



WALLEY SCHOOL COMMUNITY RESOURCE & SENIOR CENTER

*Prepared for the Bristol Town
Council December 1, 2021*



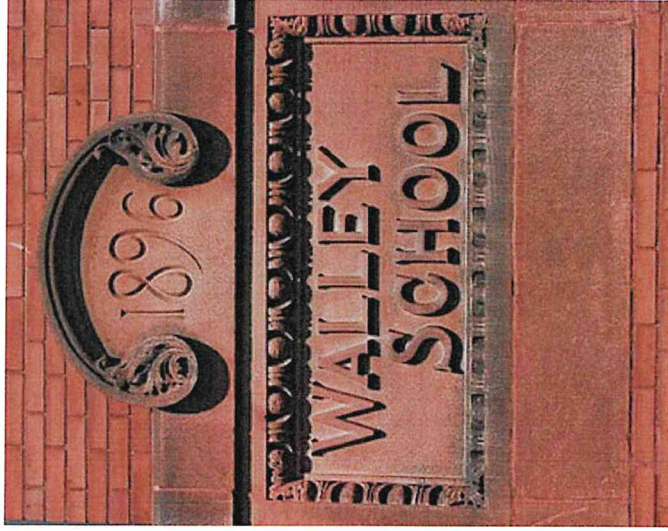
BREWSTER
THORNTON
GROUP
ARCHITECTS LLP

TOWN COUNCIL

DEC 01 2021

MEETING

History



- ▲ Built in 1896, the Walley School is in the Bristol Waterfront Historic District and is listed on the U.S. National Register of Historic Places.
- ▲ The Walley School sits on the Northwest corner of the Town Common, with the land being deeded to the Town of Bristol under the Deed of Highways.
- ▲ The Walley School was decommissioned in 1999 after restructuring by the BWRSD.
- ▲ Since 1999, the Walley School has remained unoccupied.



Current Conditions

- ▶ Brewster Thornton Group Architects completed an assessment of the building's condition.
- ▶ While the Town has done work to slow the pace of damage to the Walley School, many of the building elements have continued to deteriorate and threaten the overall stability of the building.

- ▶ Building Settlement, Water Infiltration

- ▶ **Building stabilization work is estimated to cost \$2M**, which includes the installation of necessary HVAC, Fire Alarm, and Fire Suppression Systems.



Past Studies and Proposals

- ▶ To date, six studies have been performed that discuss potential plans for the Walley School.
 - ▶ Walley School to Town Offices Conversion (Mount Vernon Group, 2003)
 - ▶ Bristol Downtown Public Buildings Study (Bradford Associates, 2008)
 - ▶ Walley School Community Arts Center Feasibility Study (RWU CPC, 2011)
 - ▶ Walley School Project Phase II Building Case Study (RWU CPC, 2012)
 - ▶ Walley School Feasibility Report (Brewster Thornton, 2016)
 - ▶ Walley School Town Hall Study (Brewster Thornton, 2019)
- ▶ To date, two RFPs have been issued for potential Walley School re-use plans. These RFPs yielded no results.
 - ▶ Bid #781 (2013)
 - ▶ Bid #805 (2014)
- ▶ In 2016, Arts In Common proposed a 10-year lease of the Walley School. However, the group was unable to secure the needed funding to make the project viable.



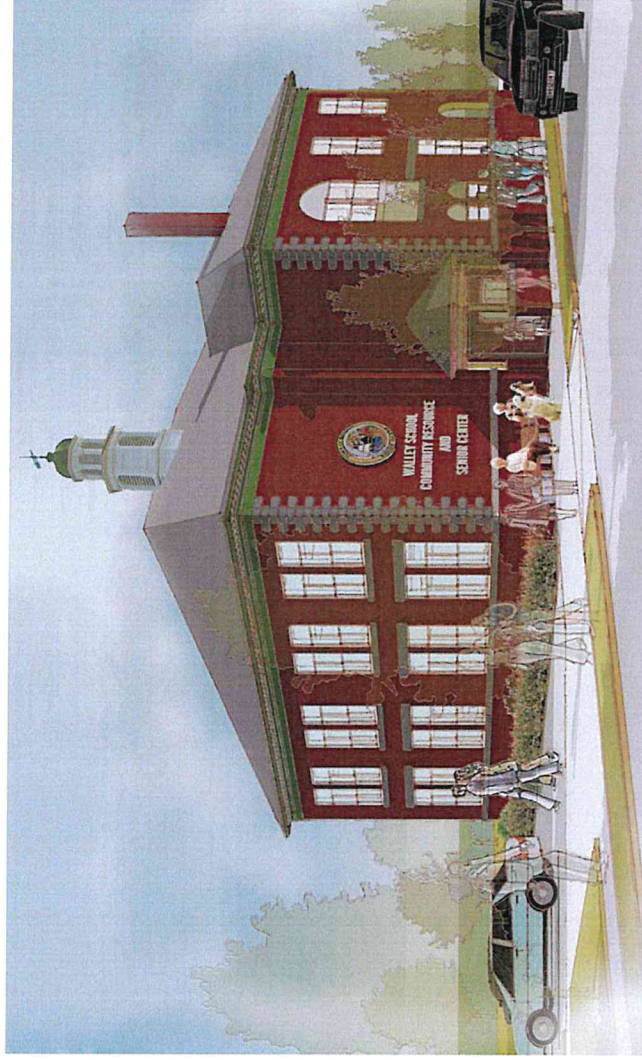
Conditions of Reuse

- ▶ The Walley School sits on the Northwest corner of the Town Common. Because the land was deeded to the Town of Bristol under the Deed of Highways, it can not be sold easily.
- ▶ As a historic structure listed in the U.S. National Register of Historic Places, the Town is committed to its rehabilitation.
- ▶ The Walley School is located in the Public Institutional (PI) Zoning District.
 - ▶ *"The purpose of the PI zone is to preserve and protect the existing institutional uses of town owned property."*



Future Use

Walley School Community Resource & Senior Center



- ▲ The Town of Bristol has an opportunity to fund a portion of the rehabilitation of the Walley School.
- ▲ The Walley School Community Resource & Senior Center would be the hub for the Town's senior service activities.

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WALLEY SCHOOL COMMUNITY RESOURCE & SENIOR CENTER
260 HIGH STREET, BRISTOL, RI 02809
BTGMF: 2132

EXTERIOR RENDERING
11/15/21



Future Use

Walley School Community Resource & Senior Center



- ▲ According to the RI Office of Healthy Aging, 1 in 4 Rhode Islanders will be aged 65 or older by 2030 – a 17% increase.
- ▲ 965 Seniors Enrolled with Parks & Recreation.
- ▲ In 2021, 8,283 of the 12,202 class bookings were from seniors.

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BTGAH-2132

INTERIOR RENDERING
11/1/21



Current Senior Programming & Services

55+ Programming & Community Building

- ▲ Fitness Programming (*Chair Yoga, Gentle Fitness, Walking Club*)
- ▲ Healthy Living Workshops (*Balance Workshops , Nutrition, Fire Safety*)
- ▲ Local Activities (*Bowling, Bocci*)
- ▲ Trips (*Performing Arts, Seasonal Activities*)
- ▲ Workshops (*Arts & Craft*)
- ▲ Special Events (*Coffee Hours, Senior Summer Picnic, Senior Christmas Dinner*)

55+ Services

- ▲ Vaccination Clinic Registration (*Influenza, COVID-19*)
- ▲ Information Resource (*Transportation Options, Insurance, Health and Medical, Bristol Home Repair Program, Tax Preparation*)



Walley School Benefits

- ▶ Provides a central hub for municipal senior services in the downtown
 - ▶ Parks & Recreation Senior Services, Police Department Community Outreach Office, Social Services & Public Welfare
- ▶ Proximity to non-profit partners & senior living communities
 - ▶ East Bay Community Action Program (EBCAP), Bristol Health Equity Zone (HEZ), East Bay Food Pantry, Franklin Court Assisted Living
- ▶ Enhance the town's current senior service offerings & prepare for the future needs of the community
 - ▶ Increased presence downtown (Census Tract 307)
 - ▶ Dedicated meeting/activity space for seniors
 - ▶ Additional public restrooms
 - ▶ Access to outdoor recreation on the Town Common



Comprehensive Plan (2016)

- ▲ **ED-C-4:** "Maintain a vibrant downtown by ... 2) keeping civic and cultural uses in the downtown as an anchor;"
- ▲ **OSCR-10:** "Incorporate the need for neighborhood recreation into plans for the use or reuse of school sites."
- ▲ **H-25:** "Help seniors age in place and provide programs that engage them in socialization outside of the home as well."
- ▲ **SF-19:** "Move forward with renovations to the former Walley School to facilitate its re-use."
- ▲ **LU-17:** "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."
- ▲ **NHCR-22:** "Adaptive reuse of underutilized historically significant buildings and other buildings of architectural and economic importance must be developed in compliance with historical preservation and architectural design goals."



Project Funding

Funding Sources

Community Development Block Grant (CDBG) Funds Awarded for Senior Accessibility Upgrades	250,000
American Rescue Plan Act (ARPA) Funds on Hand Designated for HVAC & Audiovisual System*	1,000,000
Bonds Issued (Remaining Voter Authorized Public Building Bond Funds, Local Bonding)	1,800,000
Potential Sale of Public Property	750,000
	<u>3,800,000</u>

Funding Uses

Total Estimated Project Cost	<u>3,800,000</u>
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*Pending Council Approval of revised ARPA funding allocation to be presented with the bonding resolution at the December 22nd, 2021, meeting.

Next Steps

- ▶ Approval from the Town Council to move forward with this concept for the reuse of the Walley School.
- ▶ Approval of the bond resolution at the December 22nd, 2021, Council Meeting.
- ▶ Convene the Capital Projects Commission.





THANK YOU

December 1st, 2021
