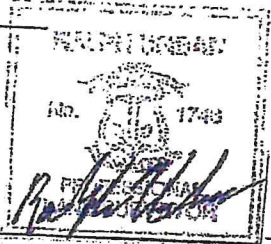
NOTE: WOOD RAMP APPEARS TO BE CLOSE TO OR ON PROPERTY LINE. AN EXACT LOCATION WOULD REQUIRE AN INSTRUMENT SURVEY.

FLOOD DETERMINATION

BY SCALE, THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 44001C0014H AS ZONE 'X' DATED 07/07/2014 BY THE NATIONAL FLOOD INSURANCE PROGRAM.



Ralph Urban
P.O. Box 1164
Lakeville, MA 02347-
Tel: (800) 993-3302
Fax: (800) 993-3304



PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.

Project:
AS00 Architecture (05 Imperv)
Name: JLT-DESKTOP-02

Project:
Preliminary
Project By: cda
Project No: 7458
Project Date: 02/27/2024

VITORINO,
ALBERTO ET UX &
ALBERTIA J
PLAT 18, LOT 29

MEDEIROS,
VERONICA A.
PLAT 18, LOT 28

AGUIAR, SUSAN &
DAVID JT
PLAT 18, LOT 54

REMOVE ALL ASPHALT AND HARDSCAPE, AND
PREPARE FOR NEW CONSTRUCTION. SEE
ECP-1117 PROPOSED SITE MODIFICATION PLAN,
AND PRP-1117 PRELIMINARY PLANTING PLAN

42'-6"

OLYMPUS REALTY
LLC
PLAT 18, LOT 52

DEMO EXISTING ADA
RAMP

11'-3 3/4"

EXISTING
BUILDING

PRESCOTT, JOAN
C. TRUSTEE
PLAT 18, LOT 41

BUTLER, WILLIAM J
PLAT 18, LOT 43

SAVE EXISTING GRANITE
CURB AND PREPARE FOR
NEW CONSTRUCTION

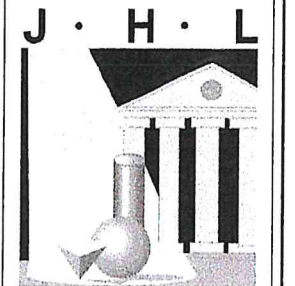
18'-3"

STATE STREET

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - Large scale plans of details shall take precedence over smaller scale drawings.
 - All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 - All work to be performed and inspected as required by the local governing code enforcement office.
 - All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2023 - J.H.L. ARCHITECTURE P.C.
DRAWING ALTERATIONS:
IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS ACTING UNDER THE DIRECTION OF LICENSED
ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE
ARCHITECT, OR LAND SURVEYOR TO ALTER ANY
ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS
RECORDED BY LAW TO AFFIX HIS OR HER SEAL AND
THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR
HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE
ALTERATIONS.

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



J. H. L.
TECTURE
ARCHITECT • ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
REVIEW

PRELIMINARY ONLY
NOT FOR CONSTRUCTION
THIS PLAN HAS NOT RECEIVED FINAL
APPROVAL OF ALL REVIEWING AGENCIES.
THIS PLAN IS FOR PROBABLE COST OF
CONSTRUCTION ONLY AND IS SUBJECT
TO REVISIONS UNTIL ALL APPROVALS
ARE OBTAINED AND SHOULD NOT BE
USED FOR CONSTRUCTION PURPOSES.

PROPOSED
RENOVATION OF:
**OLIVER
SCHOOL
APARTMENTS**
LOUIS CABRAL
151 STATE STREET
BRISTOL, RI, 02809

EXISTING
SITE PLAN

DATE: 11-09-23
SCALE: AS NOTED
DRAWN BY: CRC
PROJECT NUMBER:
7458
DRAWING NUMBER:
AS0-01

NOTE:
• SEE ECP-1117 PROPOSED SITE MODIFICATION PLAN, AND PRP-1117 PRELIMINARY PLANTING PLAN
• ALL WORK SHALL FOLLOW THE RI DEM LOW IMPACT DEVELOPMENT PRACTICES, AND THE RI STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL.

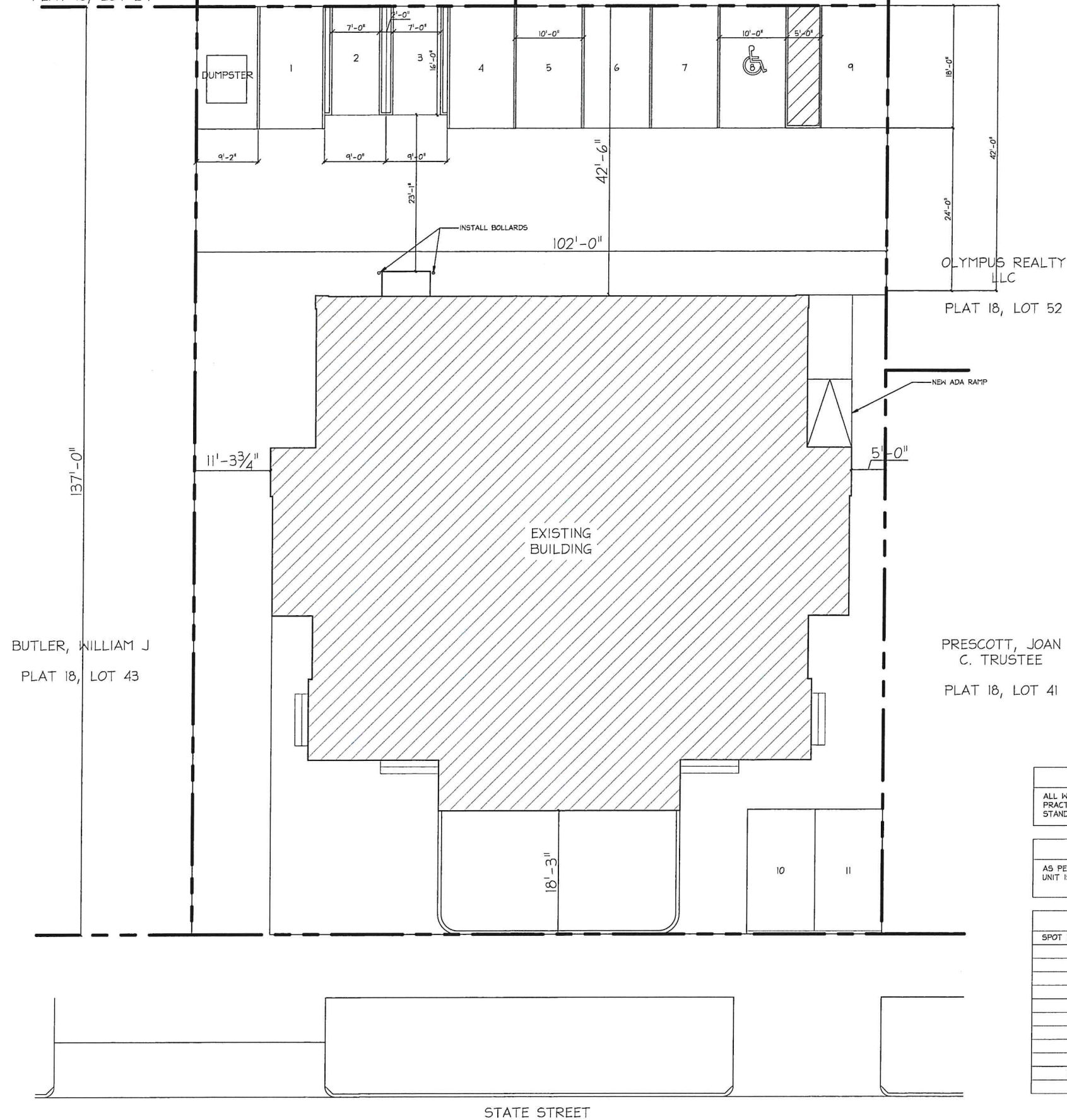
PARKING REQUIREMENTS:
AS PER *2023-H 6090 SUBSTITUTE A*, ONLY 1 PARKING SPOT PER UNIT IS REQUIRED.

PARKING REQUIREMENTS		
SPOT NUMBER	SPOT SIZE	REGULATION
1	10'-00" X 18'-00"	SEC. 28-251.(2)A
2	9'-00" X 16'-00"	SEC. 28-251.(2)C
3	9'-00" X 16'-00"	SEC. 28-251.(2)C
4	10'-00" X 18'-00"	SEC. 28-251.(2)A
5	10'-00" X 18'-00"	SEC. 28-251.(2)A
6	10'-00" X 18'-00"	SEC. 28-251.(2)A
7	10'-00" X 18'-00"	SEC. 28-251.(2)A
8	10'-00" X 18'-00"	SEC. 28-251.(2)D
9	10'-00" X 18'-00"	SEC. 28-251.(2)A
10	10'-00" X 18'-00"	SEC. 28-251.(2)A
11	10'-00" X 18'-00"	SEC. 28-251.(2)A

VITORINO,
 ALBERTO ET UX &
 ALBERTIA J
 PLAT 18, LOT 29

MEDEIROS,
 VERONICA A.
 PLAT 18, LOT 28

AGUIAR, SUSAN &
 DAVID JT
 PLAT 18, LOT 54



OLYMPUS REALTY
 LLC
 PLAT 18, LOT 52

PRESCOTT, JOAN
 C. TRUSTEE
 PLAT 18, LOT 41

STATE STREET

NOTE:

ALL WORK SHALL FOLLOW THE RI DEM LOW IMPACT DEVELOPMENT PRACTICES, AND THE RI STORMWATER DESIGN AND INSTALLATION STANDARDS MANUAL.

PARKING REQUIREMENTS:

AS PER '2023-H 609D SUBSTITUTE A', ONLY 1 PARKING SPOT PER UNIT IS REQUIRED.

PARKING REQUIREMENTS

SPOT NUMBER	SPOT SIZE	REGULATION
1	10'-00" X 18'-00"	SEC. 28-251.(2)A
2	9'-00" X 16'-00"	SEC. 28-251.(2)C
3	9'-00" X 16'-00"	SEC. 28-251.(2)C
4	10'-00" X 18'-00"	SEC. 28-251.(2)A
5	10'-00" X 18'-00"	SEC. 28-251.(2)A
6	10'-00" X 18'-00"	SEC. 28-251.(2)A
7	10'-00" X 18'-00"	SEC. 28-251.(2)A
8	10'-00" X 18'-00"	SEC. 28-251.(2)D
9	10'-00" X 18'-00"	SEC. 28-251.(2)A
10	10'-00" X 18'-00"	SEC. 28-251.(2)A
11	10'-00" X 18'-00"	SEC. 28-251.(2)A

- GENERAL NOTES:
- DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
 - Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
 - The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
 - Large scale plans of details shall take precedence over smaller scale drawings.
 - All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
 - All work to be performed and inspected as required by the local governing code enforcement office.
 - All work is to be installed in accordance with manufacturer's recommendations and specifications.

COPYRIGHT © 2023 - J.H.L. ARCHITECTURE P.C.
 DRAWING ALTERATION:
 IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
 ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

NO.	REVISION DESCRIPTION	DATE	BY

J · H · L

TECTURE
 ARCHITECT • ENGINEER, P.C.
 190 High Street • Bristol RI 02809
 401.396.9630 • Fax 401.410.0079

ISSUED FOR:
 REVIEW
**PRELIMINARY ONLY
 NOT FOR CONSTRUCTION**
 THIS PLAN HAS NOT RECEIVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS FOR PROBABLE COST OF CONSTRUCTION ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

**PROPOSED
 RENOVATION OF:
 OLIVER
 SCHOOL
 APARTMENTS**
 LOUIS CABRAL
 151 STATE STREET
 BRISTOL, RI, 02809
**ARCHITECTURAL
 SITE PLAN
 CONCEPTUAL**
 DATE: 11-09-23 DRAWING NUMBER:
 SCALE: AS NOTED AS NOTED
 DRAWN BY: CSC PROJECT NUMBER:
AS1-01
7458

Proposed Site Modification Plan

the Oliver School Apartments
 151 State Street
 Bristol, RI 02809

Revision:	Rev. No:	Rev. Date:




DATE: 2/20/24
 DRAWN BY: bm

SHEET:
 ECP-1117

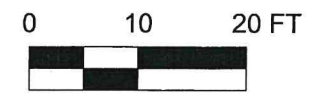
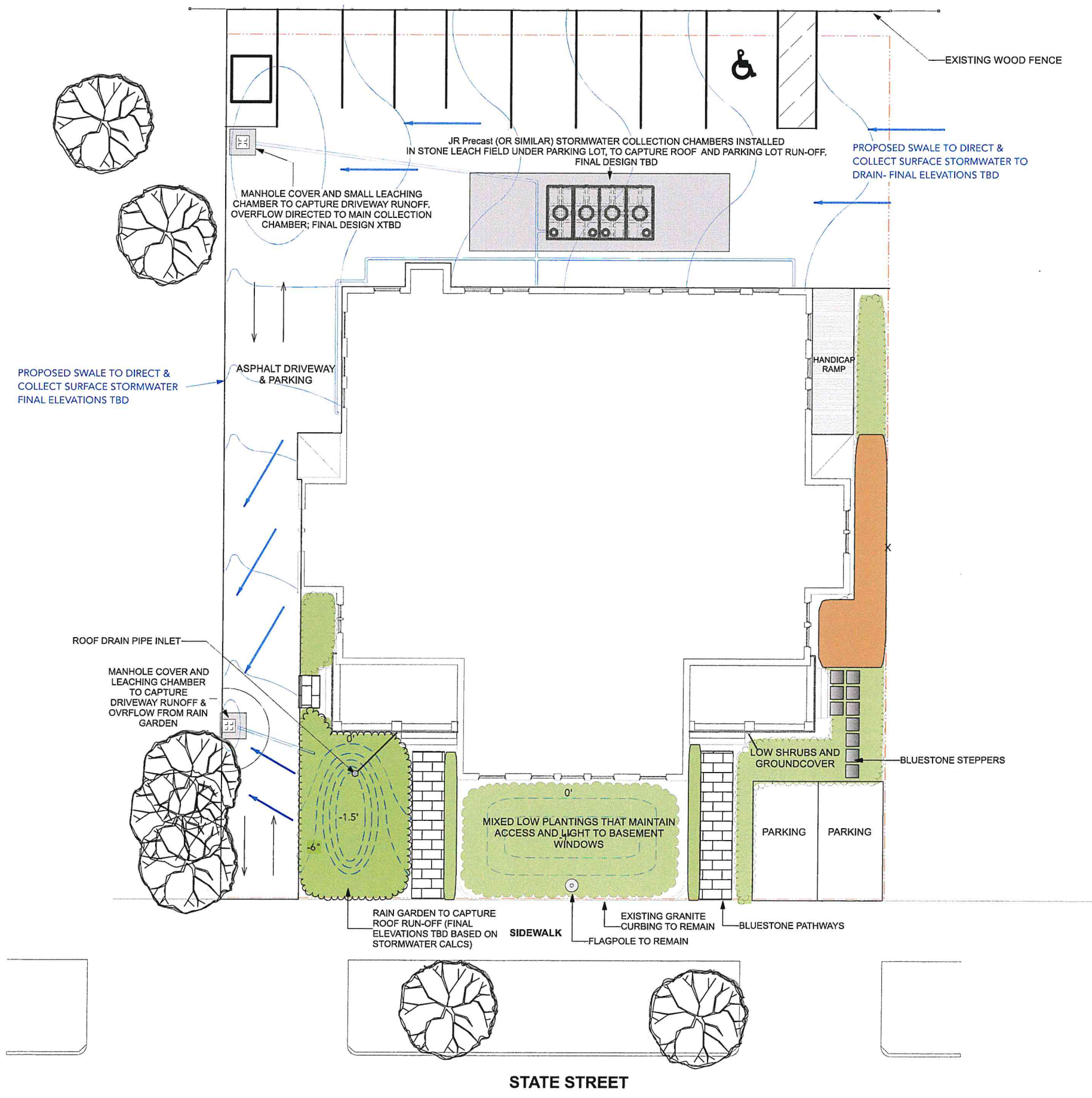
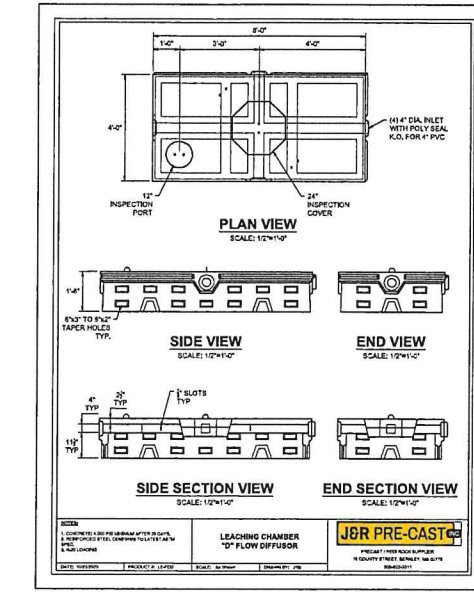
The drawings and specifications seen here are intended for Concept and bidding purposes and cannot be continued as Stamped Architectural Drawings

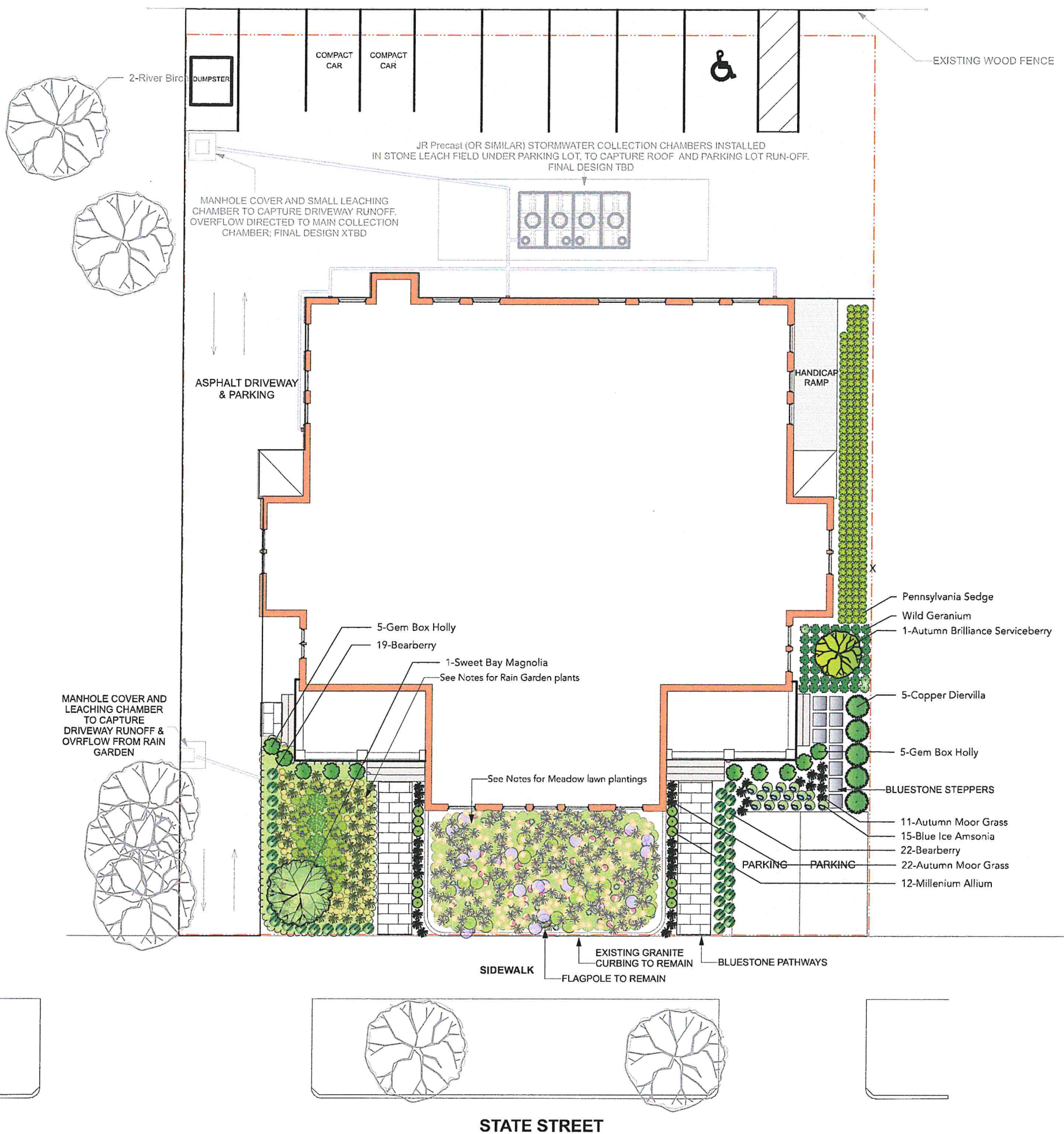
DEMOLITION NOTES

1. ALL EXISTING ASPHALT ON SITE TO BE REMOVED AND DISPOSED OFF SITE
2. ALL GRANITE CURBING AND GRANITE STEPS TO REMAIN
3. EXISTING FLAGPOLE TO REMAIN

-  ASPHALT CONVERTED TO LANDSCAPING AREAS = 1476 SF
-  WOOD RAMP CONVERTED TO LANDSCAPING AREAS = 230 SF
-  CONTOUR LINE

PROPOSED STORMWATER CHAMBER





PLANT SCHEDULE				
	Common Name	Latin Name	Quantity	Size
Deciduous Tr	Sweet Bay Magnolia	Magnolia virginiana	1	8/10'
	Shrubs			
	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brillian	1	#7
	Bearberry	Arctostaphylos uva-ursi	41	#1
	Gem Box Holly	Ilex glabra 'Gem Box'	10	#3
	Low Scape Chokeberry	Aronia melanocarpa 'Low Scape'	5	#3
Perennials				
	Aromatic Aster	Aster 'October Skies'	20	plug
	Blue Flag Iris	Iris versicolor	11	#1
	Blue Ice Amsonia	Amsonia tab. 'Blue Ice'	15	#1
	Butterfly Weed	Asclepias tuberosa	20	#1
	Dwarf crested Iris	Iris cristata	35	#1
	Golden Packerera	Packera aurea	45	plug
	Husker Red Penstemon	Penstemon digitalis 'Husker Red'	35	#1
	Millenium Allium	Allium 'Millennium'	12	#1
	Wild Geranium	Geranium maculatum	49	plug
Grasses				
	Autumn Moor Grass	Sesleria autumnalis	33	#1
	Oval Sedge	Carex brevior	261	plug
	Pennsylvania Sedge	Carex pennsylvanica	184	plug
	Prairie Dropseed Grass	Sporobolus heterolepis	213	plug

RAIN GARDEN PLANTS (INCLUDED IN PLANT LIST ABOVE)

COMMON NAME	BOTANICAL NAME
Low Scape Chokeberry	Aronia melanocarpa 'Low Scape'
Blue Flag Iris	Iris versicolor
Golden Packerera	Packera aurea
Oval Sedge	Carex brevior
Prairie Dropseed Grass	Sporobolus heterolepis

LAWN MEADOW PLANTS (INCLUDED IN PLANT LIST ABOVE)

COMMON NAME	BOTANICAL NAME
Aromatic Aster	Aster 'October Skies'
Butterfly Weed	Asclepias tuberosa
Dwarf Crested Iris	Iris cristata
Husker Red Penstemon	Penstemon digitalis 'Husker Red'
Carex brevior	Oval Sedge
Prairie Dropseed Grass	Sporobolus heterolepis

PER RHODE ISLAND LID SITE PLANNING & DESIGN GUIDANCE MANUAL:
 -The proposed plant list is comprised of 90% native species, with all plants selected for hardiness, salt resistance where applicable, low maintenance requirements, and high ecological function.
 -Hardy groundcover plants are used in place of lawn in all instances.
 -All planting areas will be prepared for planting with tilling to reduce compaction and the addition of soil amendments specific to the use area

Revision: Rev. No.: Rev. Date:

DATE: 2/21/24
 DRAWN BY: btm

SHEET:
 PRP-1117

The drawings and specifications seen here are intended for Concept and bidding purposes and cannot be construed as Stamped Architectural Drawings

