

JOHN F. PALMIERI

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Planning and Development

"Building Pride In Providence"

January 14, 1995

Mike Clement
City Clerk
City Hall
25 Dorrance Street
Providence, RI 02903

Dear Mike,

On October 12, 1994 Roger Williams University presented to this department an institutional master plan which describes design and renovation plans for a shared educational facility. The university had purchased 150 Washington Street for use as their Metropolitan Center. Known as the Speigal Building the RWU-Metropolitan Center occupies plat 25, lot 432 and owns adjacent lots 142, 391 and 377 which will be used as student parking.

The Metropolitan Center is located in an **Institutional Floating Zone District** and an Institutional Master Plan is required to satisfy Section 503 of the Zoning Ordinance. Because 150 Washington Street is located in the Downcity Design District, the Design Review Committee and staff conducted the initial review. A final review before the City Plan Commission was held during a regular meeting on November 16.

RWU has fully complied with the DRC, CPC, and DPD recommendations. The Roger Williams University Master Plan with attachments is hereby deemed to comply with the Comprehensive Plan and is submitted for filing in accordance with the Zoning Ordinance. A Public Notice has been placed in the Providence Journal (a copy is enclosed for your records) and I have enclosed three copies of the plan for your office.

Sincerely,

MAR 2 1995

READ
WHEREOF
THE SAME

TED:d
SJS

Michael R. Clement

— Thomas E. Deller, Deputy Director
Planning and Development

MEMORANDUM

DATE: January 14, 1995
TO: Mark Merlino, Associate Director
FROM: Darlene M. Price, Senior Planner
RE: Institutional Master Plan Public Notice

Please place this advertisement for one time only as a **public notice** but in the **legal section** of the Providence Journal. The notice should read as written below:

Public Notice

"In accordance with the Zoning Ordinance, Section 503, the Roger Williams University-Metropolitan Center Institutional Master Plan has been deemed to comply with the Comprehensive Plan as reviewed by the City Plan Commission. Copies of the institutional master plan are available for public inspection at the following locations:

Department of Planning and Development
Planning Division, 5th Floor
400 Westminster Street
Providence, RI 02903
351-3400

and

City Hall
City Clerk's Office
25 Dorrance Street
Providence, RI 02903
421-7740

John F. Palmieri
Director
Planning and Development

George Calcagni
Chairperson
City Plan Commission

MEMORANDUM

DATE: January 14, 1995
TO: Mark Merlino, Associate Director
FROM: Darlene M. Price, Senior Planner
RE: Institutional Master Plan Public Notice

Please place this advertisement for one time only as a **public notice** but in the **legal section** of the Providence Journal. The notice should read as written below:

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Director
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George Calcagni
Chairperson
City Plan Commission

MASTER PLAN
FOR THE
ROGER WILLIAMS UNIVERSITY
METROPOLITAN CENTER

Steve Ternien
and wife

One Old Ferry Road
Bristol, Rhode Island 02809-2921
401-254-3136 FAX 401-254-3440

ROGER WILLIAMS UNIVERSITY

Office of Facilities Management

November 2, 1994

Mr. Samuel J. Shamoon
Associate Director for Planning
Department of Planning and Development
City of Providence
400 Westminster Street
Providence, RI 02903

Dear Mr. Shamoon:

Enclosed is Roger Williams University's proposed Master Plan for the University's property located at 132 Washington Street. The building is known as the Seigal Building and occupies Lot 432 on Plat 25.

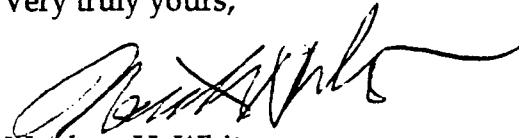
The University has read the zoning ordinance effective June 27, 1994 including Section 503 of that ordinance entitled "Institutional Floating Zone District Purpose." It is clearly understood that the above mentioned property is a part of this Institutional Floating Zone which has been established for institutions of higher education within the existing downtown zoning district. It is clearly understood that the purpose of this institutional master plan is the promote orderly growth and development of the institution while preserving the character and historic resources of the neighborhood which it is situated in, and that the University's plans are consistent with the City's comprehensive plan.

Roger Williams University owns only this building within the city which, as stated above is located in Plat 25 on Lot 432 and adjacent Lots 142, 391 and 377 which are currently used for parking. Therefore, the enclosed master plan is based on this single building. You will note in the History and Overview section as well as the Mission Statement of the University, the property's purpose and function within the city and that particular location.

Further, the plans contents have been adopted and contained the specific requirements as delineated in the Zoning Ordinance and therefore is in compliance with that respective ordinance.

After you have had an opportunity to review the Master Plan, I look forward to meeting with your staff to review same and acceptance of same.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew H. White', with a long, sweeping horizontal line extending to the right.

Matthew H. White
Director of Facilities Management

MHW/amr

cc: Metro Ctr file

MASTER PLAN

For The

ROGER WILLIAMS UNIVERSITY

METROPOLITAN CENTER

For

EDUCATION and LAW

**132 Washington Street
Providence, Rhode Island**

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HISTORY AND OVERVIEW

The history of Roger Williams University is inextricably linked with adult and continuing education. Beginning with its earliest phases as the Rhode Island branch of Northeastern University's School of Commerce and Finance located at the Providence YMCA in 1919; as the Providence division of Northeastern's School of Law in 1920; as the Providence Technical Finance in 1940; and as the YMCA Institute after World War II, the institution served an adult student population, with a special focus on veterans, and offered its courses and programs in the evenings and late afternoons. Eventually, the Institute initiated a day division to accompany its evening division.

As the Institute acquired the authority to grant associate degrees in 1948, and as it severed its relationship to the YMCA and acquired a charter in 1956 as a two-year institution under the name of Roger Williams Junior College, the institution's single largest constituency continued to be adult and continuing education students. When Roger Williams College was chartered in 1967 as a four-year, degree-granting institution, and when it subsequently moved its day programs to the Bristol Campus, it established a Division of Continuing Education charged with offering adult and continuing education programs at both the Bristol and Providence locations.

Throughout its years on the Bristol campus, Roger Williams College had an interest in and commitment to adult and continuing education programs and students. With the assistance of a grant from the U.S. Office of Education (H. E. W.) Title III, the College developed and offered an associate degree in Community and Social Services, from 1969 until 1973. This program was offered to students enrolled in the College's continuing education programs, as well as to students enrolled in the College's Model Cities and Head Start programs.

From 1970 until 1973, the College offered a Community Service and Urban Studies program as a component of the Model Cities Program in Pawtucket, Rhode Island, through a grant from the U. S. Departments of Health, Education, and Welfare and Housing and Urban Development. The College maintained a satellite campus in Pawtucket; provided counselors, advisors, and staff personnel to assist adult students; and it offered a variety of courses in sociology, psychology, urban studies, political science, and community service to residents of Pawtucket and neighboring communities; low-income adult students enrolled in courses on a tuition-free basis. Also, the College offered tuition-free courses and degree programs to low-income teacher aids and staff employees of the Head Start and Follow-Through programs in Rhode Island, through funding provided by the Federal Head Start program.

Roger Williams College was one of the founding members of the Union for Experimenting Colleges and Universities, which was a consortium that sponsored the University Without Walls program at various locations across the country. The Roger Williams program was located in Providence, from 1969 until 1975, and it offered non-traditional and alternative educational programs, in a variety of majors, to students in the metropolitan Providence and Rhode Island area. Among other things, its programs included emphases on urban studies, community services, education for inmates and correctional officers at the Adult Correctional Institutions, and environmental and consumer protection. One of its components included the placement of students in a variety of internship and volunteer service positions. Its degree-granting authority was vested in the State of Ohio where the central office of UWW was located.

Roger Williams terminated its affiliation with the University Without Walls, and it consolidated its local UWW unit with its own alternative educational program through the initiation of the Open Division. The Open Division was approved and instituted in 1974 by the Faculty Senate, the Administration, and the Trustees of the College after a comprehensive study of alternative and external education programs; the study involved representation of faculty, students, alumni, administration, and trustees. By employing some of the goals and educational delivery systems that were part of the UWW and by developing its own unique program components and features, the Open Division served thousands of adult and continuing education students. It became a comprehensive external degree program, it offered many of the day programs to adult students, and it developed a number of special new programs to meet the needs of adult students within the region. For a brief period during the 1980s, it also operated a branch campus in Atlanta, Georgia, and offered three of its degree programs to students in this region.

From 1974 until 1990, the College operated both the Open Division, as a component of the Day School in Bristol, and the Division of Continuing Education, located primarily in Providence at its satellite facility. Both operations were successful, achieved high enrollment levels, granted more than 6000 degrees and certificates by the 1990s, and generated considerable revenues.

THE SCHOOL OF CONTINUING EDUCATION

The **School of Continuing Education** of Roger Williams University was formed in 1990 through a consolidation of the University's former Open Division and the Division of Continuing Education. The School was administered by a Dean and Associate Dean. In May of 1994, the name of the School of Continuing Education was changed to **University College**, as part of a general reorganization of the academic structure of the University.

UNIVERSITY COLLEGE

University College (UC) offers a wide variety of courses, certificate programs, and programs leading to associate and baccalaureate degrees. In general, the UC offers courses and programs of study to students who are unable to be served by traditional education programs. Many of the students are working adults who are attracted to the University because they can pursue their educational programs with minimal interference with their employment, family, and personal commitments, and who can enroll as either part-time or full-time students. As one of the University's primary academic units, University College consists of two components and offers a dual perspective to its students through the Evening Program and the Open Program.

THE EVENING PROGRAM

The Evening Program provides educational opportunities for students to enroll in selected degree programs through classroom course attendance at times and locations convenient for adults. Students may enroll in evening and afternoon classroom courses at two locations: on the Bristol campus and at the Providence facility. In addition, students may enroll in special course offerings including external (non-classroom), cluster, and internship courses.

Students may reduce the time required to complete a degree (1) by making use of the University's various semesters and terms, including summers, since the UC's programs are offered throughout the entire year, and (2) by obtaining advanced standing credit through their transfer credit, military training, and credit from CLEP exams. The Evening Program provides students with continuous advisement throughout the year.

THE OPEN PROGRAM

The Open Program provides opportunities for students to pursue their educational goals through enrollment in an external degree program. The program requires a minimum of campus-located instruction since students are not limited to classroom courses on campus. Students may enroll in regularly scheduled classroom courses (either day or evening), special classroom courses, external (non-classroom) courses, independent studies, internships, and cluster courses (combinations of classroom and independent study). With approval, students may also take courses offered at other colleges as part of their academic programs.

The Open Program is a time-shortened degree program because of the academic credit awarded for past job experience, relevant life experiences, personal enrichment activities, prior college attendance, military training and experience, and CLEP exams. It also offers selected programs to students who are geographically removed from the main campus and who are unable to spend long periods of time in residential study. The Open Program emphasizes the availability of off-campus, self-directed study and offers continuous advisement throughout the year. It generally establishes a working relationship between students and faculty advisors.

MISSION STATEMENT
OF
UNIVERSITY COLLEGE

UNIVERSITY COLLEGE ATTEMPTS TO:

I- **Provide external and continuing education programs** reflective of most of the existing traditional programs at the University.

II- **Offer courses and programs of study** for students unable to be served by the traditional programs.

III- **Provide both classroom course offerings** at times and locations which meet the needs of students, **and out-of-classroom offerings** such as external courses, independent studies, internships, apprenticeships, practica, etc.

IV- Develop and **offer appropriate external programs to students geographically removed** from the main campus on a selective basis.

V- **Provide standardized procedures for the evaluation of non-traditional experiences** of students and for the award of academic credit for such experiences.

VI- Offer courses and programs for **personal enrichment, career exploration, and professional development** that encourage personal advancement.

Furthermore, University College shall be organized and staffed to:

1- Offer special programs, programs previously offered by the University, individualized majors, etc., to be offered to adults, students located off-campus, students with military affiliations, among others.

2- Explore the feasibility of utilizing various external and non-traditional educational delivery systems and formats.

3- Explore, create, and develop new academic programs responsive to students needs, including certificate programs, non-degree programs, short-term and intensive learning and training programs, etc.

4- Maintain a faculty level capable of planning, designing, implementing, supervising, instructing, and evaluating external courses and programs. [Academic and instructional services will be provided by (1) the program's own Core Faculty, and (2) other members of the current faculty and/or outside personnel who may serve as adjunct faculty, resource people, etc.].

- 5- Work to maintain a facilitation and advisement process of high quality for faculty advisors.
- 6- Work with the appropriate components of the University (e.g., recruitment, admissions, public relations) in identifying and reaching new sources of student enrollees and new academic markets.
- 7- Cooperate with the testing, career counseling, and student service offices to assist students engaged in external, non-traditional, and continuing education.
- 8- Seek to make the University community sensitive to the special nature and needs of the students and programs in University College.
- 9- Offer appropriate services and resources in appropriate facilities in an attempt to make the educational process for non-traditional students equal to that which is available to traditional students at the University.
- 10- Maintain strong relationships with the alumni of University College.

The Mission of University College is consistent with the University's Statement of Mission, contained in the University's Plan for the 90s, especially:

That the University "offers academic programs with the goal of preparing students for lifelong learning, further study, community service, active citizenship, and meaningful careers,"

That the University provides "strong programs in both liberal arts and sciences and in professional studies,"

That the University "offers a variety of approaches to education to serve a diverse student body. This includes continuing education programs and nontraditional approaches,"

That the University "serves a diverse student body, consisting of both traditional college age students and older... The University's student body includes part-time students who primarily live and work in the region for whom the University provides suitable facilities and services."

That the University "supports and maximizes student learning and success by implementing appropriate programs and policies. These include....an effective program of curriculum and career advisement."

THE METRO CENTER

The University has maintained a continued presence in Providence even after its main campus was opened in Bristol in 1969. For many years, Roger Williams leased space from LaSalle Academy in Providence. A Providence facility is required in order to serve the needs of students from the metropolitan Providence area. A Providence facility is also required in order to meet the classroom and instructional space needs of the Evening Program. The Bristol campus facilities are insufficient in meeting the Evening Program's academic and space needs. The Metro Center at 132 Washington Street represents an improvement over LaSalle Academy since it can provide the University and the Evening Program educational environment designed for adult students. It will provide students with computer classrooms, a science lab, and a downtown location convenient to working adults.

Further, the School of Law will commence operation of two clinical programs in the fall of 1995 at the University's downtown location. These clinics will provide legal representation for persons meeting established federal guidelines for indigence. The purpose of such clinics is to provide law students with practical experience in the representation of clients in the same manner that medical schools provide medical students with opportunities to provide medical care to patients. The law students will be under the close supervision of an experienced attorney who is a member of the Roger Williams University School of Law faculty and is licensed to appear in court in the state of Rhode Island.

The downtown Providence site is necessary for the placement of necessary for the placement of clinics due to the large population base from which potential or prospective clients may be drawn. We believe that the large population will provide a diversity of legal cases that will be appropriate to give law students a diverse experience in the representation of clients.

2. Existing Conditions:

A. Overview:

In the spring of 1994, Roger Williams University purchased the Siegal Building (former City Hall Hardware) located at 150 - 158 Washington Street. The subject building is situated on Plat 25 Lot 432 and is of rectangular shape and contains approximately 17,504 square feet of land area. The building itself contains approximately 15,000 square feet of floor space over five floors, which includes a basement. The three remaining sites which comprise of this property are located on Snow Street and are on Plat 25 Lots 142, 377 and 391. They are located south of Washington Street on the west side of Snow and contain a total square footage of 13,208. Those lots are currently paved and support parking.

The building was constructed in 1928 and is in good serviceable condition. The building is a 2A classification which includes one way concrete pan slabs and concrete encased steel beams. The exterior facade is mainly brick with the first floor level on Washington and Snow Street being of dryvit. It appears that during the early 1970's the dryvit material was added and aluminum frame thermal pane windows were retrofitted to the building.

1. The present use of the structure is for educational purposes as specified in the previous institution mission statement. The second, third and fourth levels of the building contain classrooms for instructional purposes and the first floor contains offices for the continuing education program know as University College. There is no current use of the basement other than for storage and mechanical purposes.
2. Currently along with the existing main entrance, which upon entering places you in a lobby for access to interior offices, there are three street front retail entrances. At this time, only one of those retail entrances is utilized by a retail store known as the Cookie Place which is owned and operated by the Work Place Inc. The Cookie Place utilizes approximately 1,500 square feet of floor space. This is a non-profit rehabilitation center which operates a coffee, cookie and sandwich shop. The Cookie Place is presently open into the evening hours serving as a snack bar type cafeteria for the evening division students as well as its availability for day time use. At this time the other two retail fronts are vacant.
3. An entrance into the building from Snow Street which places you directly within a classroom type room is presently being prepared for educational purposes by the Providence Police Department.

2. Existing Conditions con't

4. A long term lease is in effect with Johnson and Wales University to utilize faculty offices located on the fourth floor and the use of classrooms on all floors during the day time hours. Please see the synopsis version of the lease.

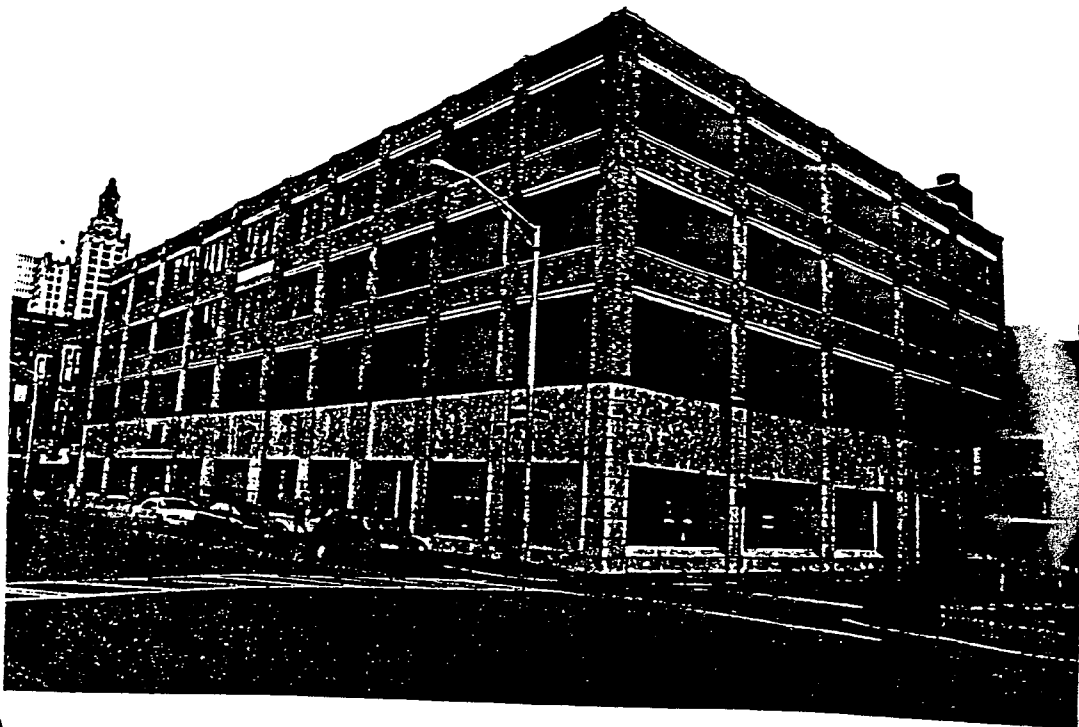
This is a very compatible educational use of the building since the day and evening uses are both of an education nature.

5. Please see the attached Memo of Understanding which will be signed shortly with regards to the arrangement the University has with in-Town Parking. A formal agreement from Roger Williams University and In-Town Parking Inc. is in the process of being drawn up by our attorneys. When that agreement is completed and signed it will be inserted as an addendum to this master plan.

EXISTING



WASHINGTON ST. ELEVATION





EXISTING WASHINGTON ST. ENTRANCE



EXISTING REAR BUILDING ELEVATION



LEASE

METRO
CTR

LANDLORD:

ROGER WILLIAMS UNIVERSITY
a Rhode Island non-business
corporation

LANDLORD'S ADDRESS:

One Old Ferry Road
Bristol, Rhode Island 02809
Att'n: Matthew H. White

TENANT:

JOHNSON & WALES UNIVERSITY
a Rhode Island non-business
corporation

TENANT'S NOTICE ADDRESS

111 Dorrance Street
Providence, Rhode Island 02903
Att'n: Merlin A. DeConti, Jr.

LOCATION:

150 Washington Street
Providence, RI

TENANT'S SPACE

Fourth Floor: Full use of Entire
Floor, however Landlord may use the
fourth floor classrooms from 5:00
p.m. to midnight, each day

Third Floor: From the beginning of
the Tenant's classes until 5:00 p.m.
each day, exclusive of classrooms
301, 302, 303, 304 and 308 as shown
on a set of plans marked "Prelimin-
ary Exhibit to Lease Between JWU and
RWU, Exhibit Date 5/26/94".

Second Floor: From the beginning of
the Tenant's classes until 5:00 p.m.
each day, exclusive of classrooms
201, 202, 203, 204, 205, 206, 207
and 208 as shown on a set of plans
marked "Preliminary Exhibit to Lease
Between JWU and RWU, Exhibit Date
5/26/94".

PERMITTED USES:

Educational Uses and Office Use

TERM:

7 years, ending August 31, 2001

this date and year first above written.

~~ATTEST:~~
WITNESS:

ROGER WILLIAMS UNIVERSITY

David R. Salvatore

By Matthew H. White
Director of Facilities Management

~~ATTEST:~~
WITNESS:

JOHNSON & WALES UNIVERSITY

Wayne M. L.

By Jonathan T. Del Vecchio
Senior Vice President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County and State, on this 27th day of May, 1994, before me personally appeared MATTHEW H. WHITE, in his capacity of Director of Facilities Management of ROGER WILLIAMS UNIVERSITY, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed and the free act and deed of ROGER WILLIAMS UNIVERSITY.

David R. Salvatore
Notary Public
My Commission Expires
July 5, 1994

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County and State, on this 27th day of MAY, A.D., 1994, before me personally appeared Jonathan T. Del Vecchio, in his capacity as Senior Vice President of JOHNSON & WALES UNIVERSITY, to me known and known by me to be the party executing the foregoing instrument for and in the name and behalf of said corporation, and he acknowledged said instrument, by him executed, to be his free act and deed in his said capacity and the free act and deed of JOHNSON & WALES UNIVERSITY.

Wayne M. L.
Notary Public
My Commission Expires 6/20/95

ROGER WILLIAMS UNIVERSITY

Office of Facilities Management

One Old Ferry Road
Bristol, Rhode Island 02809-2921
401-254-3136 FAX 401-254-3440

November 2, 1994

Memo of Understanding

1. Whereby when Roger Williams University took ownership of the property located on Plat 25 Lots 142, 391 and 377 abutting Snow Street and Aborn Street, In-Town Parking, Incorporated of 131 Washington Street had a lease arrangement with the previous owner to operate those lots for commercial parking purposes for a sum to the property owner of \$1,500 per month.
2. Since Roger Williams University has a need for the use of portions of those lots for parking purposes during the day and utilization of all of the lots during the evening hours, Monday through Thursday and further, that Roger Williams University has the need for additional parking on lots currently leased by In-Town Parking, Inc. and operated by In-Town Parking this includes lots 364, 323 and 431 bordering Aborn and Snow Streets. Roger Williams University and In-Town Parking, Inc. agrees that In-Town Parking will operate all of the above mentioned lots without charge by Roger Williams University for the use of the lots owned by the University based on the availability of all of the above mentioned lots for parking use by the University during the evening hours, Monday through Thursday during its normal academic periods.

Matthew H. White
Director of Facilities Management

Tom Cioice
In-Town Parking, Inc.

3. Historic Designation:

The University has been in contact with the Providence Preservation Commission and at this time according to the attached, it appears as though the building has been nominated for the National Historic Register. After further discussion with the Providence Preservation Society the statement will be revised and will contain the fact that it is a contributing building in the downtown historic district and its importance

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 28

Item number 7

Page 29

Washington Street (cont.)

- 119 Hotel Dreyfus (ca. 1890; 1917): Original architect unknown; William R. Walker & Son, architects for renovation. 4-story brick-and-stone sheathing with a flat roof; rusticated brick first story; glazed terra-cotta frieze separating first and second stories; upper stories articulated by regularly spaced 3-story arches surrounding windows; decorative, glazed-terra-cotta spandrels between windows; elaborate frieze below heavy bracketed cornice. A handsome paneled bar and restaurant remains on the ground floor. The Hotel Dreyfus was a successful hotel with a popular cafe when it was completely remodeled in 1917 better to accommodate patrons in the growing theatre district. Unaltered since its 1917 remodeling, the Dreyfus is a handsome, vital part of the Washington Street streetscape.
- 125-137 Mercantile Block (1901): 4-story brick building with a flat roof; aluminum-sided, mid-20th-century storefronts and pier-and-spandrel articulation of facade on upper stories; stone-capped brick parapet above fourth story. This commercial block contributes both historically and visually to the creation of the present Washington Streetscape: as one of the earliest commercial blocks in this part of Washington Street, it established the building type used in later blocks along the street.
- 132-150 Siegal Building (ca. 1928): 4-story, brick-and-steel building with simple, modern glazed storefronts; ten bay pier-and-spandrel facade on upper stories; parapet trimmed with stone. The Siegal Building completed the commercialization of Washington Street in the central business district. Erected by Max Siegal, founder of City Hall Hardware, for many years the structure's major tenant, the Siegal Building is a typical 1920s commercial building. A larger and simpler version of the type built at 94-110 Washington Street, the Siegal Building is a good background structure compatible with its neighbors.
- 143-149 Commercial Block (ca. 1920): 3-story brick building with slightly altered 1920s storefronts; seven evenly spaced sash windows on second and third stories; brick parapet above third story. Similar to the Mercantile Block immediately adjacent, this building maintains the existing streetscape and contributes to its visual continuity.

(See Continuation Sheet #29)

4. Goals and Objectives

The School of Continuing Education's Open and Evening Programs fulfill several parallel and important parts of the University's mission and the recent consolidation of the two components into a School of Continuing Education has strengthened their support of the mission. The full integration of the two programs into one single continuing education program, along with the centralization of several of its educational services, will raise both the quality and visibility of the University's continuing education programs, will result in treating all of its part-time students equitably, and will make its offerings to a defined population more distinct and comprehensive. The result will be more competitive programs that will attract the 2000 part-time students cited in the Mission Statement. Program integration will enable the School of Continuing Education to more effectively review and expand its offerings and services and to improve the educational process for a larger number of continuing education students.

GOAL: Consolidate, integrate, and centralize program administration and the education services of the Open Program and the Evening Program.

Objectives

- a. Combine budgets; determine faculty and staff assignments and locations; clarify instructional and advisement functions; increase efforts in public relations; combine schedules; establish uniform procedures for hiring and assigning adjunct faculty, advisement, and educational services personnel.
- b. Establish uniform and centralized systems of student intake, advisement, and registration; apply uniform policies regarding transfer credit, credit by examination, credit for military training and experience, and credit documentation to all students.
- c. Unify all academic programs policies and guidelines.
- d. Provide computer terminals to faculty and staff advisors to assist with student academic assessment, advisement, and registration; provide a computer linkage between Bristol campus and Providence site.
- e. Designing and planning for the implementation of a new tuition and fee structure for the School which will treat all part-time students equitably.
- f. Develop a marketing theme, structure, program, and plan aimed at adults and potential continuing education students.

4. Goals and Objectives con't

- g. Implement a career and educational assessment program or service for adults and potential continuing education students.
- h. Appoint an Advisory Board for the Providence campus which will study how to improve facilities and services.
- i. Develop workshops to increase the awareness on campus of the special needs of adult learners.

GOAL: Strengthen and enlarge the School's various major academic programs as determined by need to assure that each reaches its maximum potential.

Objectives

- a. Add two full-time equivalent faculty and an administrative assistant to more aggressively market programs to part-time students.
- b. Focus increased advertising and community relations activities on these programs.
- c. Develop recruiting strategies and improve advisement to attract greater numbers of students.

GOAL: Increase the academic credit and non-credit offerings during the summer (in cooperation with the Conference Department) to better serve the external community, add to the University's prestige, and assist in generating income.

Objectives

- a. Place the academic credit bearing activities of the Conference Department under the School of Continuing Education and establish day/evening Summer School (two sessions).
- b. Attract health groups, government agencies and other organizations serving society.
- c. More fully use all campus areas to maximize the number of groups accommodated each session.
- d. Attract more conferences that grant academic credit; inform the professional community about what Roger Williams can offer them; better define the groups we wish to attract, especially those that relate to the University's mission.

5. Proposed Changes in Land Holdings:

At this time the University has no plans to include any additional properties or abandon or sell this property. Further, there are no plans to propose abandonments of any streets or the establishment of new streets or right of ways.

6. Changes in Land Use:

At this time the University does not propose any changes in the land use of this facility at its Providence location.

7. Proposed Improvements

At this time the University has made a major capital commitment to renovate the interior of the building, to provide an adult learning setting within the classrooms located on the upper floors of the building. Further, major renovations within the interior of the first floor has begun to provide the institution with the necessary office space for the University College continuing education program and the School of Law's Law Clinic. Improvements to the exterior are as follows:

1. The brick facade on the Washington Street and Snow Street elevation of the building has been cleaned and washed.
2. Additional lighting for the safety of our students parking in the rear of the building has been added.
3. Proposed improvements to the exterior will include:
 - a. New canvas "belly" type awnings will be installed over all the windows along Washington Street. The awnings will be approximately 6'-0" high and project from the face of the building a maximum of 3'-0". The bottom edge of the awning will align with the tops of the existing windows with a 1'-0" high flat face flap of bronze colored canvas fabric. The body of the awning will be dark blue canvas fabric, a color to match the school colors, with a 2'-0" diameter bronze Roger Williams University insignia centered on the body. The insignia will be transparent and a light source will be provided behind the awning to provide lighting down on the sidewalk and to also illuminate the insignia. The ends of the awnings will be closed in a dark blue canvas fabric with the 1'-0" high bronze colored canvas fabric face flap continuing along both sides.
 - b. Seven (7) 150 watt white metal halide wall pack light fixtures will be mounted to the building along the Washington Street elevation. The fixtures will be mounted above the corbled pilaster cap on the existing textured beige brick. The fixture will be used to provide lighting down to the sidewalk and up onto the building as decorative lighting. The fixtures will be painted to match the beige brick that they will be mounted over. Spot lighting will also be used to illuminate the four (40) flags mounted to the building face.

7. Proposed Improvements con't

- c. A new "marquee" type rectangular shaped entry awning structure will be installed over the Washington Street main entrance. The structure will be approximately 34'-0" long by 6'-0" high by 4'-0" deep. Bronze letters, 2'-0" high, spelling out Roger Williams University will be mounted over a 2'-0" high bronze fabric awning fabric band at the top of the structure. The bottom edge of the awning will align with the top of the existing windows with a 1'-0" high flat face flap of bronze colored canvas fabric. The ends of the structure will be closed with the top and bottom hands of bronze fabric awning fabric continuing along both sides. The body of the awning will be dark blue canvas fabric to match the school colors with a 3'-6" diameter bronze plaque of the school insignia centered and pinned out from the face of the structure. Lighting will be mounted behind, white metal halide, to face down to the sidewalk over the entry.
- d. An illustration of the awnings and the entry awnings is noted in exhibit A as well.
- e. The existing synthetic stucco on the first floor elevation along the Washington Street and Snow street sides of the building will be repaired and repainted in a similar earth tone color.
- f. The existing entrance way and handicap ramp will be removed. A new weather break vestibule will be provided and set further into the building enlarging the entrance to include an open area and covered entry. A new handicapped accessible ramp up to a 5'-6" deep landing will be built to make the existing first floor accessible from the existing sidewalk grade. The length of the ramp up to the landing will be equal to or less than the maximum slope requirement of 1:12 and will be in compliance with the Americans with Disabilities Act (ADA). Reference exhibit B.
- g. Moderate but important changes will be made to the retail frontage of the Siegal Building along Washington Street. Existing to date are two entrances to former retail spaces. Both entrances will be abandoned to accommodate the new plan changes to the first floor. The existing openings will be framed in from the sill of the existing windows down to grade and finished in new construction to match the adjacent wall surfaces in both texture and color. New window glazing will be installed which will be transparent and will provide visibility into the interior spaces. The existing store entrance along the east side of the building, at the corner of Washington and Snow Streets, will be maintained

7. Proposed Improvements con't

and will become the new entrance for the Cookie Place. Reference exhibit A.

- h. Major improvements are planned for the south elevation, rear first floor of the building. The existing synthetic stucco facade which wraps the Washington and Snow Street elevations will be continued and a limestone/granite base will be provided to match the one that presently exists. Existing openings which have been determined to be unnecessary will be blocked up and covered in the new facade. Important openings (ie; doors, windows, louvers, etc.) will be maintained and painted to match the body color of the existing /new facade. Corbled pilasters will be built at predetermined locations and will terminate at a formed cap which matches both in profile and height above grade to the existing. The top of the cap corresponds to the existing window sill at the second floor. The cap will continue along the entire south elevation to the end of the building. The existing wall mounted mechanical equipment will be relocated and hidden behind a new custom steel grate similar to the ones being used at the loading dock doors.
- i. One existing rear entrance will be widened to include two three-foot door openings. This has become a main entrance for building occupants who park their vehicles in the rear parking lots. Flanking the south elevation new entrance are three existing loading dock doors. The opening at the far west corner will be blocked up and finished to match the new building facade with new corbled pilasters built on both sides. The two openings to remain will be painted to match the new body color and new custom steel grate doors will be installed over the openings. The doors will be hinged to allow them to be operable and painted bronze. Locking hardware will be included to keep the doors operable from the interior only. The existing grade at the new rear entrance will be revised to provide the handicapped with an accessible entrance. Proposed above the door is an aluminum panel finished in a dark blue color with a 7'-0" diameter Roger Williams University insignia finished in bronze.
- j. The existing red brick above the new south facade will be cleaned and painted. The brick will be painted a color to match the existing textured beige brick which exists along both the Washington and Snow Street elevations. The existing painted signage areas will be removed prior to any new work performed.

7. Proposed Improvements con't

The painting of the brick and the installation of the new facade finish below the brick are both important to maintain the continuity of the existing facades along Washington and Snow Streets. The south elevation is a major elevation, both in scale and visibility and the new material finishes to this elevation are needed to tie the building together and provide a visual improvement to the site.

- k. The above noted rear facade improvements are as shown on exhibit C.
- l. 12" letters stating "Roger Williams University" will be located on the rear of the building in the approximate location of the new entry doors.

At this time Roger Williams University does not propose any demolition of any building or structure on the above mentioned plat and lots.

8. Proposed Demolition:

9. Parking Plan

Please see the attached plat and lot designation for parking purposes and the attached parking plan for the facility.

When reviewing the attached documents, please note the following:

1. A portion of Lot 432 on which the building is situated has available parking which supports 12 vehicles. These spaces are utilized for staff parking and under the zoning ordinance it states that one parking space be available for every three employees. At this time there are no more than 36 employees within the building, therefore staff parking is in compliance within the zoning board.
2. Additional lots located on Snow Street specifically #142 and 377 as well as Lot 391 located on Aborn Street are paved and are utilized for parking. Those three lots are currently leased to In-Town Parking until the University required the use of those lots during the day time hours.
3. Lots 364 and 323 bordered by Snow Street and Aborn Street and Lot 431 on Snow Street are currently leased by the University through an agreement with In-Town Parking to utilize those lots as well as the three above mentioned University owned lots for parking purposes for evening division classes Monday through Thursday.
4. According to Article 703.2 of the Zoning Ordinance "Institutional and Government Services" required one parking space per two commuting students. The evening division program currently enrolls a maximum of approximately 275 students per evening. Therefore, requiring the University to make available approximately 138 parking spaces.
5. A parking plan which utilizes the above mentioned lots can satisfy parking for 180 vehicles which can be locked and removed at will by the owner.
6. In order to enable our students to have safe, available and sufficient parking in the immediate area of the Metropolitan Center, the University has also made available on an as-needed basis additional spaces in the Majestic Parking Garage. This situation may incur on one particular night during the week when enrollment is excessively high due to the types of course offerings.

Additional Parking Information

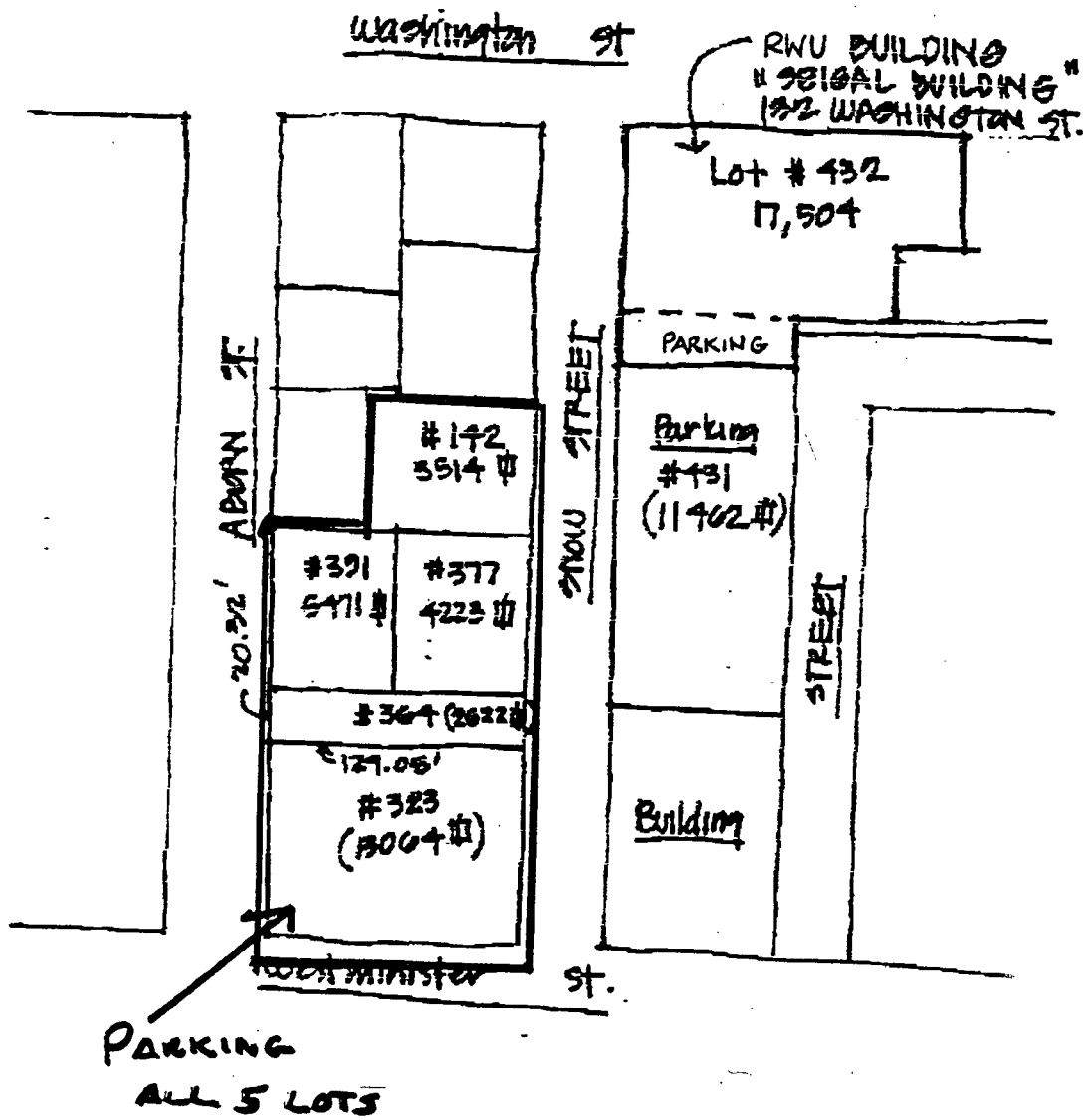
1. Roger Williams University has a verbal arrangement with Bliss Properties Incorporated, the owners of the Majestic Parking Garage located on Washington Street, to make available on an as need basis, parking spaces within that facility during the evening hours Monday through Thursday should additional parking be required for Roger Williams University students.

Such an arrangement did occur during the fall 1994 semester whereby the course offerings on Monday and Tuesday evenings created a need for approximately 70 additional spaces and since Roger Williams University wished to meet all of its students' parking needs arranged additional parking at the Majestic Parking Garage on Monday and Tuesday evenings. This parking was provided at the University's cost and parking badges were issued to the students using the facility. The above information will supply for informational purposes and was not a requirement of the zoning ordinance.

2. The lease for the use of the building during the day time hours by Johnson and Wales University does not incorporate any parking requirements since parking for students and staff of Johnson and Wales is addressed separately by Johnson and Wales utilizing existing facilities.

PLAT AND LOT DESIGNATION
FOR PARKING

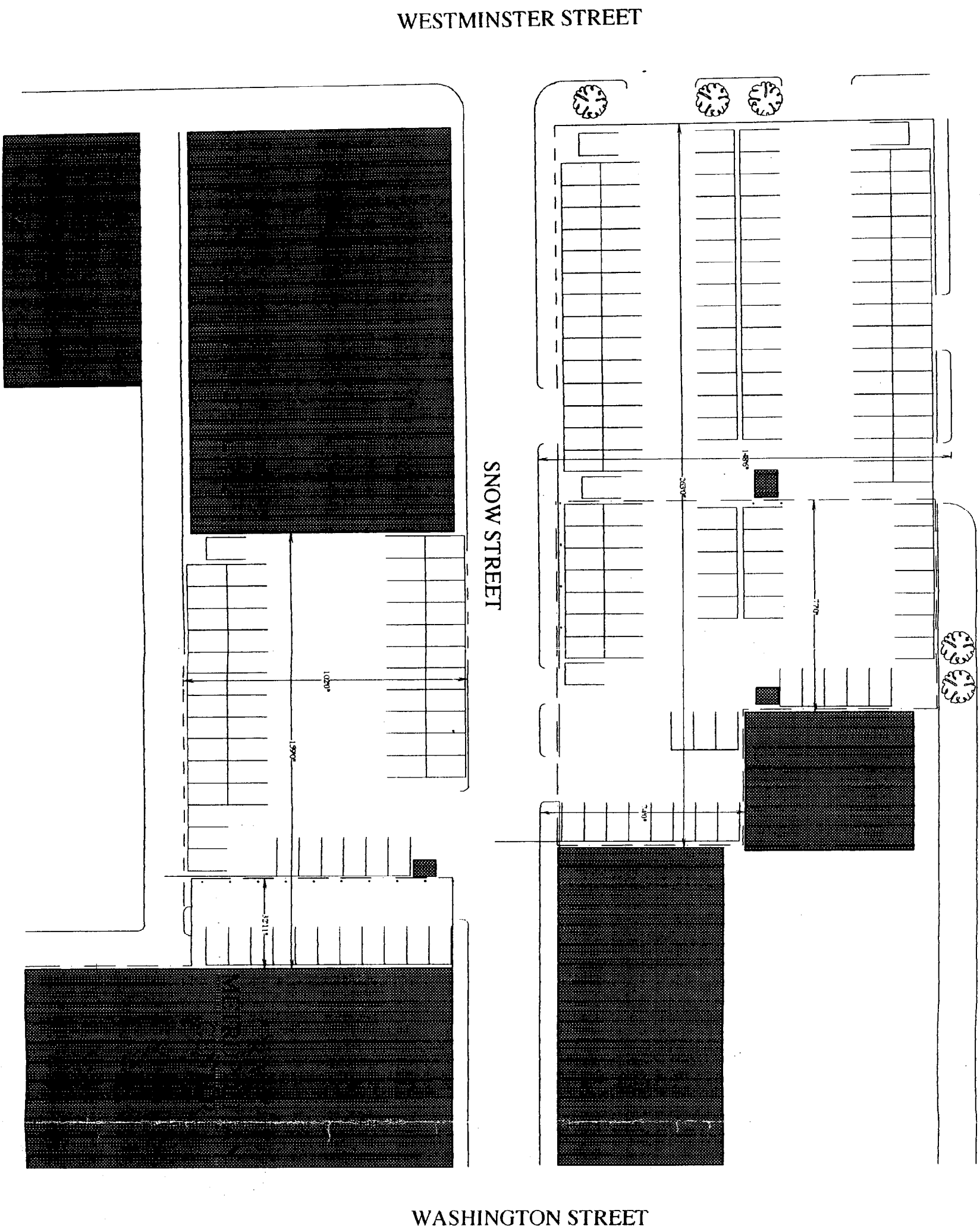
PLAT 25

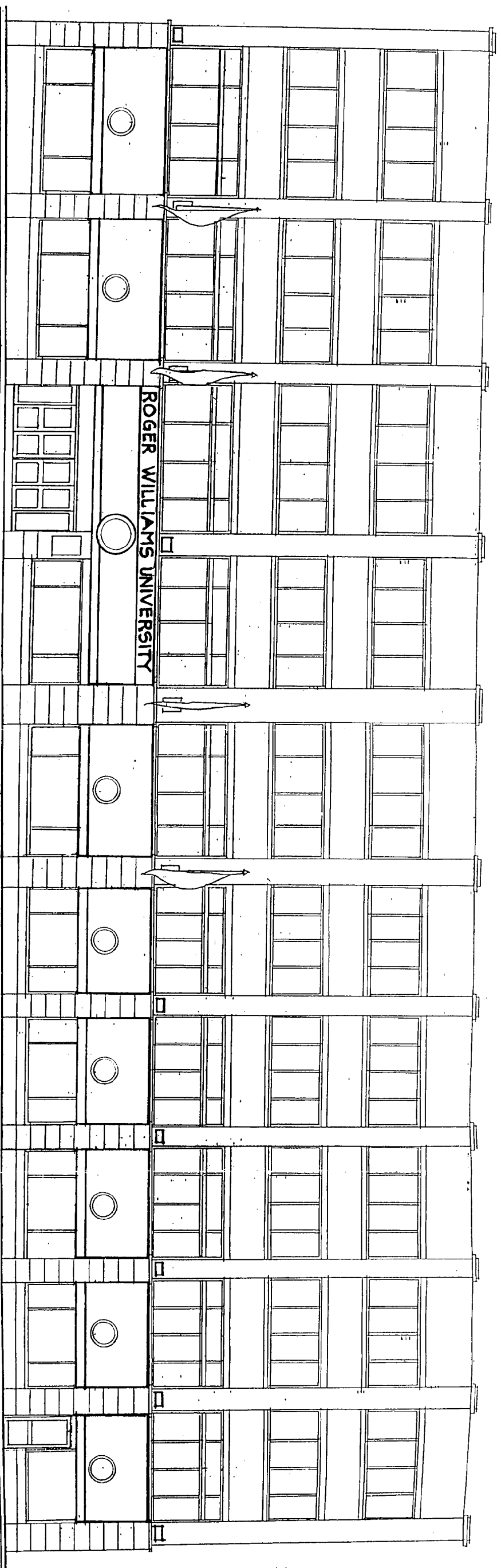


10. Activity Requiring Board Action

At this time the University does not require any Zoning Board Action for the use of this property since according to the zoning ordinance it is designated as an I-3 use within an floating institutional zone.

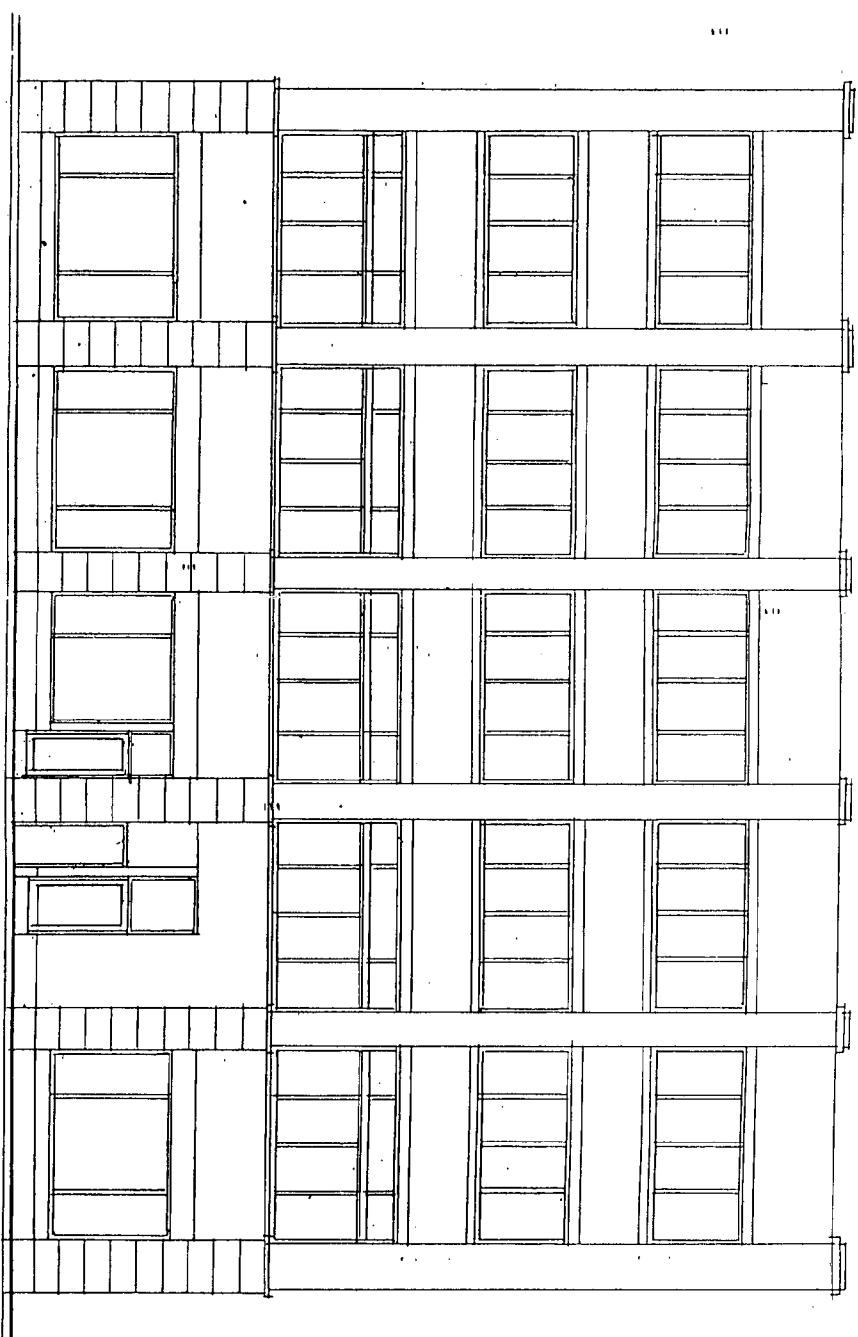
METRO CENTER PARKING PLAN





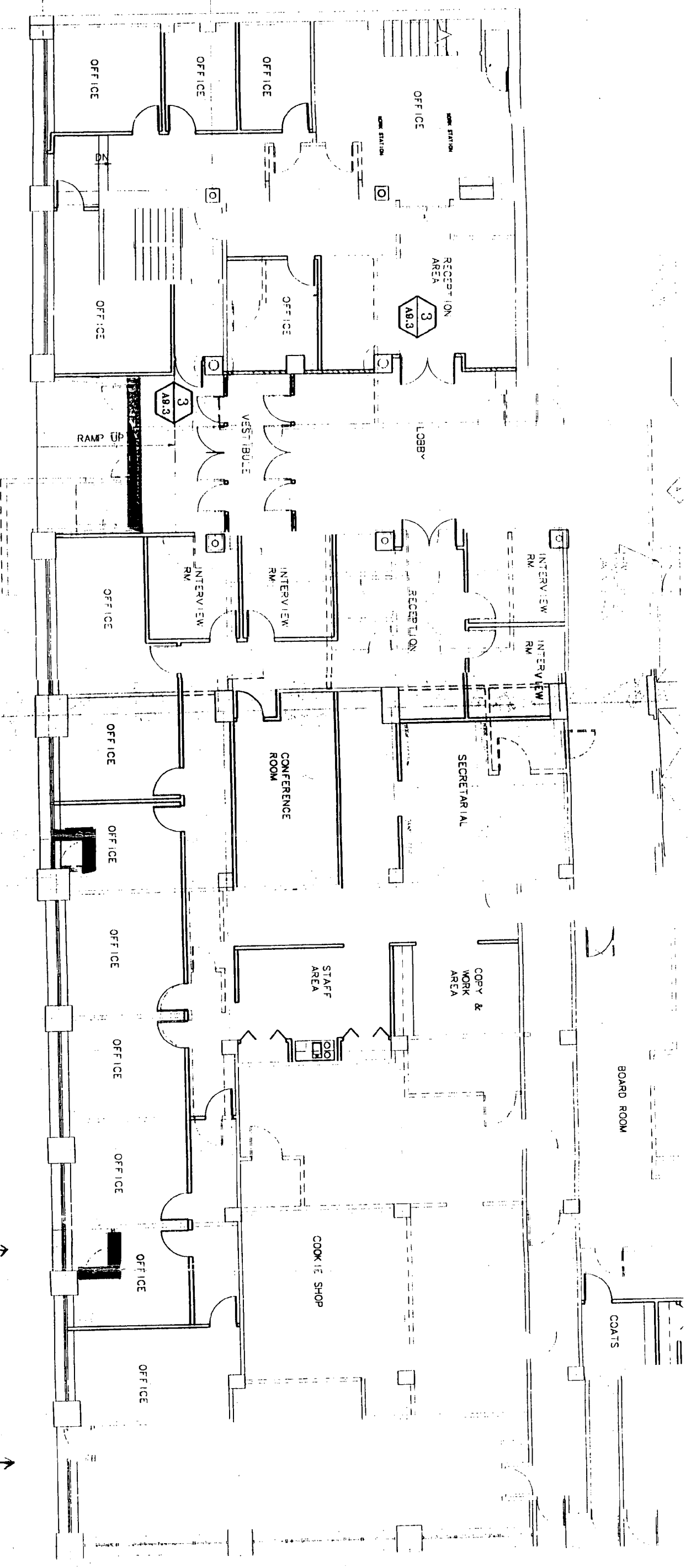
ROGER WILLIAMS UNIVERSITY

Providence, Rhode Island



ROGER WILLIAMS UNIVERSITY
Providence, Rhode Island

EXHIBIT A



NOTE: EXISTING ENTRANCE RAMP AND ENTRANCE WAY TO BE CHANGED WITH EXTERIOR DOORS AT NEW LOCATION

EXISTING DOOR TO BE REMOVED

EXISTING DOOR TO BE REMOVED

NEW ENTRANCE TO COOKIE PLACE

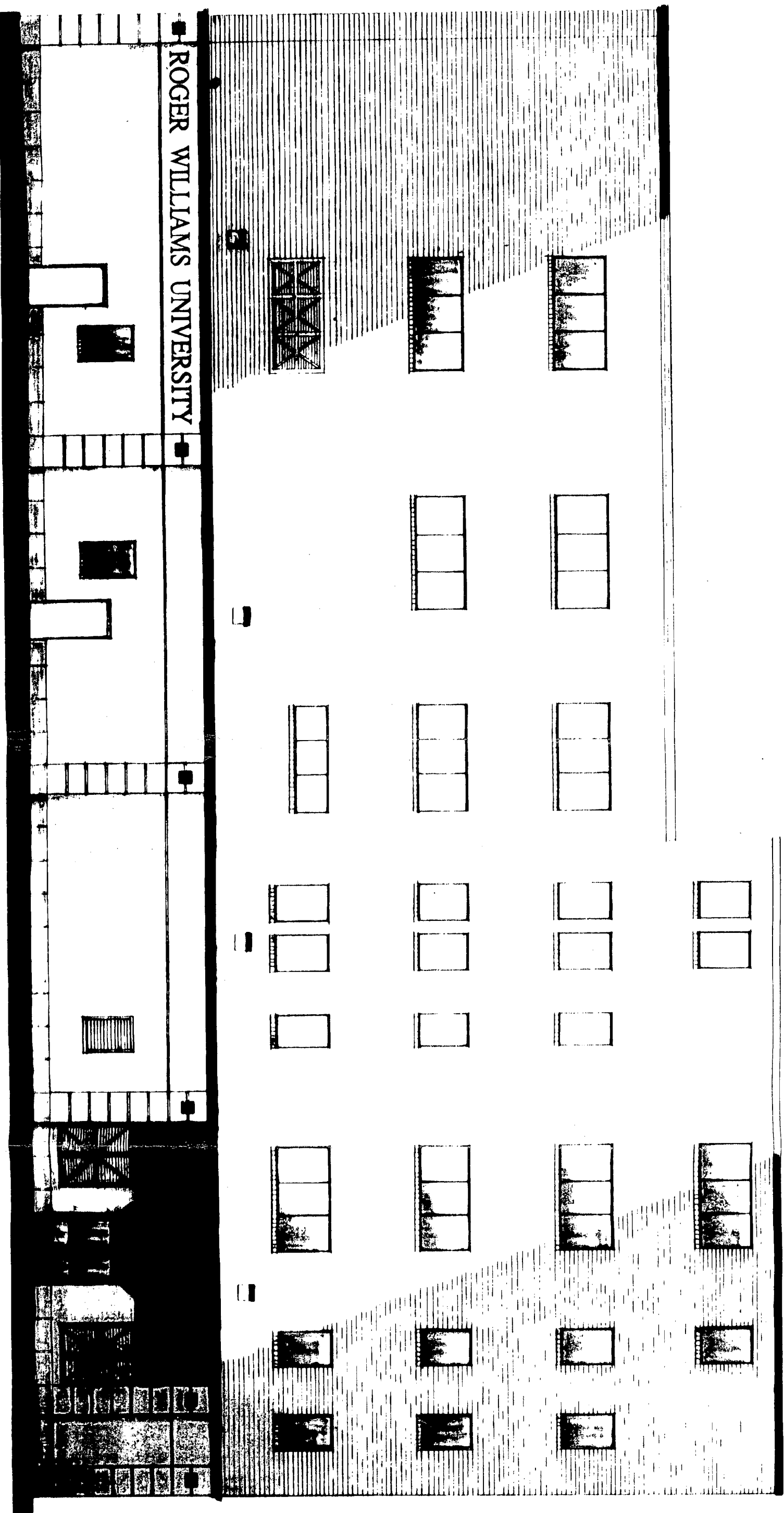


EXHIBIT C

MASTER PLAN
FOR THE
ROGER WILLIAMS UNIVERSITY
METROPOLITAN CENTER

Steve Ternien
and wife

One Old Ferry Road
Bristol, Rhode Island 02809-2921
401-254-3136 FAX 401-254-3440

ROGER WILLIAMS UNIVERSITY

Office of Facilities Management

November 2, 1994

Mr. Samuel J. Shamoon
Associate Director for Planning
Department of Planning and Development
City of Providence
400 Westminster Street
Providence, RI 02903

Dear Mr. Shamoon:

Enclosed is Roger Williams University's proposed Master Plan for the University's property located at 132 Washington Street. The building is known as the Seigal Building and occupies Lot 432 on Plat 25.

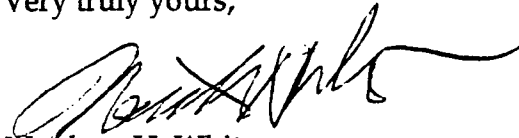
The University has read the zoning ordinance effective June 27, 1994 including Section 503 of that ordinance entitled "Institutional Floating Zone District Purpose." It is clearly understood that the above mentioned property is a part of this Institutional Floating Zone which has been established for institutions of higher education within the existing downtown zoning district. It is clearly understood that the purpose of this institutional master plan is the promote orderly growth and development of the institution while preserving the character and historic resources of the neighborhood which it is situated in, and that the University's plans are consistent with the City's comprehensive plan.

Roger Williams University owns only this building within the city which, as stated above is located in Plat 25 on Lot 432 and adjacent Lots 142, 391 and 377 which are currently used for parking. Therefore, the enclosed master plan is based on this single building. You will note in the History and Overview section as well as the Mission Statement of the University, the property's purpose and function within the city and that particular location.

Further, the plans contents have been adopted and contained the specific requirements as delineated in the Zoning Ordinance and therefore is in compliance with that respective ordinance.

After you have had an opportunity to review the Master Plan, I look forward to meeting with your staff to review same and acceptance of same.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew H. White', with a long, sweeping horizontal line extending to the right.

Matthew H. White
Director of Facilities Management

MHW/amr

cc: Metro Ctr file

MASTER PLAN

For The

ROGER WILLIAMS UNIVERSITY

METROPOLITAN CENTER

For

EDUCATION and LAW

**132 Washington Street
Providence, Rhode Island**

TABLE OF CONTENTS

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2. Existing Conditions
3. Historic Designation
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6. Changes in Land Use
7. Proposed Improvements
8. Proposed Demolition
9. Parking Plan
10. Activity that will Require Action by the Board

HISTORY AND OVERVIEW

The history of Roger Williams University is inextricably linked with adult and continuing education. Beginning with its earliest phases as the Rhode Island branch of Northeastern University's School of Commerce and Finance located at the Providence YMCA in 1919; as the Providence division of Northeastern's School of Law in 1920; as the Providence Technical Finance in 1940; and as the YMCA Institute after World War II, the institution served an adult student population, with a special focus on veterans, and offered its courses and programs in the evenings and late afternoons. Eventually, the Institute initiated a day division to accompany its evening division.

As the Institute acquired the authority to grant associate degrees in 1948, and as it severed its relationship to the YMCA and acquired a charter in 1956 as a two-year institution under the name of Roger Williams Junior College, the institution's single largest constituency continued to be adult and continuing education students. When Roger Williams College was chartered in 1967 as a four-year, degree-granting institution, and when it subsequently moved its day programs to the Bristol Campus, it established a Division of Continuing Education charged with offering adult and continuing education programs at both the Bristol and Providence locations.

Throughout its years on the Bristol campus, Roger Williams College had an interest in and commitment to adult and continuing education programs and students. With the assistance of a grant from the U.S. Office of Education (H. E. W.) Title III, the College developed and offered an associate degree in Community and Social Services, from 1969 until 1973. This program was offered to students enrolled in the College's continuing education programs, as well as to students enrolled in the College's Model Cities and Head Start programs.

From 1970 until 1973, the College offered a Community Service and Urban Studies program as a component of the Model Cities Program in Pawtucket, Rhode Island, through a grant from the U. S. Departments of Health, Education, and Welfare and Housing and Urban Development. The College maintained a satellite campus in Pawtucket; provided counselors, advisors, and staff personnel to assist adult students; and it offered a variety of courses in sociology, psychology, urban studies, political science, and community service to residents of Pawtucket and neighboring communities; low-income adult students enrolled in courses on a tuition-free basis. Also, the College offered tuition-free courses and degree programs to low-income teacher aids and staff employees of the Head Start and Follow-Through programs in Rhode Island, through funding provided by the Federal Head Start program.

Roger Williams College was one of the founding members of the Union for Experimenting Colleges and Universities, which was a consortium that sponsored the University Without Walls program at various locations across the country. The Roger Williams program was located in Providence, from 1969 until 1975, and it offered non-traditional and alternative educational programs, in a variety of majors, to students in the metropolitan Providence and Rhode Island area. Among other things, its programs included emphases on urban studies, community services, education for inmates and correctional officers at the Adult Correctional Institutions, and environmental and consumer protection. One of its components included the placement of students in a variety of internship and volunteer service positions. Its degree-granting authority was vested in the State of Ohio where the central office of UWW was located.

Roger Williams terminated its affiliation with the University Without Walls, and it consolidated its local UWW unit with its own alternative educational program through the initiation of the Open Division. The Open Division was approved and instituted in 1974 by the Faculty Senate, the Administration, and the Trustees of the College after a comprehensive study of alternative and external education programs; the study involved representation of faculty, students, alumni, administration, and trustees. By employing some of the goals and educational delivery systems that were part of the UWW and by developing its own unique program components and features, the Open Division served thousands of adult and continuing education students. It became a comprehensive external degree program, it offered many of the day programs to adult students, and it developed a number of special new programs to meet the needs of adult students within the region. For a brief period during the 1980s, it also operated a branch campus in Atlanta, Georgia, and offered three of its degree programs to students in this region.

From 1974 until 1990, the College operated both the Open Division, as a component of the Day School in Bristol, and the Division of Continuing Education, located primarily in Providence at its satellite facility. Both operations were successful, achieved high enrollment levels, granted more than 6000 degrees and certificates by the 1990s, and generated considerable revenues.

THE SCHOOL OF CONTINUING EDUCATION

The **School of Continuing Education** of Roger Williams University was formed in 1990 through a consolidation of the University's former Open Division and the Division of Continuing Education. The School was administered by a Dean and Associate Dean. In May of 1994, the name of the School of Continuing Education was changed to **University College**, as part of a general reorganization of the academic structure of the University.

UNIVERSITY COLLEGE

University College (UC) offers a wide variety of courses, certificate programs, and programs leading to associate and baccalaureate degrees. In general, the UC offers courses and programs of study to students who are unable to be served by traditional education programs. Many of the students are working adults who are attracted to the University because they can pursue their educational programs with minimal interference with their employment, family, and personal commitments, and who can enroll as either part-time or full-time students. As one of the University's primary academic units, University College consists of two components and offers a dual perspective to its students through the Evening Program and the Open Program.

THE EVENING PROGRAM

The Evening Program provides educational opportunities for students to enroll in selected degree programs through classroom course attendance at times and locations convenient for adults. Students may enroll in evening and afternoon classroom courses at two locations: on the Bristol campus and at the Providence facility. In addition, students may enroll in special course offerings including external (non-classroom), cluster, and internship courses.

Students may reduce the time required to complete a degree (1) by making use of the University's various semesters and terms, including summers, since the UC's programs are offered throughout the entire year, and (2) by obtaining advanced standing credit through their transfer credit, military training, and credit from CLEP exams. The Evening Program provides students with continuous advisement throughout the year.

THE OPEN PROGRAM

The Open Program provides opportunities for students to pursue their educational goals through enrollment in an external degree program. The program requires a minimum of campus-located instruction since students are not limited to classroom courses on campus. Students may enroll in regularly scheduled classroom courses (either day or evening), special classroom courses, external (non-classroom) courses, independent studies, internships, and cluster courses (combinations of classroom and independent study). With approval, students may also take courses offered at other colleges as part of their academic programs.

The Open Program is a time-shortened degree program because of the academic credit awarded for past job experience, relevant life experiences, personal enrichment activities, prior college attendance, military training and experience, and CLEP exams. It also offers selected programs to students who are geographically removed from the main campus and who are unable to spend long periods of time in residential study. The Open Program emphasizes the availability of off-campus, self-directed study and offers continuous advisement throughout the year. It generally establishes a working relationship between students and faculty advisors.

MISSION STATEMENT
OF
UNIVERSITY COLLEGE

UNIVERSITY COLLEGE ATTEMPTS TO:

I- **Provide external and continuing education programs** reflective of most of the existing traditional programs at the University.

II- **Offer courses and programs of study** for students unable to be served by the traditional programs.

III- **Provide both classroom course offerings** at times and locations which meet the needs of students, **and out-of-classroom offerings** such as external courses, independent studies, internships, apprenticeships, practica, etc.

IV- Develop and **offer appropriate external programs to students geographically removed** from the main campus on a selective basis.

V- **Provide standardized procedures for the evaluation of non-traditional experiences** of students and for the award of academic credit for such experiences.

VI- Offer courses and programs for **personal enrichment, career exploration, and professional development** that encourage personal advancement.

Furthermore, University College shall be organized and staffed to:

1- Offer special programs, programs previously offered by the University, individualized majors, etc., to be offered to adults, students located off-campus, students with military affiliations, among others.

2- Explore the feasibility of utilizing various external and non-traditional educational delivery systems and formats.

3- Explore, create, and develop new academic programs responsive to students needs, including certificate programs, non-degree programs, short-term and intensive learning and training programs, etc.

4- Maintain a faculty level capable of planning, designing, implementing, supervising, instructing, and evaluating external courses and programs. [Academic and instructional services will be provided by (1) the program's own Core Faculty, and (2) other members of the current faculty and/or outside personnel who may serve as adjunct faculty, resource people, etc.].

- 5- Work to maintain a facilitation and advisement process of high quality for faculty advisors.
- 6- Work with the appropriate components of the University (e.g., recruitment, admissions, public relations) in identifying and reaching new sources of student enrollees and new academic markets.
- 7- Cooperate with the testing, career counseling, and student service offices to assist students engaged in external, non-traditional, and continuing education.
- 8- Seek to make the University community sensitive to the special nature and needs of the students and programs in University College.
- 9- Offer appropriate services and resources in appropriate facilities in an attempt to make the educational process for non-traditional students equal to that which is available to traditional students at the University.
- 10- Maintain strong relationships with the alumni of University College.

The Mission of University College is consistent with the University's Statement of Mission, contained in the University's Plan for the 90s, especially:

That the University "offers academic programs with the goal of preparing students for lifelong learning, further study, community service, active citizenship, and meaningful careers,"

That the University provides "strong programs in both liberal arts and sciences and in professional studies,"

That the University "offers a variety of approaches to education to serve a diverse student body. This includes continuing education programs and nontraditional approaches,"

That the University "serves a diverse student body, consisting of both traditional college age students and older... The University's student body includes part-time students who primarily live and work in the region for whom the University provides suitable facilities and services."

That the University "supports and maximizes student learning and success by implementing appropriate programs and policies. These include....an effective program of curriculum and career advisement."

THE METRO CENTER

The University has maintained a continued presence in Providence even after its main campus was opened in Bristol in 1969. For many years, Roger Williams leased space from LaSalle Academy in Providence. A Providence facility is required in order to serve the needs of students from the metropolitan Providence area. A Providence facility is also required in order to meet the classroom and instructional space needs of the Evening Program. The Bristol campus facilities are insufficient in meeting the Evening Program's academic and space needs. The Metro Center at 132 Washington Street represents an improvement over LaSalle Academy since it can provide the University and the Evening Program educational environment designed for adult students. It will provide students with computer classrooms, a science lab, and a downtown location convenient to working adults.

Further, the School of Law will commence operation of two clinical programs in the fall of 1995 at the University's downtown location. These clinics will provide legal representation for persons meeting established federal guidelines for indigence. The purpose of such clinics is to provide law students with practical experience in the representation of clients in the same manner that medical schools provide medical students with opportunities to provide medical care to patients. The law students will be under the close supervision of an experienced attorney who is a member of the Roger Williams University School of Law faculty and is licensed to appear in court in the state of Rhode Island.

The downtown Providence site is necessary for the placement of necessary for the placement of clinics due to the large population base from which potential or prospective clients may be drawn. We believe that the large population will provide a diversity of legal cases that will be appropriate to give law students a diverse experience in the representation of clients.

2. Existing Conditions:

A. Overview:

In the spring of 1994, Roger Williams University purchased the Siegal Building (former City Hall Hardware) located at 150 - 158 Washington Street. The subject building is situated on Plat 25 Lot 432 and is of rectangular shape and contains approximately 17,504 square feet of land area. The building itself contains approximately 15,000 square feet of floor space over five floors, which includes a basement. The three remaining sites which comprise of this property are located on Snow Street and are on Plat 25 Lots 142, 377 and 391. They are located south of Washington Street on the west side of Snow and contain a total square footage of 13,208. Those lots are currently paved and support parking.

The building was constructed in 1928 and is in good serviceable condition. The building is a 2A classification which includes one way concrete pan slabs and concrete encased steel beams. The exterior facade is mainly brick with the first floor level on Washington and Snow Street being of dryvit. It appears that during the early 1970's the dryvit material was added and aluminum frame thermal pane windows were retrofitted to the building.

1. The present use of the structure is for educational purposes as specified in the previous institution mission statement. The second, third and fourth levels of the building contain classrooms for instructional purposes and the first floor contains offices for the continuing education program know as University College. There is no current use of the basement other than for storage and mechanical purposes.
2. Currently along with the existing main entrance, which upon entering places you in a lobby for access to interior offices, there are three street front retail entrances. At this time, only one of those retail entrances is utilized by a retail store known as the Cookie Place which is owned and operated by the Work Place Inc. The Cookie Place utilizes approximately 1,500 square feet of floor space. This is a non-profit rehabilitation center which operates a coffee, cookie and sandwich shop. The Cookie Place is presently open into the evening hours serving as a snack bar type cafeteria for the evening division students as well as its availability for day time use. At this time the other two retail fronts are vacant.
3. An entrance into the building from Snow Street which places you directly within a classroom type room is presently being prepared for educational purposes by the Providence Police Department.

2. Existing Conditions con't

4. A long term lease is in effect with Johnson and Wales University to utilize faculty offices located on the fourth floor and the use of classrooms on all floors during the day time hours. Please see the synopsis version of the lease.

This is a very compatible educational use of the building since the day and evening uses are both of an education nature.

5. Please see the attached Memo of Understanding which will be signed shortly with regards to the arrangement the University has with in-Town Parking. A formal agreement from Roger Williams University and In-Town Parking Inc. is in the process of being drawn up by our attorneys. When that agreement is completed and signed it will be inserted as an addendum to this master plan.

EXISTING



WASHINGTON ST. ELEVATION





EXISTING WASHINGTON ST. ENTRANCE



EXISTING REAR BUILDING ELEVATION



LEASE

METRO
CTR

LANDLORD:

ROGER WILLIAMS UNIVERSITY
a Rhode Island non-business
corporation

LANDLORD'S ADDRESS:

One Old Ferry Road
Bristol, Rhode Island 02809
Att'n: Matthew H. White

TENANT:

JOHNSON & WALES UNIVERSITY
a Rhode Island non-business
corporation

TENANT'S NOTICE ADDRESS

111 Dorrance Street
Providence, Rhode Island 02903
Att'n: Merlin A. DeConti, Jr.

LOCATION:

150 Washington Street
Providence, RI

TENANT'S SPACE

Fourth Floor: Full use of Entire
Floor, however Landlord may use the
fourth floor classrooms from 5:00
p.m. to midnight, each day

Third Floor: From the beginning of
the Tenant's classes until 5:00 p.m.
each day, exclusive of classrooms
301, 302, 303, 304 and 308 as shown
on a set of plans marked "Prelimin-
ary Exhibit to Lease Between JWU and
RWU, Exhibit Date 5/26/94".

Second Floor: From the beginning of
the Tenant's classes until 5:00 p.m.
each day, exclusive of classrooms
201, 202, 203, 204, 205, 206, 207
and 208 as shown on a set of plans
marked "Preliminary Exhibit to Lease
Between JWU and RWU, Exhibit Date
5/26/94".

PERMITTED USES:

Educational Uses and Office Use

TERM:

7 years, ending August 31, 2001

this date and year first above written.

~~ATTEST:~~
WITNESS:

ROGER WILLIAMS UNIVERSITY

David R. Salvatore

By Matthew H. White
Director of Facilities Management

~~ATTEST:~~
WITNESS:

JOHNSON & WALES UNIVERSITY

Wayne M. L.

By Jonathan T. Del Vecchio
Senior Vice President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County and State, on this 27th day of May, 1994, before me personally appeared MATTHEW H. WHITE, in his capacity of Director of Facilities Management of ROGER WILLIAMS UNIVERSITY, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed and the free act and deed of ROGER WILLIAMS UNIVERSITY.

David R. Salvatore
Notary Public
My Commission Expires
July 5, 1994

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County and State, on this 27th day of MAY, A.D., 1994, before me personally appeared Jonathan T. Del Vecchio, in his capacity as Senior Vice President of JOHNSON & WALES UNIVERSITY, to me known and known by me to be the party executing the foregoing instrument for and in the name and behalf of said corporation, and he acknowledged said instrument, by him executed, to be his free act and deed in his said capacity and the free act and deed of JOHNSON & WALES UNIVERSITY.

Wayne M. L.
Notary Public
My Commission Expires 6/20/95

ROGER WILLIAMS UNIVERSITY

Office of Facilities Management

One Old Ferry Road
Bristol, Rhode Island 02809-2921
401-254-3136 FAX 401-254-3440

November 2, 1994

Memo of Understanding

1. Whereby when Roger Williams University took ownership of the property located on Plat 25 Lots 142, 391 and 377 abutting Snow Street and Aborn Street, In-Town Parking, Incorporated of 131 Washington Street had a lease arrangement with the previous owner to operate those lots for commercial parking purposes for a sum to the property owner of \$1,500 per month.
2. Since Roger Williams University has a need for the use of portions of those lots for parking purposes during the day and utilization of all of the lots during the evening hours, Monday through Thursday and further, that Roger Williams University has the need for additional parking on lots currently leased by In-Town Parking, Inc. and operated by In-Town Parking this includes lots 364, 323 and 431 bordering Aborn and Snow Streets. Roger Williams University and In-Town Parking, Inc. agrees that In-Town Parking will operate all of the above mentioned lots without charge by Roger Williams University for the use of the lots owned by the University based on the availability of all of the above mentioned lots for parking use by the University during the evening hours, Monday through Thursday during its normal academic periods.

Matthew H. White
Director of Facilities Management

Tom Cioice
In-Town Parking, Inc.

3. Historic Designation:

The University has been in contact with the Providence Preservation Commission and at this time according to the attached, it appears as though the building has been nominated for the National Historic Register. After further discussion with the Providence Preservation Society the statement will be revised and will contain the fact that it is a contributing building in the downtown historic district and its importance

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 28

Item number 7

Page 29

Washington Street (cont.)

- 119 Hotel Dreyfus (ca. 1890; 1917): Original architect unknown; William R. Walker & Son, architects for renovation. 4-story brick-and-stone sheathing with a flat roof; rusticated brick first story; glazed terra-cotta frieze separating first and second stories; upper stories articulated by regularly spaced 3-story arches surrounding windows; decorative, glazed-terra-cotta spandrels between windows; elaborate frieze below heavy bracketed cornice. A handsome paneled bar and restaurant remains on the ground floor. The Hotel Dreyfus was a successful hotel with a popular cafe when it was completely remodeled in 1917 better to accommodate patrons in the growing theatre district. Unaltered since its 1917 remodeling, the Dreyfus is a handsome, vital part of the Washington Street streetscape.
- 125-137 Mercantile Block (1901): 4-story brick building with a flat roof; aluminum-sided, mid-20th-century storefronts and pier-and-spandrel articulation of facade on upper stories; stone-capped brick parapet above fourth story. This commercial block contributes both historically and visually to the creation of the present Washington Streetscape: as one of the earliest commercial blocks in this part of Washington Street, it established the building type used in later blocks along the street.
- 132-150 Siegal Building (ca. 1928): 4-story, brick-and-steel building with simple, modern glazed storefronts; ten bay pier-and-spandrel facade on upper stories; parapet trimmed with stone. The Siegal Building completed the commercialization of Washington Street in the central business district. Erected by Max Siegal, founder of City Hall Hardware, for many years the structure's major tenant, the Siegal Building is a typical 1920s commercial building. A larger and simpler version of the type built at 94-110 Washington Street, the Siegal Building is a good background structure compatible with its neighbors.
- 143-149 Commercial Block (ca. 1920): 3-story brick building with slightly altered 1920s storefronts; seven evenly spaced sash windows on second and third stories; brick parapet above third story. Similar to the Mercantile Block immediately adjacent, this building maintains the existing streetscape and contributes to its visual continuity.

(See Continuation Sheet #29)

4. Goals and Objectives

The School of Continuing Education's Open and Evening Programs fulfill several parallel and important parts of the University's mission and the recent consolidation of the two components into a School of Continuing Education has strengthened their support of the mission. The full integration of the two programs into one single continuing education program, along with the centralization of several of its educational services, will raise both the quality and visibility of the University's continuing education programs, will result in treating all of its part-time students equitably, and will make its offerings to a defined population more distinct and comprehensive. The result will be more competitive programs that will attract the 2000 part-time students cited in the Mission Statement. Program integration will enable the School of Continuing Education to more effectively review and expand its offerings and services and to improve the educational process for a larger number of continuing education students.

GOAL: Consolidate, integrate, and centralize program administration and the education services of the Open Program and the Evening Program.

Objectives

- a. Combine budgets; determine faculty and staff assignments and locations; clarify instructional and advisement functions; increase efforts in public relations; combine schedules; establish uniform procedures for hiring and assigning adjunct faculty, advisement, and educational services personnel.
- b. Establish uniform and centralized systems of student intake, advisement, and registration; apply uniform policies regarding transfer credit, credit by examination, credit for military training and experience, and credit documentation to all students.
- c. Unify all academic programs policies and guidelines.
- d. Provide computer terminals to faculty and staff advisors to assist with student academic assessment, advisement, and registration; provide a computer linkage between Bristol campus and Providence site.
- e. Designing and planning for the implementation of a new tuition and fee structure for the School which will treat all part-time students equitably.
- f. Develop a marketing theme, structure, program, and plan aimed at adults and potential continuing education students.

4. Goals and Objectives con't

- g. Implement a career and educational assessment program or service for adults and potential continuing education students.
- h. Appoint an Advisory Board for the Providence campus which will study how to improve facilities and services.
- i. Develop workshops to increase the awareness on campus of the special needs of adult learners.

GOAL: Strengthen and enlarge the School's various major academic programs as determined by need to assure that each reaches its maximum potential.

Objectives

- a. Add two full-time equivalent faculty and an administrative assistant to more aggressively market programs to part-time students.
- b. Focus increased advertising and community relations activities on these programs.
- c. Develop recruiting strategies and improve advisement to attract greater numbers of students.

GOAL: Increase the academic credit and non-credit offerings during the summer (in cooperation with the Conference Department) to better serve the external community, add to the University's prestige, and assist in generating income.

Objectives

- a. Place the academic credit bearing activities of the Conference Department under the School of Continuing Education and establish day/evening Summer School (two sessions).
- b. Attract health groups, government agencies and other organizations serving society.
- c. More fully use all campus areas to maximize the number of groups accommodated each session.
- d. Attract more conferences that grant academic credit; inform the professional community about what Roger Williams can offer them; better define the groups we wish to attract, especially those that relate to the University's mission.

5. Proposed Changes in Land Holdings:

At this time the University has no plans to include any additional properties or abandon or sell this property. Further, there are no plans to propose abandonments of any streets or the establishment of new streets or right of ways.

6. Changes in Land Use:

At this time the University does not propose any changes in the land use of this facility at its Providence location.

7. Proposed Improvements

At this time the University has made a major capital commitment to renovate the interior of the building, to provide an adult learning setting within the classrooms located on the upper floors of the building. Further, major renovations within the interior of the first floor has begun to provide the institution with the necessary office space for the University College continuing education program and the School of Law's Law Clinic. Improvements to the exterior are as follows:

1. The brick facade on the Washington Street and Snow Street elevation of the building has been cleaned and washed.
2. Additional lighting for the safety of our students parking in the rear of the building has been added.
3. Proposed improvements to the exterior will include:
 - a. New canvas "belly" type awnings will be installed over all the windows along Washington Street. The awnings will be approximately 6'-0" high and project from the face of the building a maximum of 3'-0". The bottom edge of the awning will align with the tops of the existing windows with a 1'-0" high flat face flap of bronze colored canvas fabric. The body of the awning will be dark blue canvas fabric, a color to match the school colors, with a 2'-0" diameter bronze Roger Williams University insignia centered on the body. The insignia will be transparent and a light source will be provided behind the awning to provide lighting down on the sidewalk and to also illuminate the insignia. The ends of the awnings will be closed in a dark blue canvas fabric with the 1'-0" high bronze colored canvas fabric face flap continuing along both sides.
 - b. Seven (7) 150 watt white metal halide wall pack light fixtures will be mounted to the building along the Washington Street elevation. The fixtures will be mounted above the corbled pilaster cap on the existing textured beige brick. The fixture will be used to provide lighting down to the sidewalk and up onto the building as decorative lighting. The fixtures will be painted to match the beige brick that they will be mounted over. Spot lighting will also be used to illuminate the four (40) flags mounted to the building face.

7. Proposed Improvements con't

- c. A new "marquee" type rectangular shaped entry awning structure will be installed over the Washington Street main entrance. The structure will be approximately 34'-0" long by 6'-0" high by 4'-0" deep. Bronze letters, 2'-0" high, spelling out Roger Williams University will be mounted over a 2'-0" high bronze fabric awning fabric band at the top of the structure. The bottom edge of the awning will align with the top of the existing windows with a 1'-0" high flat face flap of bronze colored canvas fabric. The ends of the structure will be closed with the top and bottom hands of bronze fabric awning fabric continuing along both sides. The body of the awning will be dark blue canvas fabric to match the school colors with a 3'-6" diameter bronze plaque of the school insignia centered and pinned out from the face of the structure. Lighting will be mounted behind, white metal halide, to face down to the sidewalk over the entry.
- d. An illustration of the awnings and the entry awnings is noted in exhibit A as well.
- e. The existing synthetic stucco on the first floor elevation along the Washington Street and Snow street sides of the building will be repaired and repainted in a similar earth tone color.
- f. The existing entrance way and handicap ramp will be removed. A new weather break vestibule will be provided and set further into the building enlarging the entrance to include an open area and covered entry. A new handicapped accessible ramp up to a 5'-6" deep landing will be built to make the existing first floor accessible from the existing sidewalk grade. The length of the ramp up to the landing will be equal to or less than the maximum slope requirement of 1:12 and will be in compliance with the Americans with Disabilities Act (ADA). Reference exhibit B.
- g. Moderate but important changes will be made to the retail frontage of the Siegal Building along Washington Street. Existing to date are two entrances to former retail spaces. Both entrances will be abandoned to accommodate the new plan changes to the first floor. The existing openings will be framed in from the sill of the existing windows down to grade and finished in new construction to match the adjacent wall surfaces in both texture and color. New window glazing will be installed which will be transparent and will provide visibility into the interior spaces. The existing store entrance along the east side of the building, at the corner of Washington and Snow Streets, will be maintained

7. Proposed Improvements con't

and will become the new entrance for the Cookie Place. Reference exhibit A.

- h. Major improvements are planned for the south elevation, rear first floor of the building. The existing synthetic stucco facade which wraps the Washington and Snow Street elevations will be continued and a limestone/granite base will be provided to match the one that presently exists. Existing openings which have been determined to be unnecessary will be blocked up and covered in the new facade. Important openings (ie; doors, windows, louvers, etc.) will be maintained and painted to match the body color of the existing /new facade. Corbled pilasters will be built at predetermined locations and will terminate at a formed cap which matches both in profile and height above grade to the existing. The top of the cap corresponds to the existing window sill at the second floor. The cap will continue along the entire south elevation to the end of the building. The existing wall mounted mechanical equipment will be relocated and hidden behind a new custom steel grate similar to the ones being used at the loading dock doors.
- i. One existing rear entrance will be widened to include two three-foot door openings. This has become a main entrance for building occupants who park their vehicles in the rear parking lots. Flanking the south elevation new entrance are three existing loading dock doors. The opening at the far west corner will be blocked up and finished to match the new building facade with new corbled pilasters built on both sides. The two openings to remain will be painted to match the new body color and new custom steel grate doors will be installed over the openings. The doors will be hinged to allow them to be operable and painted bronze. Locking hardware will be included to keep the doors operable from the interior only. The existing grade at the new rear entrance will be revised to provide the handicapped with an accessible entrance. Proposed above the door is an aluminum panel finished in a dark blue color with a 7'-0" diameter Roger Williams University insignia finished in bronze.
- j. The existing red brick above the new south facade will be cleaned and painted. The brick will be painted a color to match the existing textured beige brick which exists along both the Washington and Snow Street elevations. The existing painted signage areas will be removed prior to any new work performed.

7. Proposed Improvements con't

The painting of the brick and the installation of the new facade finish below the brick are both important to maintain the continuity of the existing facades along Washington and Snow Streets. The south elevation is a major elevation, both in scale and visibility and the new material finishes to this elevation are needed to tie the building together and provide a visual improvement to the site.

- k. The above noted rear facade improvements are as shown on exhibit C.
- l. 12" letters stating "Roger Williams University" will be located on the rear of the building in the approximate location of the new entry doors.

At this time Roger Williams University does not propose any demolition of any building or structure on the above mentioned plat and lots.

8. Proposed Demolition:

9. Parking Plan

Please see the attached plat and lot designation for parking purposes and the attached parking plan for the facility.

When reviewing the attached documents, please note the following:

1. A portion of Lot 432 on which the building is situated has available parking which supports 12 vehicles. These spaces are utilized for staff parking and under the zoning ordinance it states that one parking space be available for every three employees. At this time there are no more than 36 employees within the building, therefore staff parking is in compliance within the zoning board.
2. Additional lots located on Snow Street specifically #142 and 377 as well as Lot 391 located on Aborn Street are paved and are utilized for parking. Those three lots are currently leased to In-Town Parking until the University required the use of those lots during the day time hours.
3. Lots 364 and 323 bordered by Snow Street and Aborn Street and Lot 431 on Snow Street are currently leased by the University through an agreement with In-Town Parking to utilize those lots as well as the three above mentioned University owned lots for parking purposes for evening division classes Monday through Thursday.
4. According to Article 703.2 of the Zoning Ordinance "Institutional and Government Services" required one parking space per two commuting students. The evening division program currently enrolls a maximum of approximately 275 students per evening. Therefore, requiring the University to make available approximately 138 parking spaces.
5. A parking plan which utilizes the above mentioned lots can satisfy parking for 180 vehicles which can be locked and removed at will by the owner.
6. In order to enable our students to have safe, available and sufficient parking in the immediate area of the Metropolitan Center, the University has also made available on an as-needed basis additional spaces in the Majestic Parking Garage. This situation may incur on one particular night during the week when enrollment is excessively high due to the types of course offerings.

Additional Parking Information

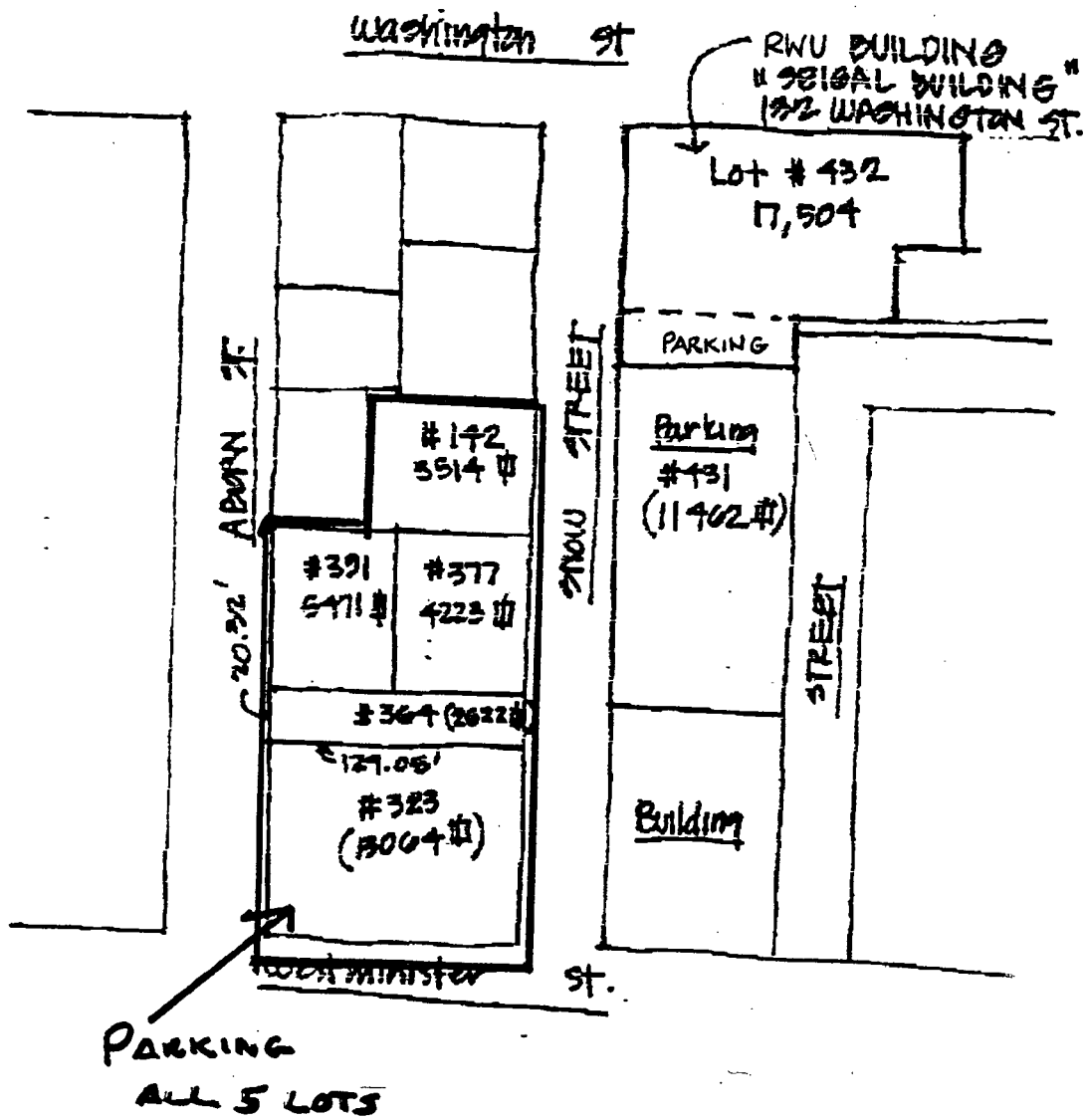
1. Roger Williams University has a verbal arrangement with Bliss Properties Incorporated, the owners of the Majestic Parking Garage located on Washington Street, to make available on an as need basis, parking spaces within that facility during the evening hours Monday through Thursday should additional parking be required for Roger Williams University students.

Such an arrangement did occur during the fall 1994 semester whereby the course offerings on Monday and Tuesday evenings created a need for approximately 70 additional spaces and since Roger Williams University wished to meet all of its students' parking needs arranged additional parking at the Majestic Parking Garage on Monday and Tuesday evenings. This parking was provided at the University's cost and parking badges were issued to the students using the facility. The above information will supply for informational purposes and was not a requirement of the zoning ordinance.

2. The lease for the use of the building during the day time hours by Johnson and Wales University does not incorporate any parking requirements since parking for students and staff of Johnson and Wales is addressed separately by Johnson and Wales utilizing existing facilities.

PLAT AND LOT DESIGNATION
FOR PARKING

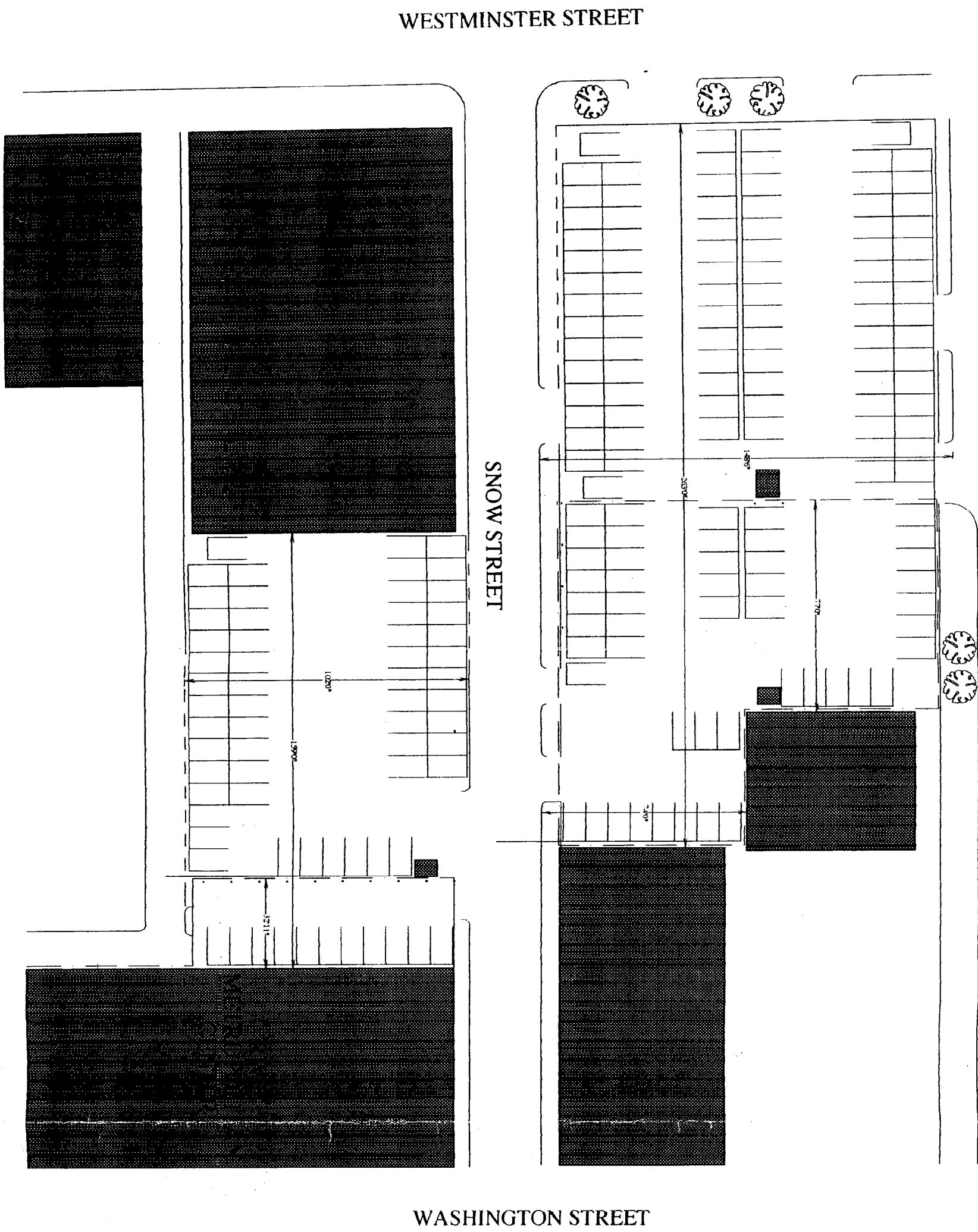
PLAT 25

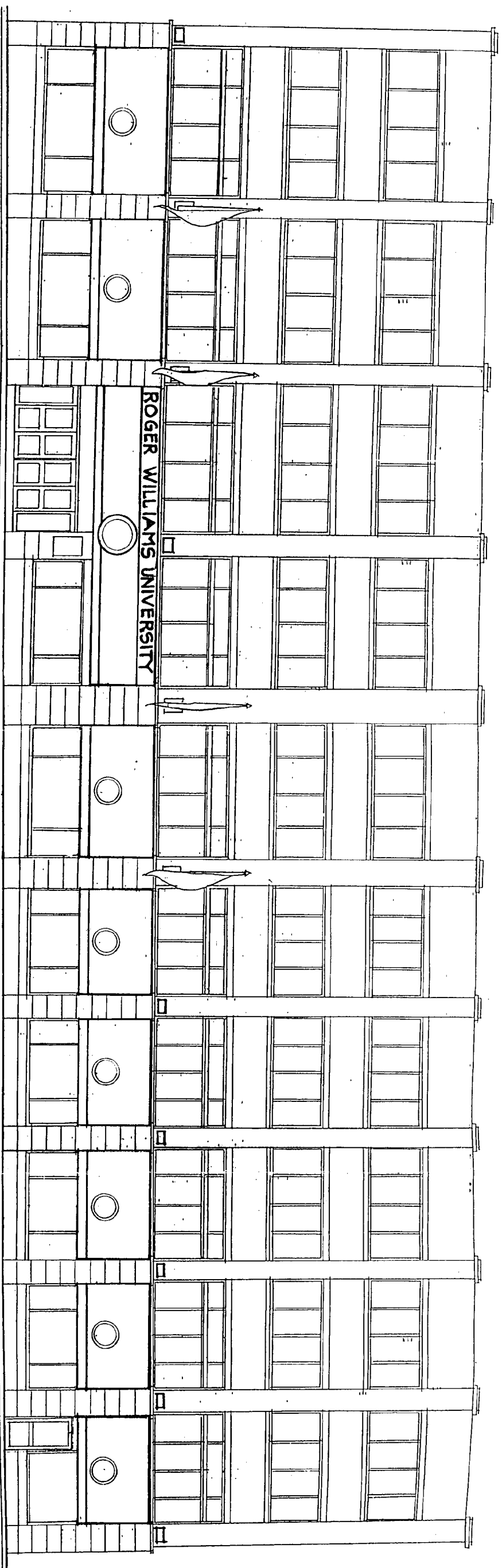


10. Activity Requiring Board Action

At this time the University does not require any Zoning Board Action for the use of this property since according to the zoning ordinance it is designated as an I-3 use within an floating institutional zone.

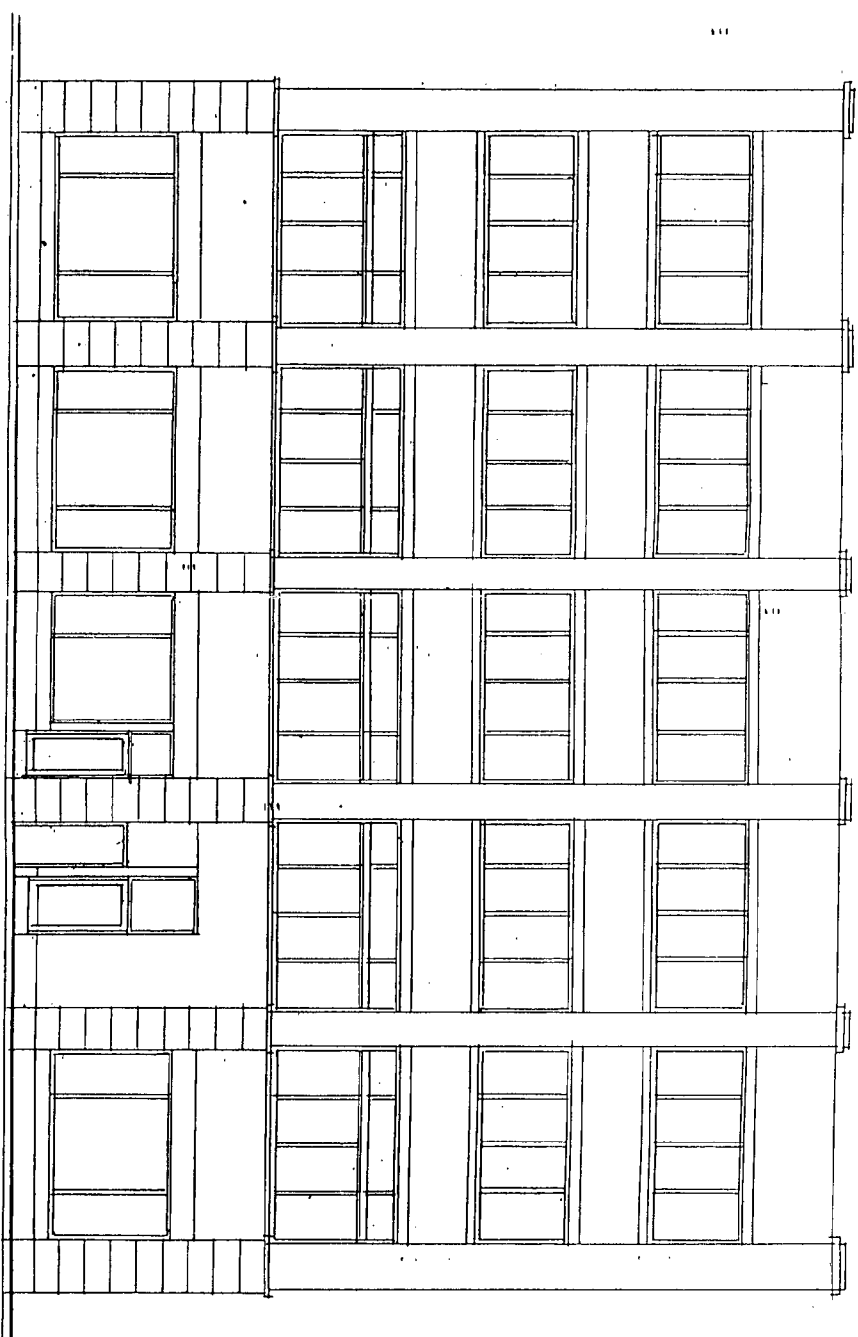
METRO CENTER PARKING PLAN





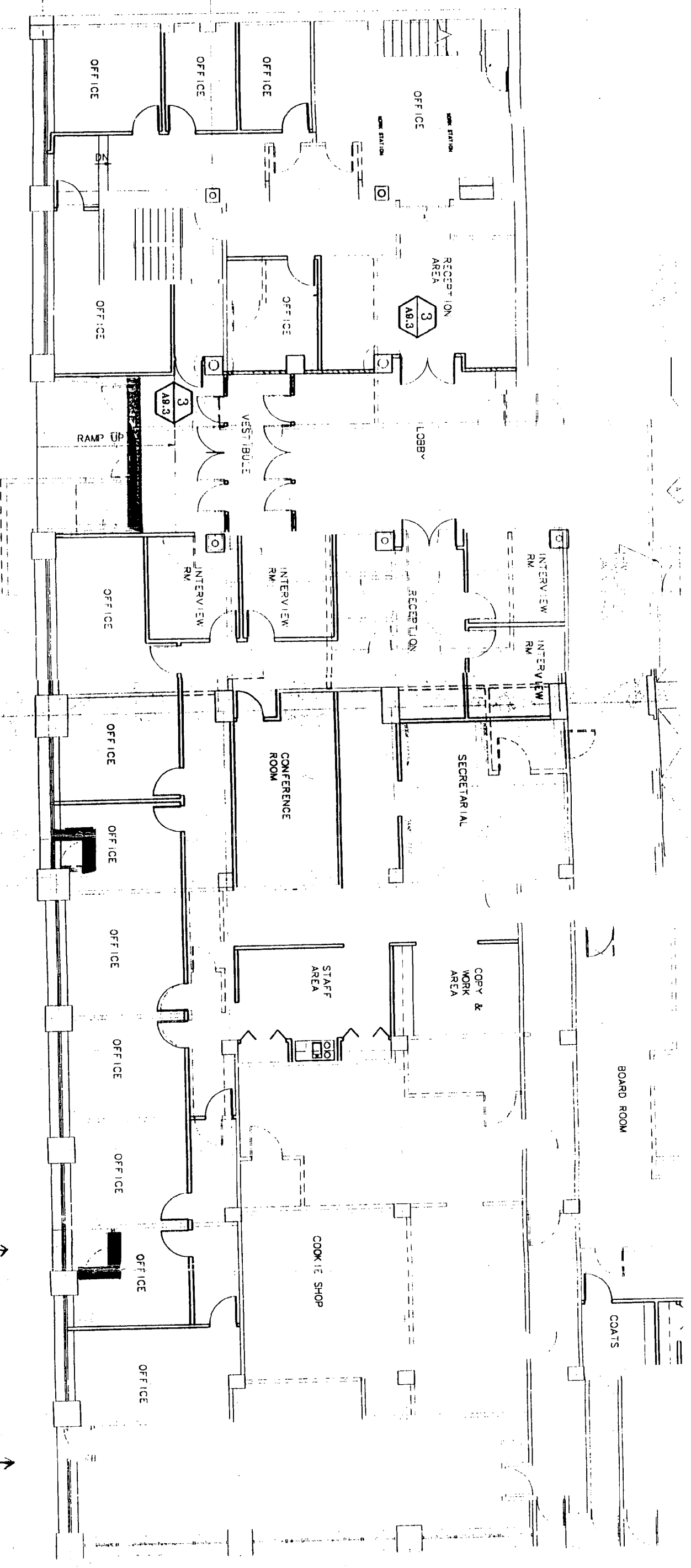
ROGER WILLIAMS UNIVERSITY

Providence, Rhode Island



ROGER WILLIAMS UNIVERSITY
Providence, Rhode Island

EXHIBIT A

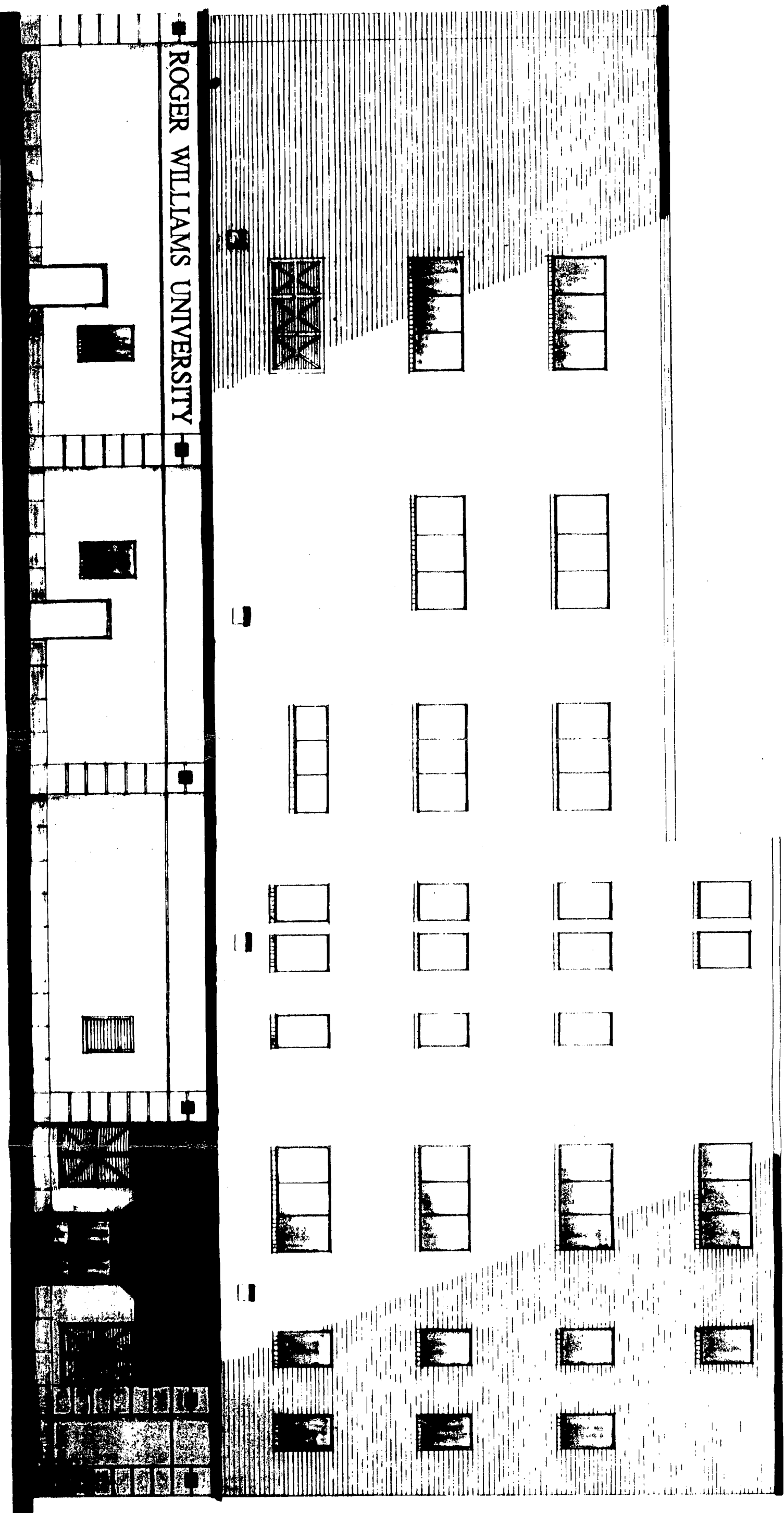


NOTE: EXISTING ENTRANCE RAMP
AND ENTRANCE WAY TO BE
CHANGED WITH EXTERIOR
DOORS AT NEW LOCATION

EXISTING DOOR
TO BE REMOVED

EXISTING DOOR
TO BE REMOVED

NEW ENTRANCE TO
COOKIE PLACE



ROGER WILLIAMS UNIVERSITY

EXHIBIT C

MASTER PLAN
FOR THE
ROGER WILLIAMS UNIVERSITY
METROPOLITAN CENTER

Steve Ternien
and wife

One Old Ferry Road
Bristol, Rhode Island 02809-2921
401-254-3136 FAX 401-254-3440

ROGER WILLIAMS UNIVERSITY

Office of Facilities Management

November 2, 1994

Mr. Samuel J. Shamoon
Associate Director for Planning
Department of Planning and Development
City of Providence
400 Westminster Street
Providence, RI 02903

Dear Mr. Shamoon:

Enclosed is Roger Williams University's proposed Master Plan for the University's property located at 132 Washington Street. The building is known as the Seigal Building and occupies Lot 432 on Plat 25.

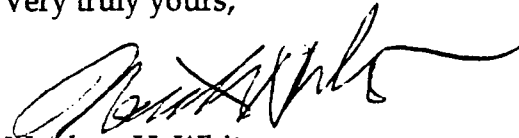
The University has read the zoning ordinance effective June 27, 1994 including Section 503 of that ordinance entitled "Institutional Floating Zone District Purpose." It is clearly understood that the above mentioned property is a part of this Institutional Floating Zone which has been established for institutions of higher education within the existing downtown zoning district. It is clearly understood that the purpose of this institutional master plan is the promote orderly growth and development of the institution while preserving the character and historic resources of the neighborhood which it is situated in, and that the University's plans are consistent with the City's comprehensive plan.

Roger Williams University owns only this building within the city which, as stated above is located in Plat 25 on Lot 432 and adjacent Lots 142, 391 and 377 which are currently used for parking. Therefore, the enclosed master plan is based on this single building. You will note in the History and Overview section as well as the Mission Statement of the University, the property's purpose and function within the city and that particular location.

Further, the plans contents have been adopted and contained the specific requirements as delineated in the Zoning Ordinance and therefore is in compliance with that respective ordinance.

After you have had an opportunity to review the Master Plan, I look forward to meeting with your staff to review same and acceptance of same.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Matthew H. White', with a long, sweeping horizontal line extending to the right.

Matthew H. White
Director of Facilities Management

MHW/amr

cc: Metro Ctr file

MASTER PLAN

For The

ROGER WILLIAMS UNIVERSITY

METROPOLITAN CENTER

For

EDUCATION and LAW

**132 Washington Street
Providence, Rhode Island**

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1. Mission Statement and Purpose
2. Existing Conditions
3. Historic Designation
4. Goals and Objectives
5. Proposed Changes in Land Holdings
6. Changes in Land Use
7. Proposed Improvements
8. Proposed Demolition
9. Parking Plan
10. Activity that will Require Action by the Board

HISTORY AND OVERVIEW

The history of Roger Williams University is inextricably linked with adult and continuing education. Beginning with its earliest phases as the Rhode Island branch of Northeastern University's School of Commerce and Finance located at the Providence YMCA in 1919; as the Providence division of Northeastern's School of Law in 1920; as the Providence Technical Finance in 1940; and as the YMCA Institute after World War II, the institution served an adult student population, with a special focus on veterans, and offered its courses and programs in the evenings and late afternoons. Eventually, the Institute initiated a day division to accompany its evening division.

As the Institute acquired the authority to grant associate degrees in 1948, and as it severed its relationship to the YMCA and acquired a charter in 1956 as a two-year institution under the name of Roger Williams Junior College, the institution's single largest constituency continued to be adult and continuing education students. When Roger Williams College was chartered in 1967 as a four-year, degree-granting institution, and when it subsequently moved its day programs to the Bristol Campus, it established a Division of Continuing Education charged with offering adult and continuing education programs at both the Bristol and Providence locations.

Throughout its years on the Bristol campus, Roger Williams College had an interest in and commitment to adult and continuing education programs and students. With the assistance of a grant from the U.S. Office of Education (H. E. W.) Title III, the College developed and offered an associate degree in Community and Social Services, from 1969 until 1973. This program was offered to students enrolled in the College's continuing education programs, as well as to students enrolled in the College's Model Cities and Head Start programs.

From 1970 until 1973, the College offered a Community Service and Urban Studies program as a component of the Model Cities Program in Pawtucket, Rhode Island, through a grant from the U. S. Departments of Health, Education, and Welfare and Housing and Urban Development. The College maintained a satellite campus in Pawtucket; provided counselors, advisors, and staff personnel to assist adult students; and it offered a variety of courses in sociology, psychology, urban studies, political science, and community service to residents of Pawtucket and neighboring communities; low-income adult students enrolled in courses on a tuition-free basis. Also, the College offered tuition-free courses and degree programs to low-income teacher aids and staff employees of the Head Start and Follow-Through programs in Rhode Island, through funding provided by the Federal Head Start program.

Roger Williams College was one of the founding members of the Union for Experimenting Colleges and Universities, which was a consortium that sponsored the University Without Walls program at various locations across the country. The Roger Williams program was located in Providence, from 1969 until 1975, and it offered non-traditional and alternative educational programs, in a variety of majors, to students in the metropolitan Providence and Rhode Island area. Among other things, its programs included emphases on urban studies, community services, education for inmates and correctional officers at the Adult Correctional Institutions, and environmental and consumer protection. One of its components included the placement of students in a variety of internship and volunteer service positions. Its degree-granting authority was vested in the State of Ohio where the central office of UWW was located.

Roger Williams terminated its affiliation with the University Without Walls, and it consolidated its local UWW unit with its own alternative educational program through the initiation of the Open Division. The Open Division was approved and instituted in 1974 by the Faculty Senate, the Administration, and the Trustees of the College after a comprehensive study of alternative and external education programs; the study involved representation of faculty, students, alumni, administration, and trustees. By employing some of the goals and educational delivery systems that were part of the UWW and by developing its own unique program components and features, the Open Division served thousands of adult and continuing education students. It became a comprehensive external degree program, it offered many of the day programs to adult students, and it developed a number of special new programs to meet the needs of adult students within the region. For a brief period during the 1980s, it also operated a branch campus in Atlanta, Georgia, and offered three of its degree programs to students in this region.

From 1974 until 1990, the College operated both the Open Division, as a component of the Day School in Bristol, and the Division of Continuing Education, located primarily in Providence at its satellite facility. Both operations were successful, achieved high enrollment levels, granted more than 6000 degrees and certificates by the 1990s, and generated considerable revenues.

THE SCHOOL OF CONTINUING EDUCATION

The **School of Continuing Education** of Roger Williams University was formed in 1990 through a consolidation of the University's former Open Division and the Division of Continuing Education. The School was administered by a Dean and Associate Dean. In May of 1994, the name of the School of Continuing Education was changed to **University College**, as part of a general reorganization of the academic structure of the University.

UNIVERSITY COLLEGE

University College (UC) offers a wide variety of courses, certificate programs, and programs leading to associate and baccalaureate degrees. In general, the UC offers courses and programs of study to students who are unable to be served by traditional education programs. Many of the students are working adults who are attracted to the University because they can pursue their educational programs with minimal interference with their employment, family, and personal commitments, and who can enroll as either part-time or full-time students. As one of the University's primary academic units, University College consists of two components and offers a dual perspective to its students through the Evening Program and the Open Program.

THE EVENING PROGRAM

The Evening Program provides educational opportunities for students to enroll in selected degree programs through classroom course attendance at times and locations convenient for adults. Students may enroll in evening and afternoon classroom courses at two locations: on the Bristol campus and at the Providence facility. In addition, students may enroll in special course offerings including external (non-classroom), cluster, and internship courses.

Students may reduce the time required to complete a degree (1) by making use of the University's various semesters and terms, including summers, since the UC's programs are offered throughout the entire year, and (2) by obtaining advanced standing credit through their transfer credit, military training, and credit from CLEP exams. The Evening Program provides students with continuous advisement throughout the year.

THE OPEN PROGRAM

The Open Program provides opportunities for students to pursue their educational goals through enrollment in an external degree program. The program requires a minimum of campus-located instruction since students are not limited to classroom courses on campus. Students may enroll in regularly scheduled classroom courses (either day or evening), special classroom courses, external (non-classroom) courses, independent studies, internships, and cluster courses (combinations of classroom and independent study). With approval, students may also take courses offered at other colleges as part of their academic programs.

The Open Program is a time-shortened degree program because of the academic credit awarded for past job experience, relevant life experiences, personal enrichment activities, prior college attendance, military training and experience, and CLEP exams. It also offers selected programs to students who are geographically removed from the main campus and who are unable to spend long periods of time in residential study. The Open Program emphasizes the availability of off-campus, self-directed study and offers continuous advisement throughout the year. It generally establishes a working relationship between students and faculty advisors.

MISSION STATEMENT
OF
UNIVERSITY COLLEGE

UNIVERSITY COLLEGE ATTEMPTS TO:

- I- **Provide external and continuing education programs** reflective of most of the existing traditional programs at the University.
- II- **Offer courses and programs of study** for students unable to be served by the traditional programs.
- III- **Provide both classroom course offerings** at times and locations which meet the needs of students, **and out-of-classroom offerings** such as external courses, independent studies, internships, apprenticeships, practica, etc.
- IV- Develop and **offer appropriate external programs to students geographically removed** from the main campus on a selective basis.
- V- **Provide standardized procedures for the evaluation of non-traditional experiences** of students and for the award of academic credit for such experiences.
- VI- Offer courses and programs for **personal enrichment, career exploration, and professional development** that encourage personal advancement.

Furthermore, University College shall be organized and staffed to:

- 1- Offer special programs, programs previously offered by the University, individualized majors, etc., to be offered to adults, students located off-campus, students with military affiliations, among others.
- 2- Explore the feasibility of utilizing various external and non-traditional educational delivery systems and formats.
- 3- Explore, create, and develop new academic programs responsive to students needs, including certificate programs, non-degree programs, short-term and intensive learning and training programs, etc.
- 4- Maintain a faculty level capable of planning, designing, implementing, supervising, instructing, and evaluating external courses and programs. [Academic and instructional services will be provided by (1) the program's own Core Faculty, and (2) other members of the current faculty and/or outside personnel who may serve as adjunct faculty, resource people, etc.].

- 5- Work to maintain a facilitation and advisement process of high quality for faculty advisors.
- 6- Work with the appropriate components of the University (e.g., recruitment, admissions, public relations) in identifying and reaching new sources of student enrollees and new academic markets.
- 7- Cooperate with the testing, career counseling, and student service offices to assist students engaged in external, non-traditional, and continuing education.
- 8- Seek to make the University community sensitive to the special nature and needs of the students and programs in University College.
- 9- Offer appropriate services and resources in appropriate facilities in an attempt to make the educational process for non-traditional students equal to that which is available to traditional students at the University.
- 10- Maintain strong relationships with the alumni of University College.

The Mission of University College is consistent with the University's Statement of Mission, contained in the University's Plan for the 90s, especially:

That the University "offers academic programs with the goal of preparing students for lifelong learning, further study, community service, active citizenship, and meaningful careers,"

That the University provides "strong programs in both liberal arts and sciences and in professional studies,"

That the University "offers a variety of approaches to education to serve a diverse student body. This includes continuing education programs and nontraditional approaches,"

That the University "serves a diverse student body, consisting of both traditional college age students and older... The University's student body includes part-time students who primarily live and work in the region for whom the University provides suitable facilities and services."

That the University "supports and maximizes student learning and success by implementing appropriate programs and policies. These include....an effective program of curriculum and career advisement."

THE METRO CENTER

The University has maintained a continued presence in Providence even after its main campus was opened in Bristol in 1969. For many years, Roger Williams leased space from LaSalle Academy in Providence. A Providence facility is required in order to serve the needs of students from the metropolitan Providence area. A Providence facility is also required in order to meet the classroom and instructional space needs of the Evening Program. The Bristol campus facilities are insufficient in meeting the Evening Program's academic and space needs. The Metro Center at 132 Washington Street represents an improvement over LaSalle Academy since it can provide the University and the Evening Program educational environment designed for adult students. It will provide students with computer classrooms, a science lab, and a downtown location convenient to working adults.

Further, the School of Law will commence operation of two clinical programs in the fall of 1995 at the University's downtown location. These clinics will provide legal representation for persons meeting established federal guidelines for indigence. The purpose of such clinics is to provide law students with practical experience in the representation of clients in the same manner that medical schools provide medical students with opportunities to provide medical care to patients. The law students will be under the close supervision of an experienced attorney who is a member of the Roger Williams University School of Law faculty and is licensed to appear in court in the state of Rhode Island.

The downtown Providence site is necessary for the placement of necessary for the placement of clinics due to the large population base from which potential or prospective clients may be drawn. We believe that the large population will provide a diversity of legal cases that will be appropriate to give law students a diverse experience in the representation of clients.

2. Existing Conditions:

A. Overview:

In the spring of 1994, Roger Williams University purchased the Siegal Building (former City Hall Hardware) located at 150 - 158 Washington Street. The subject building is situated on Plat 25 Lot 432 and is of rectangular shape and contains approximately 17,504 square feet of land area. The building itself contains approximately 15,000 square feet of floor space over five floors, which includes a basement. The three remaining sites which comprise of this property are located on Snow Street and are on Plat 25 Lots 142, 377 and 391. They are located south of Washington Street on the west side of Snow and contain a total square footage of 13,208. Those lots are currently paved and support parking.

The building was constructed in 1928 and is in good serviceable condition. The building is a 2A classification which includes one way concrete pan slabs and concrete encased steel beams. The exterior facade is mainly brick with the first floor level on Washington and Snow Street being of dryvit. It appears that during the early 1970's the dryvit material was added and aluminum frame thermal pane windows were retrofitted to the building.

1. The present use of the structure is for educational purposes as specified in the previous institution mission statement. The second, third and fourth levels of the building contain classrooms for instructional purposes and the first floor contains offices for the continuing education program know as University College. There is no current use of the basement other than for storage and mechanical purposes.
2. Currently along with the existing main entrance, which upon entering places you in a lobby for access to interior offices, there are three street front retail entrances. At this time, only one of those retail entrances is utilized by a retail store known as the Cookie Place which is owned and operated by the Work Place Inc. The Cookie Place utilizes approximately 1,500 square feet of floor space. This is a non-profit rehabilitation center which operates a coffee, cookie and sandwich shop. The Cookie Place is presently open into the evening hours serving as a snack bar type cafeteria for the evening division students as well as its availability for day time use. At this time the other two retail fronts are vacant.
3. An entrance into the building from Snow Street which places you directly within a classroom type room is presently being prepared for educational purposes by the Providence Police Department.

2. Existing Conditions con't

4. A long term lease is in effect with Johnson and Wales University to utilize faculty offices located on the fourth floor and the use of classrooms on all floors during the day time hours. Please see the synopsis version of the lease.

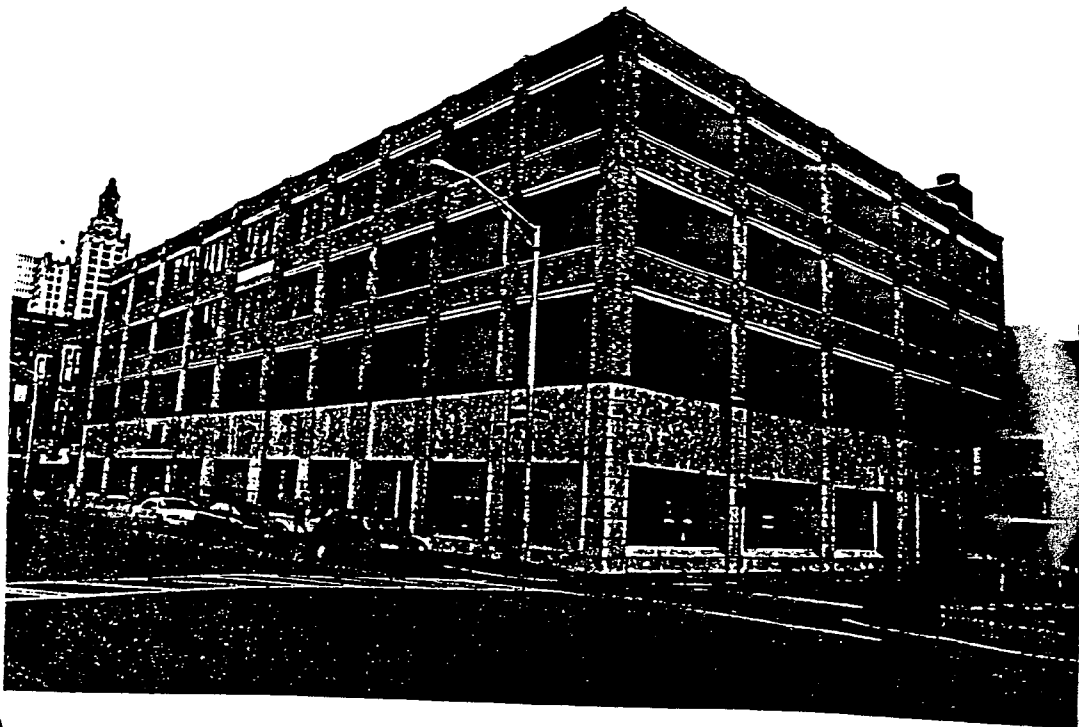
This is a very compatible educational use of the building since the day and evening uses are both of an education nature.

5. Please see the attached Memo of Understanding which will be signed shortly with regards to the arrangement the University has with in-Town Parking. A formal agreement from Roger Williams University and In-Town Parking Inc. is in the process of being drawn up by our attorneys. When that agreement is completed and signed it will be inserted as an addendum to this master plan.

EXISTING



WASHINGTON ST. ELEVATION





EXISTING WASHINGTON ST. ENTRANCE



EXISTING REAR BUILDING ELEVATION



LEASE

METRO
CTR

LANDLORD:

ROGER WILLIAMS UNIVERSITY
a Rhode Island non-business
corporation

LANDLORD'S ADDRESS:

One Old Ferry Road
Bristol, Rhode Island 02809
Att'n: Matthew H. White

TENANT:

JOHNSON & WALES UNIVERSITY
a Rhode Island non-business
corporation

TENANT'S NOTICE ADDRESS

111 Dorrance Street
Providence, Rhode Island 02903
Att'n: Merlin A. DeConti, Jr.

LOCATION:

150 Washington Street
Providence, RI

TENANT'S SPACE

Fourth Floor: Full use of Entire
Floor, however Landlord may use the
fourth floor classrooms from 5:00
p.m. to midnight, each day

Third Floor: From the beginning of
the Tenant's classes until 5:00 p.m.
each day, exclusive of classrooms
301, 302, 303, 304 and 308 as shown
on a set of plans marked "Prelimin-
ary Exhibit to Lease Between JWU and
RWU, Exhibit Date 5/26/94".

Second Floor: From the beginning of
the Tenant's classes until 5:00 p.m.
each day, exclusive of classrooms
201, 202, 203, 204, 205, 206, 207
and 208 as shown on a set of plans
marked "Preliminary Exhibit to Lease
Between JWU and RWU, Exhibit Date
5/26/94".

PERMITTED USES:

Educational Uses and Office Use

TERM:

7 years, ending August 31, 2001

this date and year first above written.

~~ATTEST:~~
WITNESS:

ROGER WILLIAMS UNIVERSITY

David R. Salvatore

By Matthew H. White
Director of Facilities Management

~~ATTEST:~~
WITNESS:

JOHNSON & WALES UNIVERSITY

Wayne M. L.

By Jonathan T. Del Vecchio
Senior Vice President

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County and State, on this 27th day of May, 1994, before me personally appeared MATTHEW H. WHITE, in his capacity of Director of Facilities Management of ROGER WILLIAMS UNIVERSITY, to me known and known by me to be the party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed and the free act and deed of ROGER WILLIAMS UNIVERSITY.

David R. Salvatore
Notary Public
My Commission Expires
July 5, 1994

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence, in said County and State, on this 27th day of May, A.D., 1994, before me personally appeared Jonathan T. Del Vecchio, in his capacity as Senior Vice President of JOHNSON & WALES UNIVERSITY, to me known and known by me to be the party executing the foregoing instrument for and in the name and behalf of said corporation, and he acknowledged said instrument, by him executed, to be his free act and deed in his said capacity and the free act and deed of JOHNSON & WALES UNIVERSITY.

Wayne M. L.
Notary Public
My Commission Expires 6/20/95

ROGER WILLIAMS UNIVERSITY

Office of Facilities Management

One Old Ferry Road
Bristol, Rhode Island 02809-2921
401-254-3136 FAX 401-254-3440

November 2, 1994

Memo of Understanding

1. Whereby when Roger Williams University took ownership of the property located on Plat 25 Lots 142, 391 and 377 abutting Snow Street and Aborn Street, In-Town Parking, Incorporated of 131 Washington Street had a lease arrangement with the previous owner to operate those lots for commercial parking purposes for a sum to the property owner of \$1,500 per month.
2. Since Roger Williams University has a need for the use of portions of those lots for parking purposes during the day and utilization of all of the lots during the evening hours, Monday through Thursday and further, that Roger Williams University has the need for additional parking on lots currently leased by In-Town Parking, Inc. and operated by In-Town Parking this includes lots 364, 323 and 431 bordering Aborn and Snow Streets. Roger Williams University and In-Town Parking, Inc. agrees that In-Town Parking will operate all of the above mentioned lots without charge by Roger Williams University for the use of the lots owned by the University based on the availability of all of the above mentioned lots for parking use by the University during the evening hours, Monday through Thursday during its normal academic periods.

Matthew H. White
Director of Facilities Management

Tom Cioice
In-Town Parking, Inc.

3. Historic Designation:

The University has been in contact with the Providence Preservation Commission and at this time according to the attached, it appears as though the building has been nominated for the National Historic Register. After further discussion with the Providence Preservation Society the statement will be revised and will contain the fact that it is a contributing building in the downtown historic district and its importance

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 28

Item number 7

Page 29

Washington Street (cont.)

- 119 Hotel Dreyfus (ca. 1890; 1917): Original architect unknown; William R. Walker & Son, architects for renovation. 4-story brick-and-stone sheathing with a flat roof; rusticated brick first story; glazed terra-cotta frieze separating first and second stories; upper stories articulated by regularly spaced 3-story arches surrounding windows; decorative, glazed-terra-cotta spandrels between windows; elaborate frieze below heavy bracketed cornice. A handsome paneled bar and restaurant remains on the ground floor. The Hotel Dreyfus was a successful hotel with a popular cafe when it was completely remodeled in 1917 better to accommodate patrons in the growing theatre district. Unaltered since its 1917 remodeling, the Dreyfus is a handsome, vital part of the Washington Street streetscape.
- 125-137 Mercantile Block (1901): 4-story brick building with a flat roof; aluminum-sided, mid-20th-century storefronts and pier-and-spandrel articulation of facade on upper stories; stone-capped brick parapet above fourth story. This commercial block contributes both historically and visually to the creation of the present Washington Streetscape: as one of the earliest commercial blocks in this part of Washington Street, it established the building type used in later blocks along the street.
- 132-150 Siegal Building (ca. 1928): 4-story, brick-and-steel building with simple, modern glazed storefronts; ten bay pier-and-spandrel facade on upper stories; parapet trimmed with stone. The Siegal Building completed the commercialization of Washington Street in the central business district. Erected by Max Siegal, founder of City Hall Hardware, for many years the structure's major tenant, the Siegal Building is a typical 1920s commercial building. A larger and simpler version of the type built at 94-110 Washington Street, the Siegal Building is a good background structure compatible with its neighbors.
- 143-149 Commercial Block (ca. 1920): 3-story brick building with slightly altered 1920s storefronts; seven evenly spaced sash windows on second and third stories; brick parapet above third story. Similar to the Mercantile Block immediately adjacent, this building maintains the existing streetscape and contributes to its visual continuity.

(See Continuation Sheet #29)

4. Goals and Objectives

The School of Continuing Education's Open and Evening Programs fulfill several parallel and important parts of the University's mission and the recent consolidation of the two components into a School of Continuing Education has strengthened their support of the mission. The full integration of the two programs into one single continuing education program, along with the centralization of several of its educational services, will raise both the quality and visibility of the University's continuing education programs, will result in treating all of its part-time students equitably, and will make its offerings to a defined population more distinct and comprehensive. The result will be more competitive programs that will attract the 2000 part-time students cited in the Mission Statement. Program integration will enable the School of Continuing Education to more effectively review and expand its offerings and services and to improve the educational process for a larger number of continuing education students.

GOAL: Consolidate, integrate, and centralize program administration and the education services of the Open Program and the Evening Program.

Objectives

- a. Combine budgets; determine faculty and staff assignments and locations; clarify instructional and advisement functions; increase efforts in public relations; combine schedules; establish uniform procedures for hiring and assigning adjunct faculty, advisement, and educational services personnel.
- b. Establish uniform and centralized systems of student intake, advisement, and registration; apply uniform policies regarding transfer credit, credit by examination, credit for military training and experience, and credit documentation to all students.
- c. Unify all academic programs policies and guidelines.
- d. Provide computer terminals to faculty and staff advisors to assist with student academic assessment, advisement, and registration; provide a computer linkage between Bristol campus and Providence site.
- e. Designing and planning for the implementation of a new tuition and fee structure for the School which will treat all part-time students equitably.
- f. Develop a marketing theme, structure, program, and plan aimed at adults and potential continuing education students.

4. Goals and Objectives con't

- g. Implement a career and educational assessment program or service for adults and potential continuing education students.
- h. Appoint an Advisory Board for the Providence campus which will study how to improve facilities and services.
- i. Develop workshops to increase the awareness on campus of the special needs of adult learners.

GOAL: Strengthen and enlarge the School's various major academic programs as determined by need to assure that each reaches its maximum potential.

Objectives

- a. Add two full-time equivalent faculty and an administrative assistant to more aggressively market programs to part-time students.
- b. Focus increased advertising and community relations activities on these programs.
- c. Develop recruiting strategies and improve advisement to attract greater numbers of students.

GOAL: Increase the academic credit and non-credit offerings during the summer (in cooperation with the Conference Department) to better serve the external community, add to the University's prestige, and assist in generating income.

Objectives

- a. Place the academic credit bearing activities of the Conference Department under the School of Continuing Education and establish day/evening Summer School (two sessions).
- b. Attract health groups, government agencies and other organizations serving society.
- c. More fully use all campus areas to maximize the number of groups accommodated each session.
- d. Attract more conferences that grant academic credit; inform the professional community about what Roger Williams can offer them; better define the groups we wish to attract, especially those that relate to the University's mission.

5. Proposed Changes in Land Holdings:

At this time the University has no plans to include any additional properties or abandon or sell this property. Further, there are no plans to propose abandonments of any streets or the establishment of new streets or right of ways.

6. Changes in Land Use:

At this time the University does not propose any changes in the land use of this facility at its Providence location.

7. Proposed Improvements

At this time the University has made a major capital commitment to renovate the interior of the building, to provide an adult learning setting within the classrooms located on the upper floors of the building. Further, major renovations within the interior of the first floor has begun to provide the institution with the necessary office space for the University College continuing education program and the School of Law's Law Clinic. Improvements to the exterior are as follows:

1. The brick facade on the Washington Street and Snow Street elevation of the building has been cleaned and washed.
2. Additional lighting for the safety of our students parking in the rear of the building has been added.
3. Proposed improvements to the exterior will include:
 - a. New canvas "belly" type awnings will be installed over all the windows along Washington Street. The awnings will be approximately 6'-0" high and project from the face of the building a maximum of 3'-0". The bottom edge of the awning will align with the tops of the existing windows with a 1'-0" high flat face flap of bronze colored canvas fabric. The body of the awning will be dark blue canvas fabric, a color to match the school colors, with a 2'-0" diameter bronze Roger Williams University insignia centered on the body. The insignia will be transparent and a light source will be provided behind the awning to provide lighting down on the sidewalk and to also illuminate the insignia. The ends of the awnings will be closed in a dark blue canvas fabric with the 1'-0" high bronze colored canvas fabric face flap continuing along both sides.
 - b. Seven (7) 150 watt white metal halide wall pack light fixtures will be mounted to the building along the Washington Street elevation. The fixtures will be mounted above the corbled pilaster cap on the existing textured beige brick. The fixture will be used to provide lighting down to the sidewalk and up onto the building as decorative lighting. The fixtures will be painted to match the beige brick that they will be mounted over. Spot lighting will also be used to illuminate the four (40) flags mounted to the building face.

7. Proposed Improvements con't

- c. A new "marquee" type rectangular shaped entry awning structure will be installed over the Washington Street main entrance. The structure will be approximately 34'-0" long by 6'-0" high by 4'-0" deep. Bronze letters, 2'-0" high, spelling out Roger Williams University will be mounted over a 2'-0" high bronze fabric awning fabric band at the top of the structure. The bottom edge of the awning will align with the top of the existing windows with a 1'-0" high flat face flap of bronze colored canvas fabric. The ends of the structure will be closed with the top and bottom hands of bronze fabric awning fabric continuing along both sides. The body of the awning will be dark blue canvas fabric to match the school colors with a 3'-6" diameter bronze plaque of the school insignia centered and pinned out from the face of the structure. Lighting will be mounted behind, white metal halide, to face down to the sidewalk over the entry.
- d. An illustration of the awnings and the entry awnings is noted in exhibit A as well.
- e. The existing synthetic stucco on the first floor elevation along the Washington Street and Snow street sides of the building will be repaired and repainted in a similar earth tone color.
- f. The existing entrance way and handicap ramp will be removed. A new weather break vestibule will be provided and set further into the building enlarging the entrance to include an open area and covered entry. A new handicapped accessible ramp up to a 5'-6" deep landing will be built to make the existing first floor accessible from the existing sidewalk grade. The length of the ramp up to the landing will be equal to or less than the maximum slope requirement of 1:12 and will be in compliance with the Americans with Disabilities Act (ADA). Reference exhibit B.
- g. Moderate but important changes will be made to the retail frontage of the Siegal Building along Washington Street. Existing to date are two entrances to former retail spaces. Both entrances will be abandoned to accommodate the new plan changes to the first floor. The existing openings will be framed in from the sill of the existing windows down to grade and finished in new construction to match the adjacent wall surfaces in both texture and color. New window glazing will be installed which will be transparent and will provide visibility into the interior spaces. The existing store entrance along the east side of the building, at the corner of Washington and Snow Streets, will be maintained

7. Proposed Improvements con't

and will become the new entrance for the Cookie Place. Reference exhibit A.

- h. Major improvements are planned for the south elevation, rear first floor of the building. The existing synthetic stucco facade which wraps the Washington and Snow Street elevations will be continued and a limestone/granite base will be provided to match the one that presently exists. Existing openings which have been determined to be unnecessary will be blocked up and covered in the new facade. Important openings (ie; doors, windows, louvers, etc.) will be maintained and painted to match the body color of the existing /new facade. Corbled pilasters will be built at predetermined locations and will terminate at a formed cap which matches both in profile and height above grade to the existing. The top of the cap corresponds to the existing window sill at the second floor. The cap will continue along the entire south elevation to the end of the building. The existing wall mounted mechanical equipment will be relocated and hidden behind a new custom steel grate similar to the ones being used at the loading dock doors.
- i. One existing rear entrance will be widened to include two three-foot door openings. This has become a main entrance for building occupants who park their vehicles in the rear parking lots. Flanking the south elevation new entrance are three existing loading dock doors. The opening at the far west corner will be blocked up and finished to match the new building facade with new corbled pilasters built on both sides. The two openings to remain will be painted to match the new body color and new custom steel grate doors will be installed over the openings. The doors will be hinged to allow them to be operable and painted bronze. Locking hardware will be included to keep the doors operable from the interior only. The existing grade at the new rear entrance will be revised to provide the handicapped with an accessible entrance. Proposed above the door is an aluminum panel finished in a dark blue color with a 7'-0" diameter Roger Williams University insignia finished in bronze.
- j. The existing red brick above the new south facade will be cleaned and painted. The brick will be painted a color to match the existing textured beige brick which exists along both the Washington and Snow Street elevations. The existing painted signage areas will be removed prior to any new work performed.

7. Proposed Improvements con't

The painting of the brick and the installation of the new facade finish below the brick are both important to maintain the continuity of the existing facades along Washington and Snow Streets. The south elevation is a major elevation, both in scale and visibility and the new material finishes to this elevation are needed to tie the building together and provide a visual improvement to the site.

- k. The above noted rear facade improvements are as shown on exhibit C.
- l. 12" letters stating "Roger Williams University" will be located on the rear of the building in the approximate location of the new entry doors.

At this time Roger Williams University does not propose any demolition of any building or structure on the above mentioned plat and lots.

8. Proposed Demolition:

9. Parking Plan

Please see the attached plat and lot designation for parking purposes and the attached parking plan for the facility.

When reviewing the attached documents, please note the following:

1. A portion of Lot 432 on which the building is situated has available parking which supports 12 vehicles. These spaces are utilized for staff parking and under the zoning ordinance it states that one parking space be available for every three employees. At this time there are no more than 36 employees within the building, therefore staff parking is in compliance within the zoning board.
2. Additional lots located on Snow Street specifically #142 and 377 as well as Lot 391 located on Aborn Street are paved and are utilized for parking. Those three lots are currently leased to In-Town Parking until the University required the use of those lots during the day time hours.
3. Lots 364 and 323 bordered by Snow Street and Aborn Street and Lot 431 on Snow Street are currently leased by the University through an agreement with In-Town Parking to utilize those lots as well as the three above mentioned University owned lots for parking purposes for evening division classes Monday through Thursday.
4. According to Article 703.2 of the Zoning Ordinance "Institutional and Government Services" required one parking space per two commuting students. The evening division program currently enrolls a maximum of approximately 275 students per evening. Therefore, requiring the University to make available approximately 138 parking spaces.
5. A parking plan which utilizes the above mentioned lots can satisfy parking for 180 vehicles which can be locked and removed at will by the owner.
6. In order to enable our students to have safe, available and sufficient parking in the immediate area of the Metropolitan Center, the University has also made available on an as-needed basis additional spaces in the Majestic Parking Garage. This situation may incur on one particular night during the week when enrollment is excessively high due to the types of course offerings.

Additional Parking Information

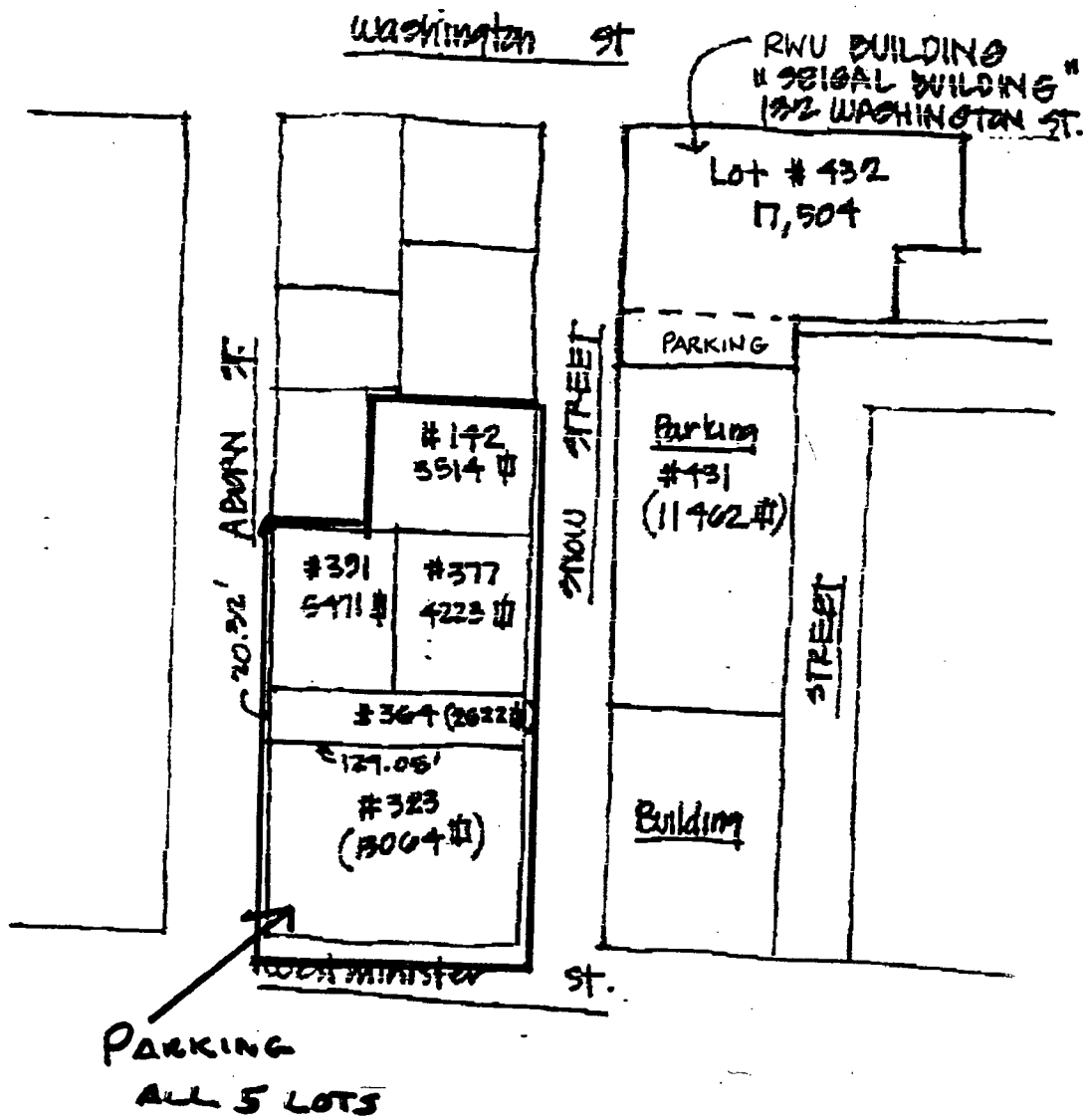
1. Roger Williams University has a verbal arrangement with Bliss Properties Incorporated, the owners of the Majestic Parking Garage located on Washington Street, to make available on an as need basis, parking spaces within that facility during the evening hours Monday through Thursday should additional parking be required for Roger Williams University students.

Such an arrangement did occur during the fall 1994 semester whereby the course offerings on Monday and Tuesday evenings created a need for approximately 70 additional spaces and since Roger Williams University wished to meet all of its students' parking needs arranged additional parking at the Majestic Parking Garage on Monday and Tuesday evenings. This parking was provided at the University's cost and parking badges were issued to the students using the facility. The above information will supply for informational purposes and was not a requirement of the zoning ordinance.

2. The lease for the use of the building during the day time hours by Johnson and Wales University does not incorporate any parking requirements since parking for students and staff of Johnson and Wales is addressed separately by Johnson and Wales utilizing existing facilities.

PLAT AND LOT DESIGNATION
FOR PARKING

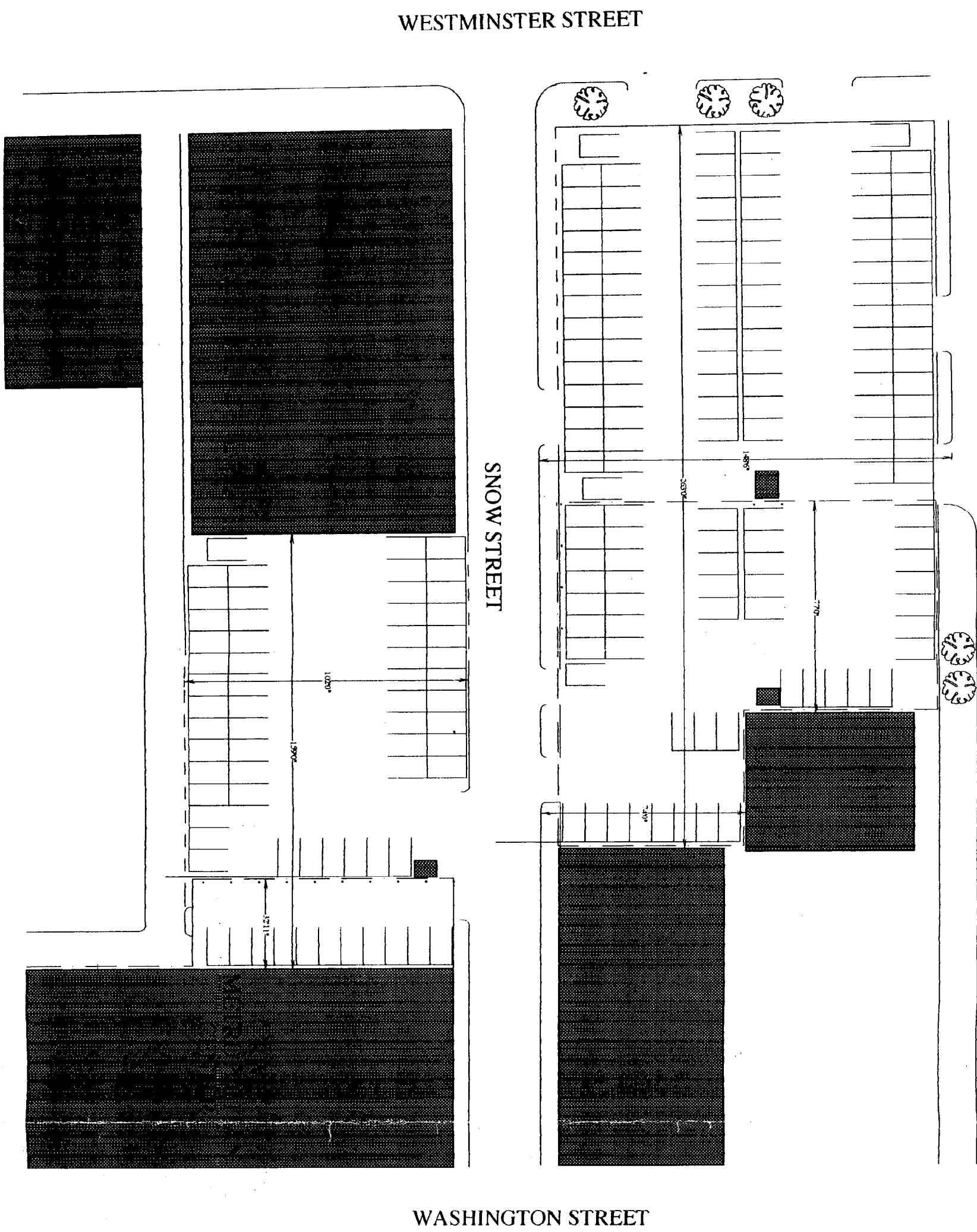
PLAT 25

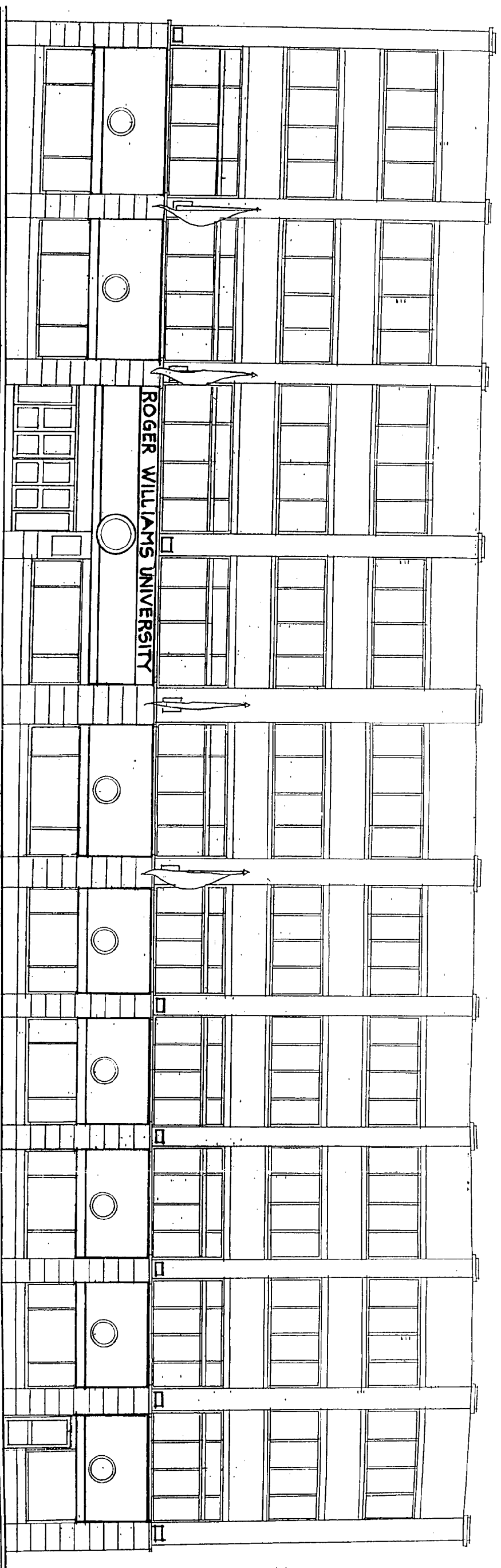


10. Activity Requiring Board Action

At this time the University does not require any Zoning Board Action for the use of this property since according to the zoning ordinance it is designated as an I-3 use within an floating institutional zone.

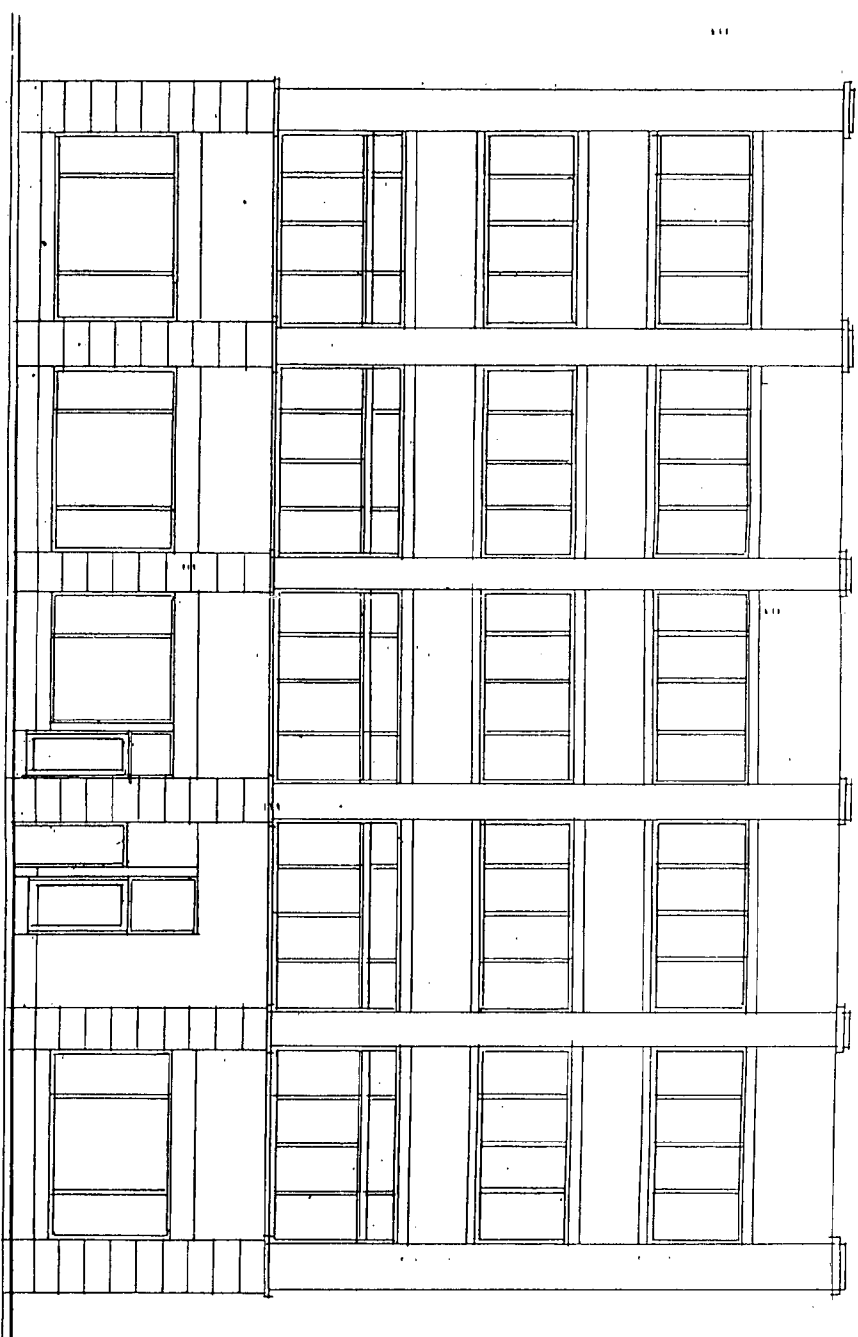
METRO CENTER PARKING PLAN





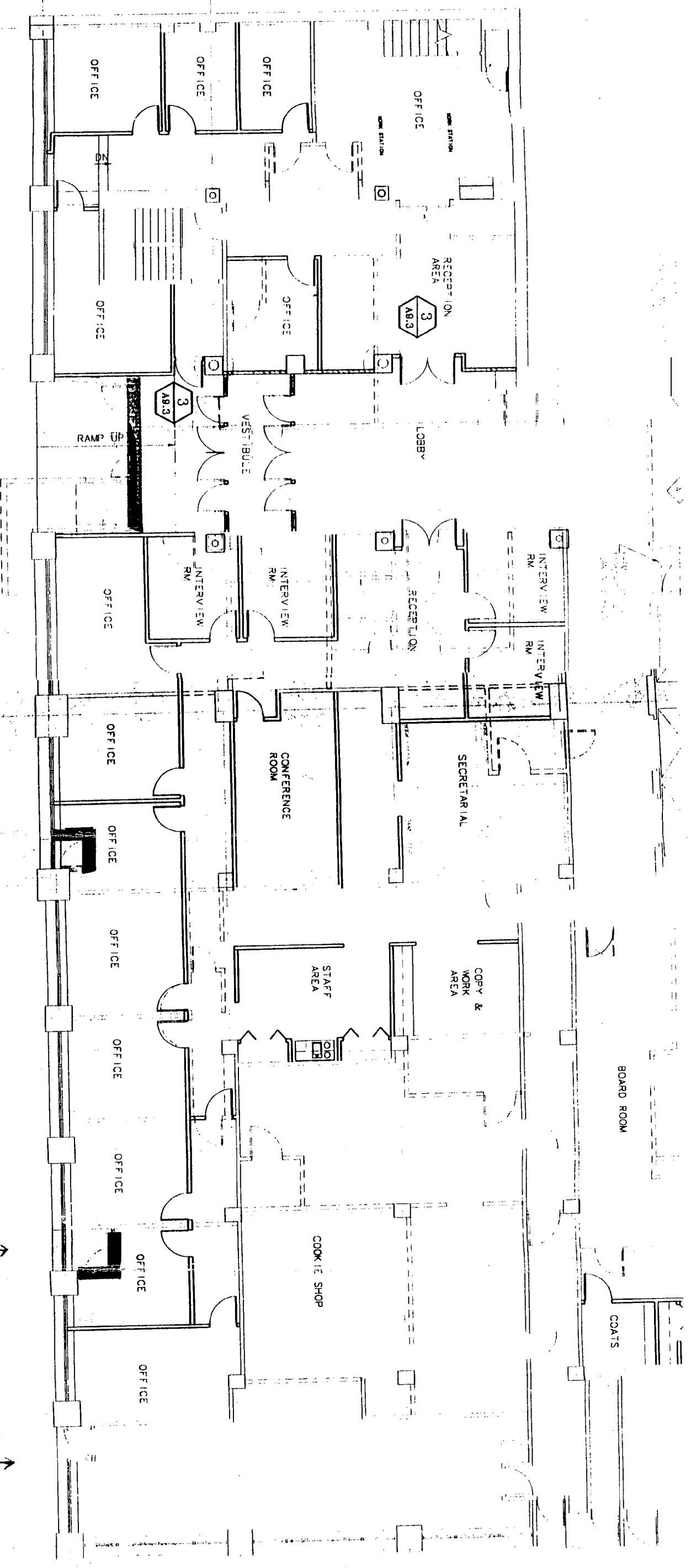
ROGER WILLIAMS UNIVERSITY

Providence, Rhode Island



ROGER WILLIAMS UNIVERSITY
Providence, Rhode Island

EXHIBIT A



NOTE: EXISTING ENTRANCE RAMP AND ENTRANCE WAY TO BE CHANGED WITH EXTERIOR DOORS AT NEW LOCATION

EXISTING DOOR TO BE REMOVED

EXISTING DOOR TO BE REMOVED

NEW ENTRANCE TO COOKIE PLACE

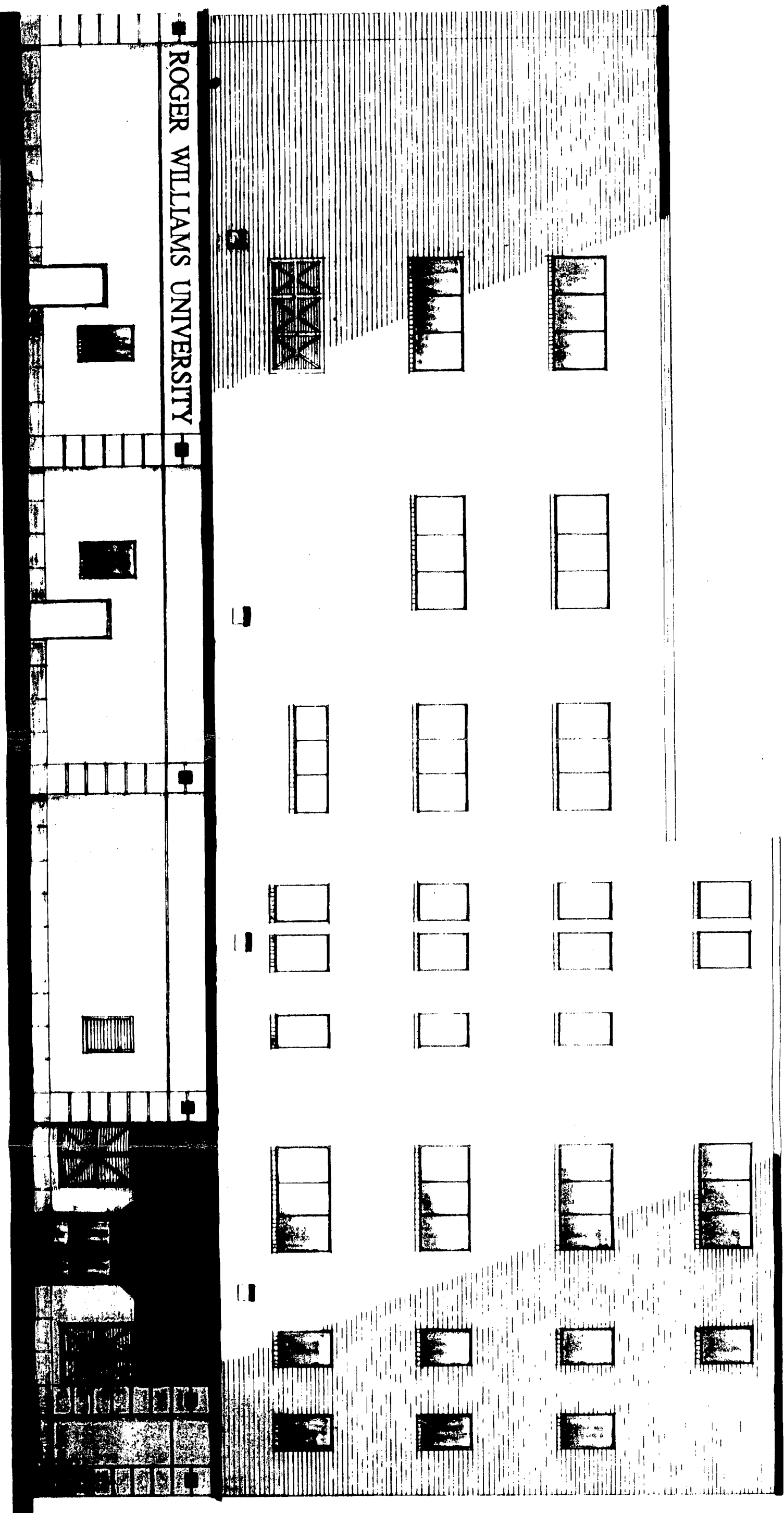


EXHIBIT C