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February 22, 1994

Michael R. Clement, City Clerk
City of Providence
Kennedy Plaza
Providence, RI 02903

Re: Johnson & Wales University/Master Plan

Dear Mr. Clement:

I have enclosed a copy of the most recent version of the Johnson & Wales University Master Plan. Pursuant to the provisions of Section 2-256 of the City Code, this plan is to be filed with the City Clerk.

Section 2-256 of the City Code requires that the Master Plan shall contain a tenant relocation program with provisions relative to institutionally owned residential structures. Those provisions have not been included within this plan as our plan deals principally with City of Providence downtown real estate which is not residential real estate. The University's plans for future expansion within the City of Providence do not involve any residential real estate not presently occupied by the University. Please accept this letter as an addendum to the University's Master Plan to the extent that it advises that the University has no plans for demolition of any residential structures, nor does it have any plans to acquire any structures which are presently being utilized as residences, except as may currently be occupied on a leased basis.

Sincerely,



Wayne M. Kezirian

WMK:bpk
Enclosure

Certified Mail
RR Requested (Z 714 688 193)

cc: Dr. John A. Yena
Christopher T. DelSesto, Esq.
Mr. John J. Bowen
Mr. Thomas Dwyer
Mr. Merlin DeConti

IN CITY COUNCIL
MAR 3 1994

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.
 CLERK

JOHNSON & WALES UNIVERSITY
CAMPUS MASTER PLAN

FEBRUARY 1994

JOHNSON & WALES UNIVERSITY
CAMPUS MASTER PLAN

FEBRUARY 1994

Submitted by

Johnson & Wales University
and
Imai / Keller, Inc.

MISSION STATEMENT..... Page 1

OBJECTIVES AND STRATEGIES.... Page 2

EXISTING CONDITIONS..... Pages 3 - 5

MISSION STATEMENT

The mission of Johnson & Wales University is to empower its diverse student body to succeed in today's dynamic world by integrating general education, professional skills, and career-focused education. To this end, the University employs its faculty, services, curricula, and facilities to equip students with the conceptual and practical tools required to become contributing members of society and to achieve success in employment fields with high-growth potential.

INTRODUCTION

In accordance with its mission statement, Johnson & Wales University has developed plans to provide facilities and resources that meet the needs of students, faculty, and staff. In the City of Providence the University intends to develop a unified Downtown campus which is in harmony with the surrounding urban neighborhood and provides a safe, functional and enriching environment for the academic pursuits of its students and faculty. Implicit in the University's Downtown campus plan is a recognition of the necessity for an environment which will promote student interaction and involvement in local community programs and activities, and contribute to the social and economic revitalization of Downcity Providence.

The University's Harborside campus is a mature campus which houses the University's culinary arts division. It is expected that the major portion of future growth within the culinary arts division will take place in out-of-state facilities now owned and operated by the University. As a result, this Master Plan does not address the Harborside campus, except by identifying that campus in the schedule attached to this document, and by acknowledging that limited growth at the Harborside campus may be accomplished by acquiring proximate properties located within Assessor's Plat 55 in the City of Providence.

During its early growth period, Johnson & Wales University has purchased or leased a number of properties which are not contiguous to its proposed Downtown campus or its Harborside campus. These properties, which provide locations for additional student housing and university support services will continue during the next ten years. The University has no plans to acquire additional outlying properties except for properties which are currently leased or near properties which are currently owned or leased by the University. The University intends to continue to lease properties from time to time, whether or not located within, or near, an established campus area.

STATEMENT OF OBJECTIVES

Johnson & Wales University seeks to develop a functional Downtown campus and distinct campus image for the benefit of both the academic and Downtown Providence communities. To achieve this, the University plans to initiate the development of its campus plan based on the Draft Campus Master Plan prepared by Duany, Plater-Zyberk in March of 1992, which is incorporated herein and modified hereby. The original plan consisted of a "T" shaped campus oriented along Weybosset and Mathewson Streets, with three major focal points serving to anchor and unify the individual elements of the plan. These focal points are referred to as the Academic Quadrangle (bounded by Weybosset, Dorrance, Pine and Page Streets), Plantations / Abbott Park (at Abbott Park Place) and the Xavier Complex (bounded by Broad, Claverick, Pine and Foster Streets). That plan remains, largely, intact, except that plans for future development along Mathewson Street have been delayed and are subject to active reconsideration. Weybosset Street shall serve as the primary connector between the aforesaid focal points of the Downtown campus.

FIVE YEAR OBJECTIVE AND STRATEGY

Within the next five years the University plans to continue development along both sides of the Weybosset Street spine, in accordance with the Master Plan, to provide usable open space and expanded academic and residential facilities. A principal objective is to reinforce Weybosset Street's active role in the Downtown area, thereby strengthening the relationship between the University and the DOWNCITY Providence community. To achieve this goal, the University has recently completed construction of its central library at 111 Dorrance Street, the easterly end of the proposed Academic Quadrangle, and plans to continue construction at the former Outlet site. This project, which is in under way, consists of a large open space enclosed by a fence and up to six perimeter buildings, each programmed for either residential, academic or administrative uses. Future demolition of the St. Francis Chapel will permit the development of the former McNulty Hall site as an integral part of the new quadrangle.

TEN YEAR OBJECTIVE AND STRATEGY

Over the next ten years, the University will continue to strive to fulfill the needs of its students by continuing to expand its facilities and services. Likely additions include a Student Center and a Human Resource Office, to be located most probably along the Weybosset Street spine within the Academic Quadrangle and the area controlled by the University along Pine Street between Friendship and Weybosset Streets. To attain this objective, the University will pursue the development of two of the three aforesaid "anchors" of the Campus Master Plan -- the Academic Quadrangle and the Plantations / Abbott Park. These two loci will provide appropriate sites for the expansion of University facilities, which will strengthen and unify the campus plan, and preserve and enhance the campus environment and its relationship to the City of Providence.

CAMPUS MASTER PLAN

EXISTING CONDITIONS

PLAT	LOT	ADDRESS	1ST STORY	2ND STORY	STATUS	IDENTIFICATION
		Downtown Campus				
24	47	17 Read Street	Open Space	N/A		Controlled by University
	630	19 Richmond Street				
	491	21 Richmond Street				
	492	29 Richmond Street				
		8 Read Street				
	497	179 Pine Street				
	499	185-191 Pine Street				
	485	193 Pine Street				
	447	Read Street				
24	516	174 Pine Street	Maintenance		Lease	
		127 Friendship Street				
24	517	133 Friendship Street	Maintenance		Lease	Parking
24	502	8 Abbott Park Place	Administration	Administration	J & W	Plantations / Abbott Park
		195-197 Pine Street				
24	504	46 Chestnut Street	Bookstore		Lease	Waite / Thresher
		209 Pine Street	Cafeteria			
24	505	208-210 Pine Street	Open Space	N/A	J & W	Parking
		54 Chestnut Street				
24	506	204 Pine Street	Open Space	N/A	J & W	Parking
24	522	157-161 Friendship Street	Storage	N/A	J & W	
24	523	76 Chestnut Street	Open Space	N/A	J & W	Parking
		167 Friendship Street				
24	524	68 Chestnut Street	Open Space	N/A	J & W	Parking
24	634	55-59, 61 Chestnut Street	Student Lounge	Classrooms	J & W	Johnson Hall
		222,240,258-266 Pine Street				Parking
25	219	87 Mathewson Street	Cafeteria	Dormitory	J & W	Dreyfus Hall
		119-121 Washington Street				
25	322	377-391 Westminster Street	Office	Dormitory	Lease	Conrad Hall
25	344	317-319 Westminster Street	Student Dining	Dormitory	J & W	Bell Hall
		9 Moulton Street				
25	346	291 Westminster Street	Retail	Classrooms	J & W	Academic Center - Gladding's
		59 Clemence Street	Classrooms	Classrooms		
		138 Mathewson Street	Classrooms	Classrooms		
26	362	101 Cedar Street	Dormitory	Dormitory	Lease	Renaissance Hall

CAMPUS MASTER PLAN

EXISTING CONDITIONS

PLAT	LOT	ADDRESS	1ST STORY	2ND STORY	STATUS	IDENTIFICATION
27	42	68 Pleasant Valley Parkway	Garage/Warehse.		J & W	Automotive Garage
	78	45 Rathbone Street				
		Downtown Campus:				
49	478	315-319 Elmwood Avenue	Dormitory	Dormitory	J & W	Stephens Hall
49	473	327-339 Elmwood Avenue	Service Station	N/A	J & W	
		Shipyards Campus:				
56	325	305 Shipyards Street	Admin / Dining	N/A	J & W	HAC Building
	286		Classrooms			
56	320	66 Michigan Avenue	Classrooms	Classrooms	J & W	David Friedman Center
56	261	96 Michigan Avenue	Dormitory	Dormitory	J & W	South Hall
56	301	1 Washington Avenue	Dormitory	Dormitory	J & W	West Hall
	298					
56	302	1 Washington Avenue	Gym / Cafeteria	Administration	J & W	Student Services Complex
	324					
56	300	299 Harborside Boulevard	Mail / Museum	N/A	Lease	Trade Center
59	11	1315-1319 Broad Street	Maintenance	N/A	J & W	Broad Street Maintenance
87	930	90 Washington Avenue	Dormitory	Dormitory	J & W	Washington Avenue Apartment A
87	927	100 Washington Avenue	Dormitory	Dormitory	J & W	Washington Avenue Apartment B

JOHNSON & WALES UNIVERSITY
CAMPUS MASTER PLAN

DRAFT MARCH 1992

ANDRES DUANY AND ELIZABETH-PLATER ZYBERK TOWN PLANNERS

ANDRES DUANY, CHARLES BARRETT, WALTER CHATHAM, MANUEL FERNANDEZ, RANDALL IMAI, DANA LITTLE, TOM LOW, ISKANDAR SHAFIE

PLATE A	EXISTING CONDITIONS
PLATE B.1	CAMPUS MASTER PLAN Urban Context
PLATE B.2	CAMPUS MASTER PLAN Site Plan
PLATE C	PRIORITY SITES
PLATE D	REGULATING PLAN
PLATE E	REGULATING PLAN KEY
PLATE F	DIAGRAMS
PLATE G.1	THE NEW LIBRARY View from Empire Street
PLATE G.2	THE NEW LIBRARY View from Across the Green
PLATE H	THE OUTLET SITE BUILDINGS View from Weybosset Street
PLATE I.1	GRACE SQUARE Site Plan and View from Grace Church
PLATE I.2	GRACE SQUARE Floor Plans
PLATE J	LOFT FURNITURE

CAMPUS MASTERPLAN EXISTING CONDITION

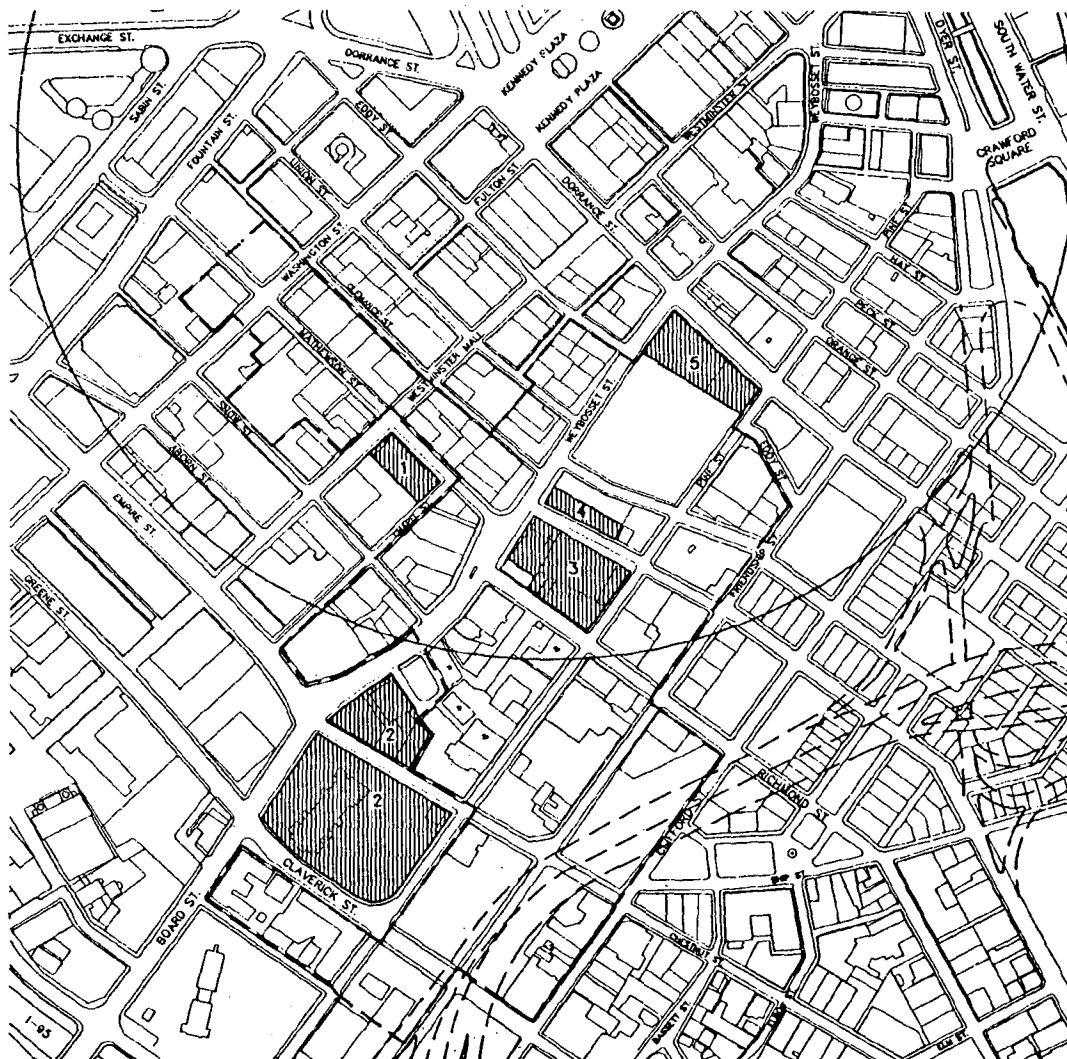
Plate A

BUILDINGS UNAVAILABLE FOR PURCHASE

1. GRACE CHURCH
2. BENEFICIENT CHURCH
3. PROVIDENCE PERFORMING ARTS
4. CATHOLIC MONASTARY
5. BROADCASTING BUILDING
Proposed Museum Building
in the event of failure
this is available for purchase.

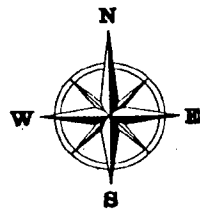
5 MIN. WALKING RADIUS
FROM DOWNCITY MASTERPLAN

PROPOSED CAMPUS OUTLINE



0 ft. 10 MINUTE WALK 2500 ft.

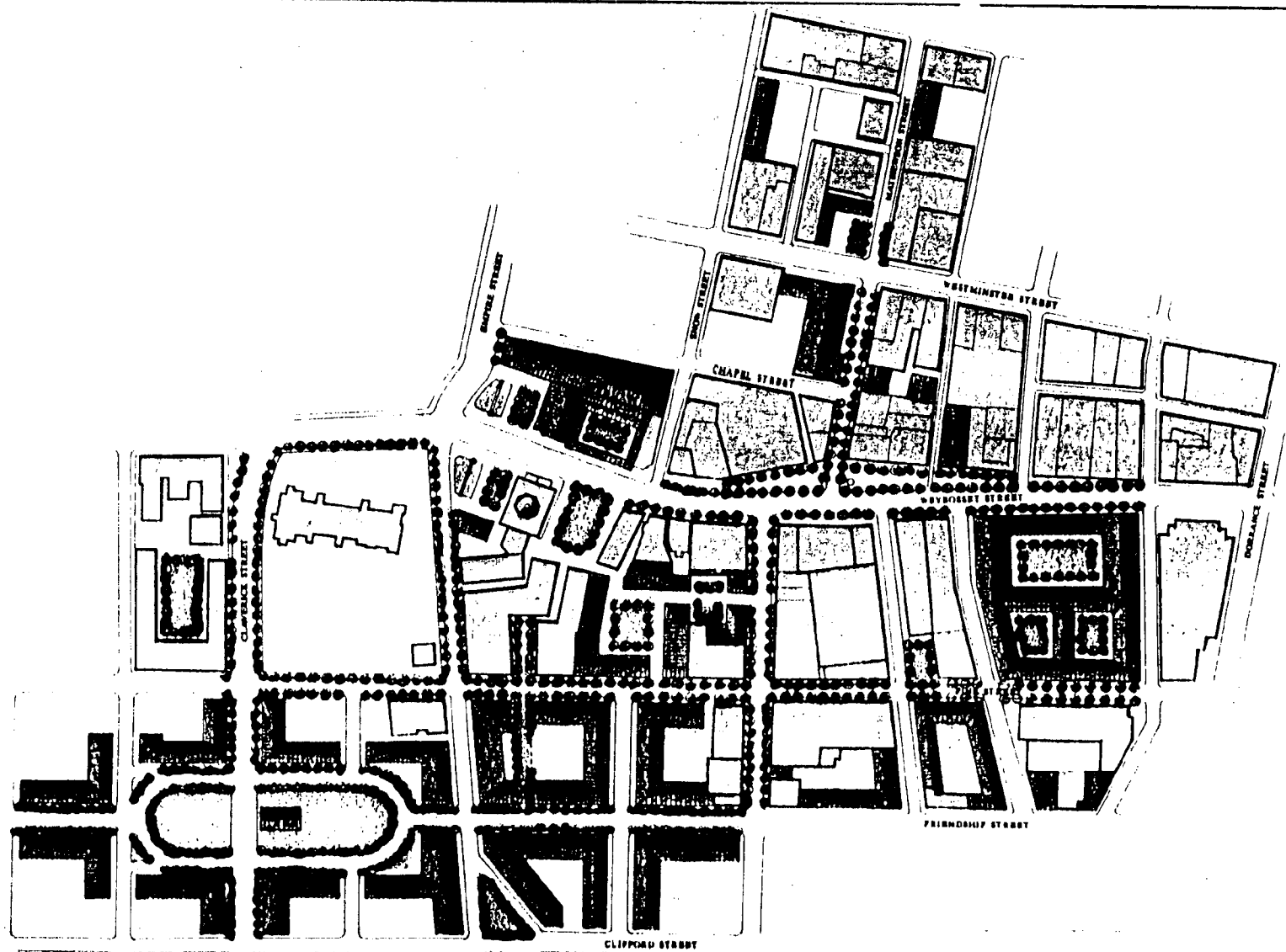
CAMPUS MASTERPLAN



JOHNSON & WALES
UNIVERSITY
PROVIDENCE, RHODE ISLAND

CAMPUS MASTERPLAN

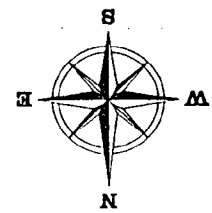
Plate B



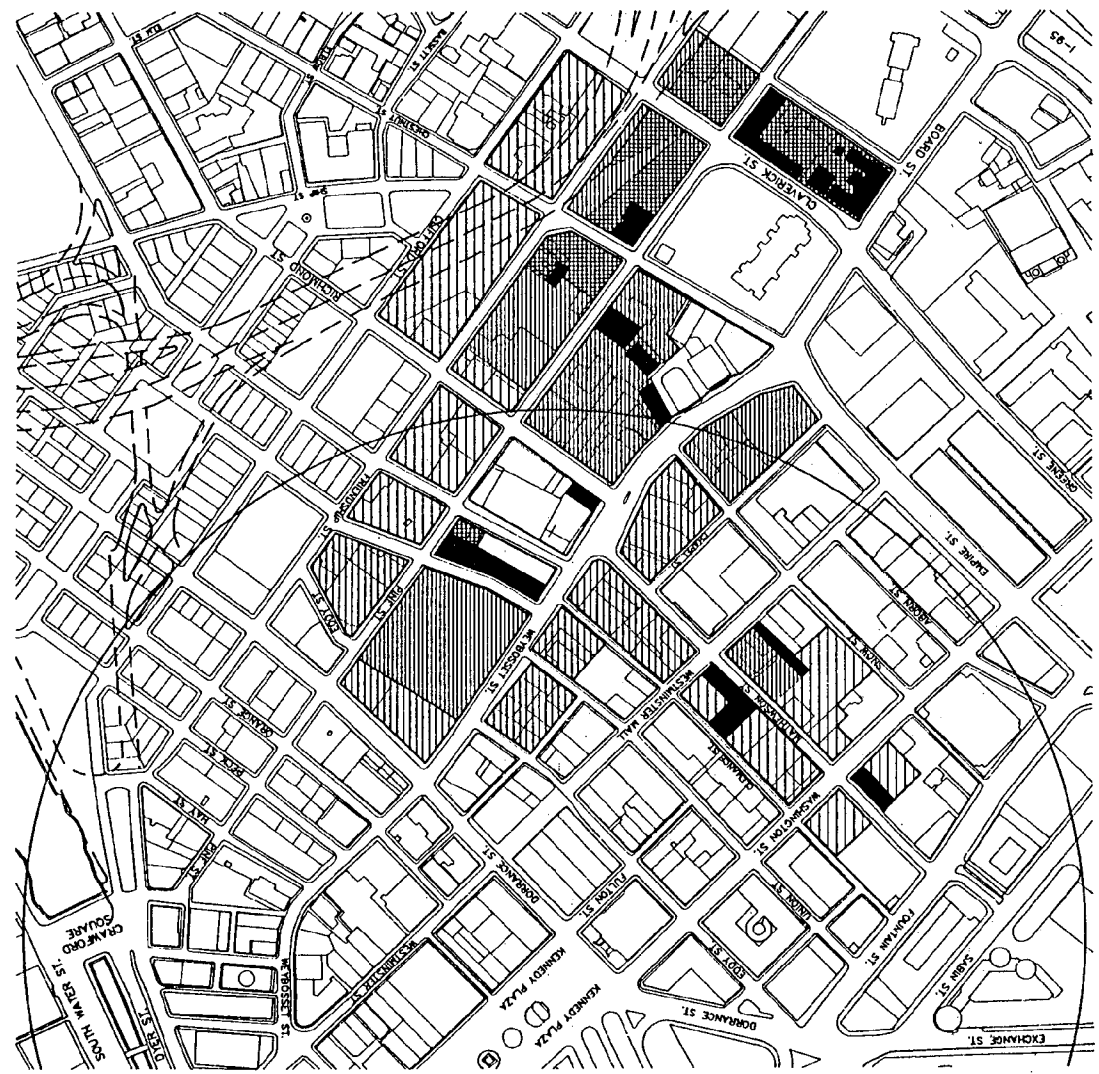
6 ft. 1320 ft.
6 MINUTE WALK

CAMPUS MASTERPLAN
PRIORITY SITES

- PHASING PLAN KEY**
- EXISTING J&W UNIVERSITY BUILDINGS
 - EXISTING J&W UNIVERSITY PROPERTY
 - FIRST PHASE
 - SECOND PHASE
 - THIRD PHASE



0 11. 1500 FT. 10 MINUTE WALK

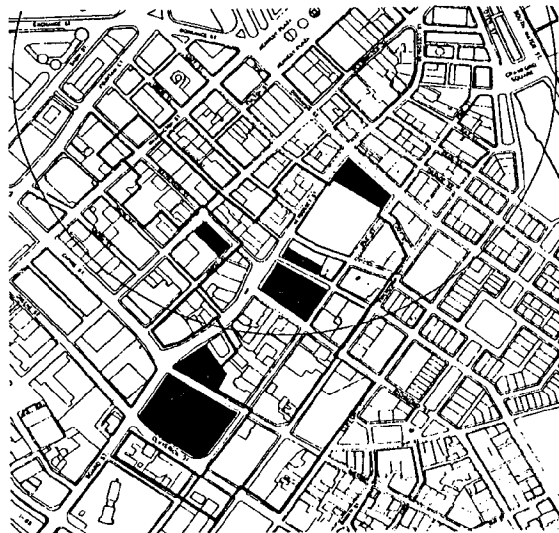


CAMPUS MASTERPLAN REGULATING PLAN KEY

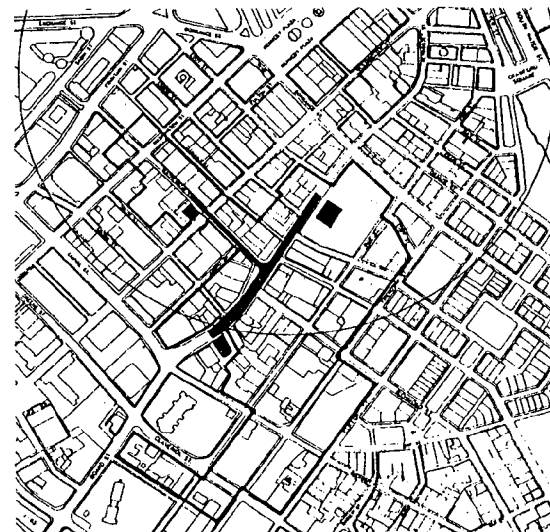
SITE	PHASING	PROPOSED FIRST STORY	PROPOSED SECOND STORY	NOTES
NORTH CAMPUS				
N1	OWNED	RESTAURANT BOOKSTORE PRACTICUM	DORMITORY	TO BE CONVERTED TO A DORMITORY IN CONJUNCTION WITH THE STRUCTURE TO BE BUILT DEFINING GRACE PLAZA. (SEE PLATE N).
N2	FIRST	RESTAURANT BOOKSTORE PRACTICUM	DORMITORY	THE SITE CONSISTS OF FOUR EXISTING STRUCTURES, TWO OF WHICH ARE DARELICT AND TWO OF WHICH HAVE NO ARCHITECTURAL VALUE. THESE ARE TO BE CONDEMNED AND PURCHASED BY THE UNIVERSITY FOR DEMOLITION. THE NEW SQUARE (GRACE PLAZA) IS TO BE FORMED BY A NEW LINER BUILDING WHICH WILL HAVE ON THE FIRST FLOOR THE UNIVERSITY BOOKSTORE AND THE CAFE. THE UPPER FLOORS ARE TO BE DEVELOPED IN CONJUNCTION WITH SITE N1 AS A STUDENT DORMITORY. (SEE PLATE N).
N3	OWNED	RETAIL PRACTICUM	DORMITORY	THERE IS AN EXISTING RETAIL PRACTICUM WHICH MAY BE MODIFIED BUT SHOULD BE RETAINED AS IT WILL ANCHOR THE REVITALIZED RETAIL ON WESTMINSTER STREET.
N4	FIRST	STUDENT ACTIVITIES OR CLASSROOMS	DORMITORY	THIS BUILDING WOULD MAKE AN EXCELLENT LOFT TYPE DORMITORY. (SEE PLATE N).
N5	SECOND	MUSEUM, STUDENT ACTIVITIES	MUSEUM OR DORMITORY	THIS SITE CONTAINS A SERIES OF BUILDINGS WHICH TOGETHER WITH GRACE CHURCH FORM A CONNECTION FROM WEYBOSSET STREET TO GRACE PLAZA AND IS AN INTEGRAL PART OF THE CAMPUS PLAN. THE TILDENTHURBER BUILDING HAS THE POTENTIAL, BY THE PROMINENCE OF ITS ARCHITECTURE AND LOCATION, OF BEING THE CULINARY MUSEUM. THE OTHER BUILDINGS OF THIS SET ARE LESS IMPORTANT TO THE COMPLETION OF THE CAMPUS.
N6, N7, N8, N9	OWNED & THIRD	PARTIALLY PARKING & PARTIALLY COMMERCIAL ALONG MATHEWSON STREET.	MISCELLANEOUS	THESE SITES WHICH ARE OPEN OR HAVE BUILDINGS, SOME OF WHICH ARE OWNED BY JOHNSON & WALES. THE EDGES ALONG MATHEWSON STREET SHOULD BE BUILT, WITH PARKING TO THE REAR. THE FIRST FLOOR USES ALONG THIS PORTION OF MATHEWSON ARE LIKELY TO BE PRACTICUM RESTAURANTS OR RETAIL, BY VIRTUE OF THE PEDESTRIAN FROM THE CONVENTION CENTER.
EAST CAMPUS				
E1	FIRST	MISCELLANEOUS	CLASSROOM & DORMITORY	THIS LARGE EMPTY SITE OFFERS AN EXTRAORDINARY OPPORTUNITY. IT CAN ANCHOR THE EASTERN CAMPUS BY ITS ACTIVITIES AND ITS MULTIPLE QUADRANGLES. THE SITE IS LARGE ENOUGH TO CONTAIN A GYMNASIUM AND CLASSROOMS AS WELL AS STUDENT ROOMS. THIS SITE SHOULD BE ACQUIRED AS SOON AS POSSIBLE, BUT THE BUILDING MAY BE HELD BACK TO THE TEN YEAR PLAN.
E2	OWNED	DINING ROOM	DORMITORIES	THE PUBLIC ROOMS OF THIS BUILDINGS SHOULD BE SUBJECT TO AN EXEMPLARY RENOVATION.
E3	THIRD	MISCELLANEOUS	CLASSROOMS OR DORMITORIES	THIS IS AN EXISTING BUILDING OF VERY HIGH QUALITY WHICH SHOULD BE PURCHASED AND USED AS CLASSROOMS OR DORMITORIES. THE REAR ALONG FRIENDSHIP STREET MAY CONTINUE TO CONTAIN PARKING. THIS BUILDING WILL COMPLETE AN EXCELLENT CORNER SOCIALLY WITH SITE W15 AND W6 AND THE SHOPS OF THE P.PAC. ON RICHMOND STREET.
E4	THIRD	PARTIALLY PARKING & PARTIALLY MISCELLANEOUS ALONG PINE ST.	PARKING	THIS IS AN EXCELLENT LOCATION FOR A PARKING GARAGE SERVICING THE WEYBOSSET STREET FRONTAGE.
E5	SECOND	PARTIALLY PARKING & PARTIALLY MISCELLANEOUS ALONG PINE ST.	PARKING	THE EXISTING PARKING GARAGE MIGHT BE A GREAT BARGAIN, IF IT IS DETERMINED TO BE SERVICEABLE.
E6	SECOND	MUSEUM	MUSEUM	THIS BUILDING IS CURRENTLY UNDERUTILIZED BY BROADCASTING STUDIOS. IT COULD EASILY BE RE-DESIGNED FOR MUSEUM USE. IT MAY BE SHARED BY THE RHODE ISLAND MUSEUM, THE HAFENRAFT AMERICAN INDIAN MUSEUM AND THE JOHNSON AND WALES CULINARY COLLECTION, ALL OF WHICH ARE IN SEARCH OF NEW QUARTERS. IT IS NOT IMPORTANT THAT JOHNSON AND WALES PURCHASE THIS BUILDING.

SITE	PHASING	PROPOSED FIRST STORY	PROPOSED SECOND STORY	NOTES
WEST CAMPUS				
W1, W2, W3, W4	OWNED	LIBRARY	LIBRARY	THESE BUILDINGS VARY IN QUALITY AND POTENTIAL, BUT THEY COMPLETE WEYBOSSET STREET AS A CAMPUS ENTITY AND SHOULD BE PURCHASED FOR RENOVATION WITH COMMERCIAL RETAINED ON THE FIRST FLOOR AND RESIDENTIAL ABOVE. SITE E1 IS THE LEAST IMPORTANT TO PURCHASE. SITES E9 AND E10 MAY REQUIRE SUBSTANTIAL DEMOLITION FOR REPLACEMENT WITH NEW BUILDINGS.
W5, W6, W7, W8, W9	FIRST	STUDENT ACTIVITIES	STUDENT ACTIVITIES AND ADMINISTRATION	THIS SITE IS PARTIALLY USED FOR PARKING AND PARTIALLY OCCUPIED BY FOUR DARELICT BUILDINGS AT LEAST THREE OF THESE ARE NOT WORTH PRESERVING AND CANNOT BE RENOVATED BECAUSE OF INCOMPATIBLE FLOOR LEVELS. THIS IS A VERY PROMINENT SITE WHICH IS VISIBLE FROM LONG DISTANCES. IT IS AN EXCELLENT LOCATION. WHEN RESULT, THIS SITE SHOULD INCLUDE AN INTERNAL QUADRANGLE. URBANISTICALLY, IT MUST COMPLETE THE SPACE OF ABBOTT PARK AND RECIPROCATATE THE MASSING OF A BENEFICENT CHURCH TO FORM A GATEWAY TO THE WEYBOSSET STREET CAMPUS. (SEE PLATE N).
W10, W11, W12	FIRST	STUDENT ACTIVITIES OR CLASSROOMS	DORMITORIES OR CLASSROOMS	THESE BUILDINGS DEFINE THE EDGE OF ABBOTT PARK WHICH WILL BE ONE OF THE MOST SUCCESSFUL OPEN SPACES OF THE CAMPUS. IT IS IMPORTANT THAT THE FIRST FLOOR OF SITE W4 BE OPENED AND PROGRAMMED WITH THE MOST SOCIABLE STUDENT ACTIVITIES, SUCH AS THE STUDENT UNION. SITES W2 AND W3 SHOULD BE DESIGNED AS A THROUGH CONNECTION BETWEEN THE PARKING ON PINE STREET AND ABBOTT PARK.
W13	OWNED	CLASSROOM	CLASSROOM	THESE BLOCKS ARE TO BE USED FOR PARKING STRUCTURES. THEY ENFRONT PINE WHICH IS CONCEIVED AS A SERVICE STREET. FRIENDSHIP STREET IS CONCEIVED AS AN IMPORTANT A-STREET. CORNERS OF CHESTNUT AND PINE STREETS HAVE POTENTIALLY SOCIAL FIRST FLOOR USES. THIS SECTION OF PINE STREET WILL FORM THE PRINCIPAL CONNECTION FROM THE ST. XAVIER COMPLEX TO THE WEYBOSSET CAMPUS. IT IS A RATHER UNPLEASANT STREET AT THIS TIME HOWEVER, A LINER BUILDING ON THE OPEN PORTION OF THE BENEFICENT HOUSING SITE WOULD IMPROVE THIS CONDITION.
W14	SECOND	PARKING	PARKING	THIS BUILDING MAY REQUIRE SOME RE-DESIGN OF THE QUADRANGLE TO BE LESS CLUTTERED AND TO INCLUDE A POROUS FIRST FLOOR, BUT THIS IS NOT A PRIORITY.
W15	SECOND	MISCELLANEOUS	MISCELLANEOUS	THE EXISTING BUILDINGS HAVE LITTLE VALUE. THIS PARKING GARAGE SHOULD BE DESIGNED IN CONJUNCTION WITH THE PARKING GARAGE ON SITE W10.
W16	SECOND	MISCELLANEOUS	MISCELLANEOUS	THIS IS A FINE BUILDING WHICH SHOULD BE KEPT.
W17, W18	SECOND	PARKING HOUSING	PARKING HOUSING	THIS IS AN IMPORTANT SERIES FOR WEYBOSSET STREET. ALL OF THE BUILDINGS CAN BE KEPT AND RENOVATED, INCLUDING THE GARAGE WHICH WAS DESIGNED AND DETAILED TO BE CONVERTED TO A CONVENTIONAL BUILDING. THE SIDEWALK IN FRONT OF THE GARAGE SHOULD BE ENLARGED.
				IN THE EVENT THAT 1-195 IS REMOVED, THESE SITES SHOULD BE ACQUIRED FOR THE PROVISION OF FACULTY HOUSING IN CONJUNCTION WITH THE HOUSING PROVIDED BY THE MASTER PLAN.

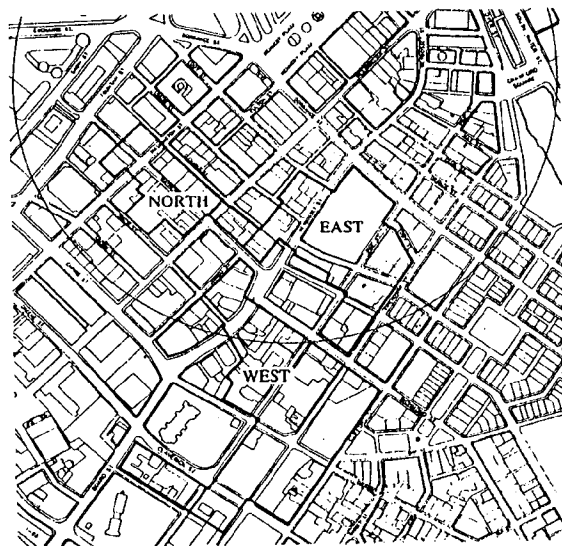
CAMPUS MASTERPLAN DIAGRAMS



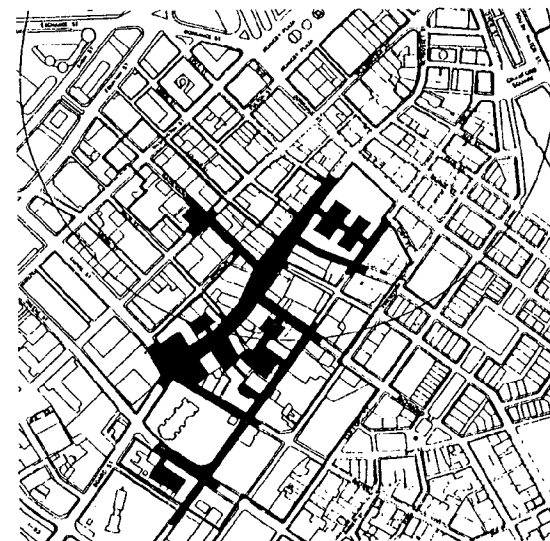
OUT PARCELS



PRIMARY SPINE & ANCHORS



CAMPUS SECTORS

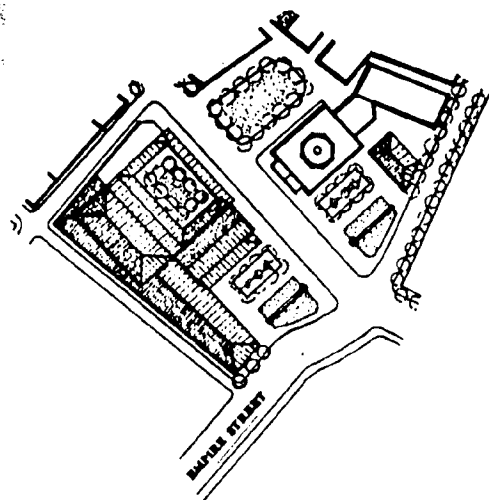


PEDESTRIAN SYSTEM

JOHNSON & WALES
UNIVERSITY
FOOTWORTH, BRIDGES ISLAND

CAMPUS MASTERPLAN THE NEW LIBRARY

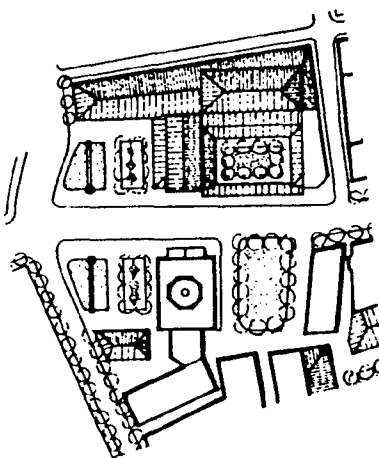
Plate G.1

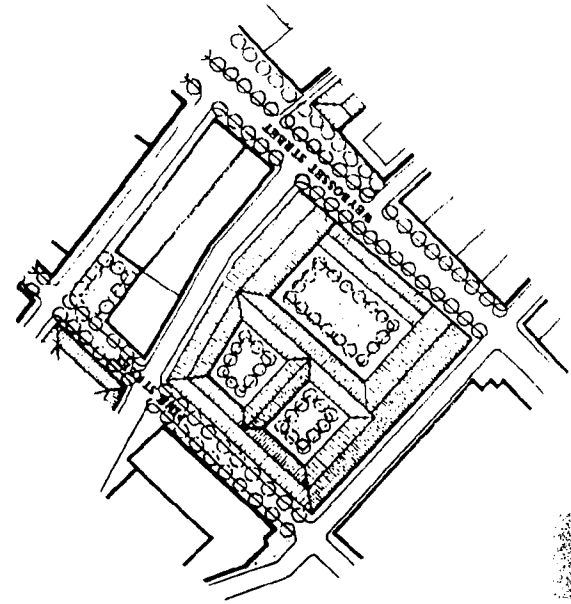


JOHNSON & WALES
UNIVERSITY
PROVIDENCE, RHODE ISLAND

CAMPUS MASTERPLAN THE NEW LIBRARY

Plate G.2

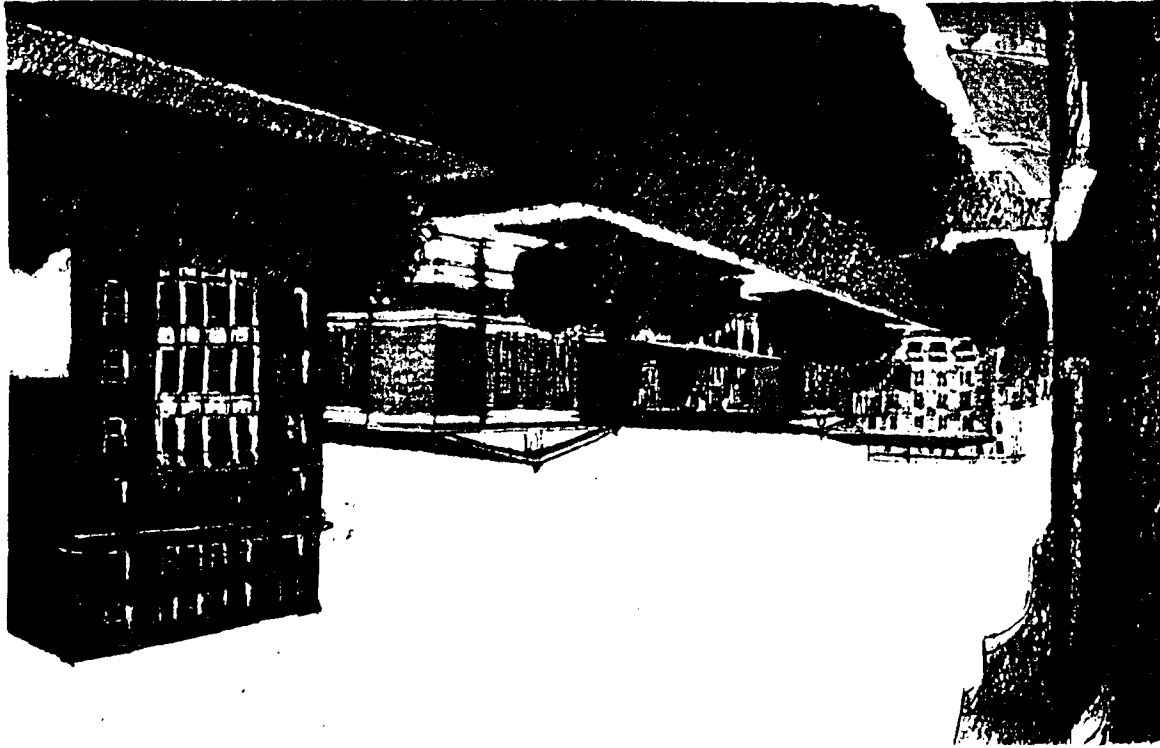


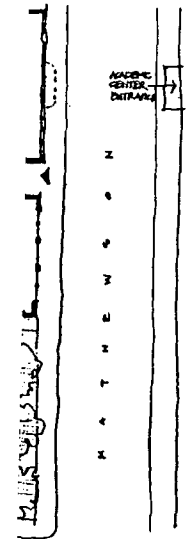
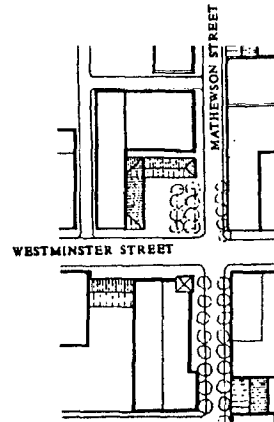


JOHNSON & WALKS
UNIVERSITY
PROPOSED, TRUSS MOUNT

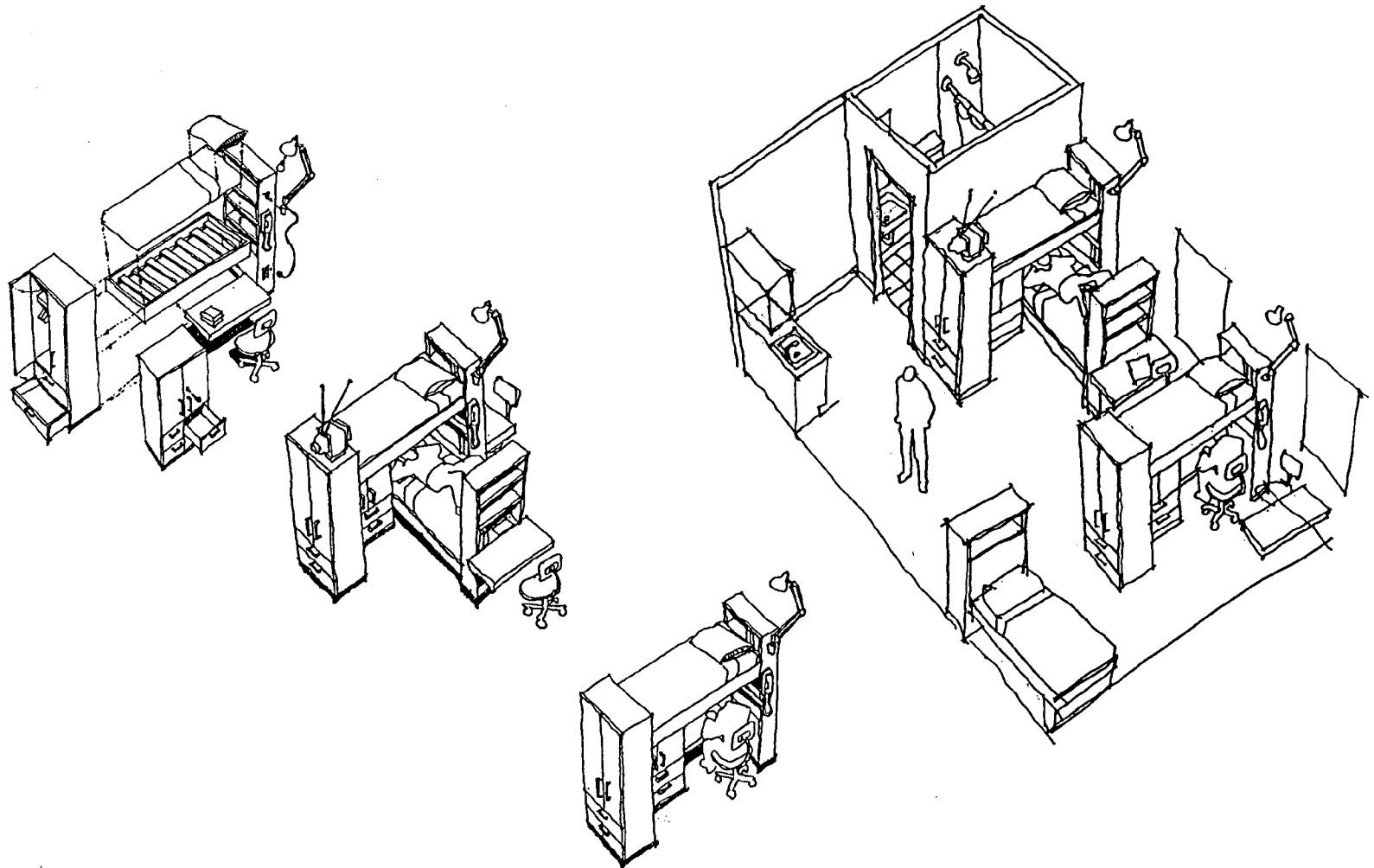
CAMPUS MASTERPLAN
THE OUTLET SITE BUILDINGS

Plate H





CAMPUS MASTERPLAN
LOFT FURNITURE



Michael R. Clement
City Clerk

Clerk of Council



Jean M. Angelone
First Deputy

Barbara A. Poirier
Second Deputy

**DEPARTMENT OF CITY CLERK
CITY HALL
MEMORANDUM**

DATE: March 14, 1996

TO: Peter Carnevale, Zoning Board of Review

SUBJECT: JOHNSON & WALES UNIVERSITY/MASTER PLAN

CONSIDERED BY: Michael R. Clement, City Clerk

DISPOSITION: Enclosed please find a copy of the Johnson & Wales University Master Plan which was approved by the Providence City Council March 3, 1994. If you have any questions, please feel free to contact me.

Michael R. Clement
City Clerk