

430

RECEIVED
JUL 18 1996
PLANNING DIVISION

Johnson & Wales University
Providence, Rhode Island

CAMPUS MASTER PLAN

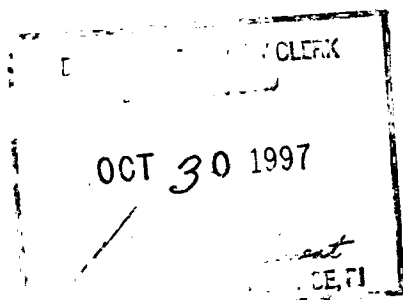
Downtown Educational Institution
Overlay District
and
Harborside Campus

February 1996

IN CITY COUNCIL
AUG 1 1996

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Richard R. Clement
CLERK



JOHN F. PALMIERI
Director




84-526
VINCENT A. CIANCI, JR.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

MEMORANDUM

TO: ✓ Michael Clement, City Clerk
Ramzi Loqa, Director, Dept. of Inspection and Standards

FROM: Kathryn J. Cavanaugh, Principal Planner for Preservation 

THRU: Thomas E. Deller, Deputy Director

RE: Johnson & Wales University Institutional Master Plan - Amendment

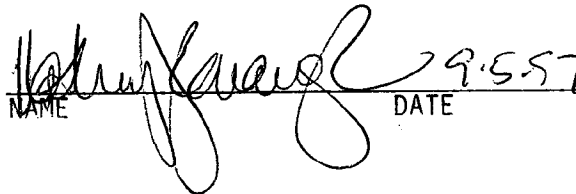
DATE: August 29, 1997

The City Plan Commission recently approved an amendment to the Johnson & Wales University Master Plan. In accordance with the CPC's decision, a copy of the approved amendment is to be bound into the original plan, which was approved back in June 1996. You both should have a copy of that original plan in your files.

If you would each please send me your respective copies of the original J&W master plan, I will have the amendment bound into them and return them to you as soon as possible. I anticipate needing to borrow your copies of the master plan only for a day or two.

Thank you for your prompt attention to this matter.

RECEIVED FILE NO. 430 OF THE CITY COUNCIL FINAL PAPERS AUGUST 1, 1996


NAME _____ DATE 9.5.97

*Johnson & Wales
University*

*CAMPUS MASTER PLAN
ACKNOWLEDGEMENTS*

Providence, Rhode Island

I want to acknowledge the tremendous effort made by Randall Imai of Imai Keller to develop this Master Plan for the University. Randall provided the vision to carry the original Duany/Plater-Zyberk concept to the next level. The addition of Randall's artistic sketches and three dimensional maps also helped to illustrate the University's Vision for it's campus of the future. I would also like to thank Andrea Wong of Imai Keller for her work in developing this document.

I would like to acknowledge the help of the Facilities Management Department, especially Greg Bagian for his tireless efforts to gather the data needed for this report, and Sandy Cardoza, Director of University Publications, for her help reviewing the draft document.

*Merlin A. DeConti, Jr. P.E.
Vice President of Facilities Management*

GEORGE CALCAGNI
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE CITY PLAN COMMISSION

"Planning the Future of Providence"

August 25, 1997

Mr. Michael R. Clement
City Clerk
Providence City Hall, 25 Dorrance Street
Providence, RI 02903

Dear Mr. Clement,

At a regular meeting of the City Plan Commission, duly noticed and held at the Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island, on August 19, 1997, the City Plan Commission reviewed a proposed amendment to Johnson & Wales University's Campus Master Plan, which master plan was previously approved on June 21, 1996.

Amendment #1 proposes to construct a one-story building on the southwest (Pine Street) side of Johnson Hall, located at 55-59 Chestnut Street, on the southwest corner of the intersection of Chestnut and Pine Streets (AP 24, Lot 634). The new 2,600 square foot masonry and brick building, with its main entrance on Pine Street, will house a full service campus convenience store which will also be open to the public. The construction will displace 10 surface parking spaces currently used by university staff.

Pursuant to Section 503.4 of the City of Providence Zoning Ordinance (Chapter 1994-24, No. 365, as amended), the Commission unanimously voted to make the following findings of fact and determinations relative to Amendment #1 of the Johnson & Wales University Campus Master Plan (amendment dated August 5, 1997):

Findings of Fact

1. The site of the proposed new construction is located within the I-3 Downtown Educational Institutional Overlay Zone and is on property already owned by Johnson & Wales.
2. The proposed convenience store use is consistent with zoning (D-1-150 zone).
3. The loss of 10 surface parking spaces is acceptable because Johnson & Wales has a parking surplus of over 800 spaces.
4. The proposed new construction is architecturally compatible with the adjacent Johnson Hall.
5. The proposed new construction does not affect property listed on the National Register of Historic Places, nor is it located within a local historic district.
6. The site is designated as a "B Street" lot within the Downcity District Overlay Zone. The Downcity Design Review Committee has not yet reviewed this amendment.

7. Amendment #1 to the Johnson & Wales University Master Plan is consistent with 2000: *The Comprehensive Plan* in the following ways:
- a) This project will not affect any residential zones.
 - b) This project will not result in any loss of tax revenue.
 - c) The new construction is compatible with the existing building and will not negatively affect any historically significant buildings.
 - d) The new convenience store will encourage pedestrian traffic and maintains a pedestrian scale along Pine Street.

Determination


Amendment #1 to the Johnson & Wales University Campus Master Plan, as described in a letter dated August 5, 1997 and shown in drawing A-1 dated August 1997, is consistent with the City's Comprehensive Plan and its Zoning Ordinance, and is hereby approved, with the following conditions:

1. An application for a Certificate of Design Approval on this project shall be made to the Downcity District Design Review Committee. Once DRC approval is obtained, the project may proceed to get a building permit. If, however, the DRC's review results in any changes to the massing, siting or proportions of the buildings, as shown in the drawings submitted with Amendment #1 and incorporated into this approval, then the project shall come back to the CPC for approval of those elements of the revised design.
2. The approved Amendment #1 (consisting of all documentation submitted by J&W and a copy of this letter), shall be bound into four copies of the original approved Master Plan. One copy shall be retained by Johnson & Wales, one submitted to the Building Inspector, one to the City Clerk, and one to the CPC staff.

This decision will be noticed in a Public Notice in a newspaper of general circulation in Providence, as required by the Zoning Ordinance, Section 503.4(B).

A copy of the amended Master Plan with this letter bound inside is attached herewith, to be on file with your office and available for review by the public. Additional copies of the Master Plan are available for public review at the office of the City Plan Commission, Planning Division, Department of Planning and Development, 400 Westminster Street, 5th floor, Providence, Rhode Island, during normal business hours.

Sincerely,


Thomas E. Deller, AICP
Deputy Director

cc: Ramzi Loqa, Dept. of Inspection and Standards
Merlin A. DeConti, Jr., Johnson & Wales University



JOHNSON & WALES
UNIVERSITY

8 Abbott Park Place
Providence, Rhode Island 02903
(401) 598-1000

RECEIVED

August 5, 1997

AUG 03 1997

PLANNING DIVISION

Mr. Sam Shamoon
Assistant Director for Planning
Department of Planning & Development
400 Westminster Street
Providence, RI 02903

Re: Johnson & Wales Master Plan Amendment

Dear Sam:

The purpose of this letter is to submit an amendment to the Johnson & Wales Master Plan, which was approved by the City Plan Commission on June 19, 1996. The amendment is for new construction of a one story building to be located on the southwest side of Johnson Hall, facing Pine Street. The building will be approximately 2,600 square feet in area, constructed of masonry and brick, and will house a full service campus convenience store, which will be open to the public. The store, which will be constructed in the existing Johnson Hall parking lot, will displace approximately 10 cars. At the present time, the University exceeds the requirements for parking in the downtown area, and therefore, the loss of these spaces will not have a significant impact on parking in this area.

Enclosed, herewith, are floor plans, elevations, photos of existing conditions, and the latest copy of the University Parking Compliance Calculations. I am submitting this material so that I may present the plan before the City Plan Commission at the August 19, 1997 meeting.

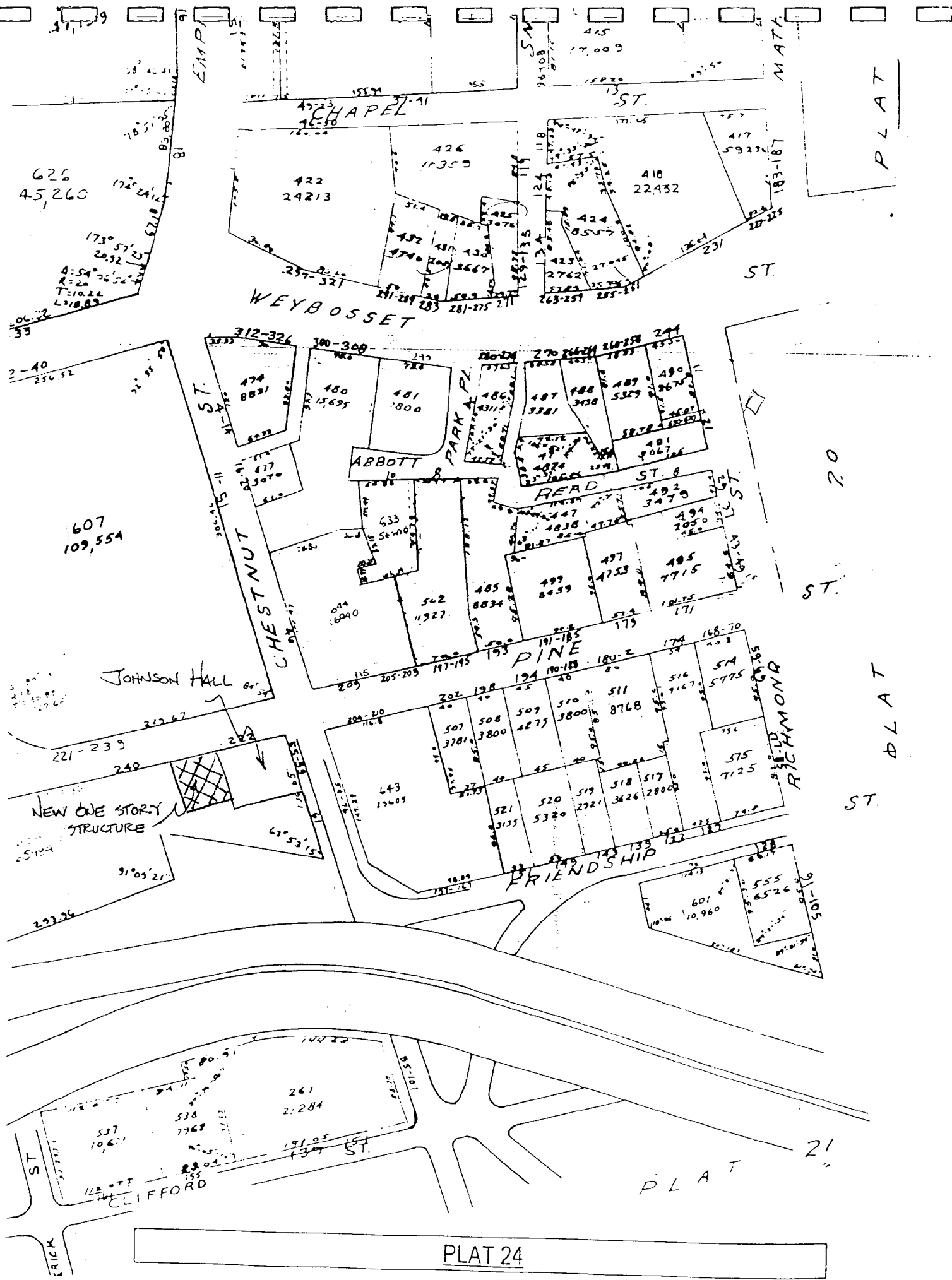
Please let me know if any additional material will be needed.

Sincerely,

Merlin A. DeConti, Jr. P.E.

Vice President Facilities Management

MAD/nam
Enclosures
8.5.97/JHConvenienceStore



PLAT 24

JOHNSON HALL



PROPOSED FLOOR PLAN

JOHNSON HALL



PINE STREET ELEVATION



JOHNSON & WALES
UNIVERSITY

8 Abbott Park Place
Providence, Rhode Island 02903
(401) 598-1000

July 25, 1997

Department of Inspections & Standards
190 Dyer Street
Providence, RI

Attn: Ramzi Loqa

Re: Parking Compliance

Dear Ramzi:

Enclosed, herewith, is the most up-to-date parking compliance calculations for Johnson & Wales University. Calculations are provided for three categories: the Downtown Campus, the Culinary Campus, and computing students for both campuses. As you can see, Johnson & Wales has sufficient parking on both campuses, and has improved the parking situation for commuter students over the past few years for the Downtown Campus.

Parking plans have been included for both campuses. More detailed plans are on file with your office as part of the Campus Master Plan which was approved by the City Council last year.

If you have any questions, or need additional copies of the Master Plan, please do not hesitate to call.

Sincerely,

Merlin A. DeConti, Jr., P.E.
Vice President Facilities Management

MAD/nam
Enclosures
7.25.97/Parking Compliance

JOHNSON & WALES PARKING COMPLIANCE CALCULATIONS

SHEET 1 OF 4

SECTION 1.0: PARKING COMPLIANCE FOR NON-COMMUTING STUDENTS AND EMPLOYEES IN THE DOWNTOWN AREA:

TOTAL NUMBER OF EMPLOYEES/STUDENTS

STUDENTS: Bell Hall (130) Dreyfus (0)
 Imperial Hall (0) McNulty Hall (492)
 Renaissance (359) Xavier Hall (246)
 Note: Conrad Bldg. No Longer Leased

Total Students 1227

FACULTY: Johnson Hall, Academic Center
 RWU Washington Hall, Xavier Academy
 Waite Thresher, Kinsley Building

Total Faculty 217

STAFF: Plantations Hall, Par Building, University Hall
 Academic Center, Friendship Building,
 Kinsley Building, Richmond Building,
 Waite Thresher Building, Imperial Hall

Total Staff 338

PRACTICUM
 STAFF: Johnson Hall, Bell Hall, Pasta Place
 Waite Thresher Building, Sherwood Building

Total Staff 20

PARKING REQUIREMENTS:

A. Total Student Parking Required:	(1227 ÷ 8)	153
B. Total Employee Parking Required:	(575 ÷ 3)	192
C. Total Spaces Required	(A+B)	345
D. Total Spaces Available: (see attached parking plan)		595
E. Grandfathered on 4/2/87:		52
F. Total Spaces Provided:	(D+E)	647
G. Surplus Spaces:	(F - C)	302

JOHNSON & WALES PARKING COMPLIANCE CALCULATIONS

SHEET 2 OF 4

SECTION 2.0: PARKING COMPLIANCE FOR NON-COMMUTING STUDENTS
AND EMPLOYEES ON THE HARBORSIDE CAMPUS:

				<u>TOTAL NUMBER OF EMPLOYEES/STUDENTS</u>
STUDENTS:	South Hall	(477)	East Hall	(207)
	West Hall	(193)	Wash. Ave. Apts.	(24)
Total Students _____				901
FACULTY:	HAC, David Friedman Center, Student Services			
	Total Faculty _____			112
STAFF:	HAC, David Friedman Center			
	Student Services, 81 Shipyard St.			
Total Staff _____				125

PARKING REQUIREMENTS:

A. Total Student Parking Required:	(901 ÷ 8)	113
B. Total Employee Parking required:	(237 ÷ 3)	<u>79</u>
C. Total Spaces Required:	(A+B)	192
D. Total Spaces Available: (see attached parking plan)		926
E. Surplus Spaces:	(D - C)	<u>734</u>

JOHNSON & WALES PARKING COMPLIANCE CALCULATIONS

SHEET 3 OF 4

SECTION 3.0: PARKING COMPLIANCE COMMUTING STUDENTS

DOWNTOWN CAMPUS:

	<u># STUDENTS</u>	<u># STAFF</u>	<u># PARKING SPACES</u>
Non-Dormitory	2117	N/A	0
Minden Hall	250	7 (on site)	46
Stephens Hall	0	0	84 (not used)
Warwick (Post Rd.)	<u>228</u>	N/A	N/A
Total	2595	7	46

CULINARY CAMPUS:

	<u># STUDENTS</u>	<u># STAFF</u>	<u># PARKING SPACES</u>
Non-Dormitory	772	N/A	
Cranston Narr. Blvd.	<u>360</u>	N/A	N/A
Total	1132	0	0

PARKING REQUIREMENTS:

A.	Downtown Campus	$(2595 \div 2)$	1298
B.	Culinary Campus	$(1132 \div 2)$	566
C.	Total Commuter Spaces Available		42 $(46 - (7 \div 2))$
D.	Excess Downtown Parking Spaces Available (see sheet 1, section g)		302
E.	Spaces Grandfathered on 4/2/87		<u>1781</u>
F.	Total Downtown Spaces Provided	$(C + D + E)$	2125
G.	Surplus Spaces Downtown Campus	$(F - A)$	<u>827</u>
H.	Excess Culinary Parking Spaces Available (see sheet 2, section e)		734
I.	Surplus Spaces Culinary Campus	$(H - B)$	<u>168</u>

JOHNSON & WALES PARKING COMPLIANCE CALCULATIONS

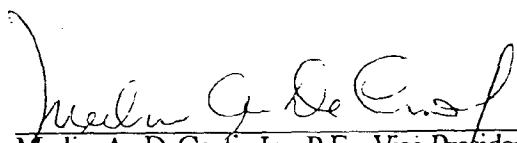
SHEET 4 OF 4

SECTION 4.0: PARKING COMPLIANCE FOR STAFF LOCATED AS NOTED BELOW

	STAFF	PARKING REQUIRED	PARKING SPACES
Broad St. Garage	11	4	8
Pleasant Valley Parkway Warehouse and Garage	68	23	18
Imperial Hall	14	5	31

THE FOLLOWING NOTES ARE AN IMPORTANT PART OF THIS PARKING PLAN:

1. This parking plan was compiled utilizing the most recent statistics available to Johnson & Wales University. The number of students and staff reported is calculated based on the third trimester of March, 1997.
2. For the purpose of this parking plan, the total number of students is reported for daytime students only. The number of students attending during evening continuing education classes is lower than the day student numbers.
3. Some of the parking spaces shown on the accompanying plan for the Downtown Campus are leased by the University from a related corporation on a long term basis.
4. Fiftytwo (52) employees at Pleasant Valley Parkway site are bus drivers that work varying shifts. The actual number on the property an any one time is considerably less since the University only has twentytwo (22) buses in service.


Merlin A. DeConti, Jr., P.E., Vice President
Facilities Management Department

Dated: July 25, 1997

Johnson & Wales
University

Campus Master Plan

Harborside Campus

Providence, Rhode Island

Iman / Keller, Inc.
Architects and Planners

Parking Inventory

See Appendix A for Detail

Lot	Spaces
A	652
B	122
C	119
D	11
E	12
F	10
total	926

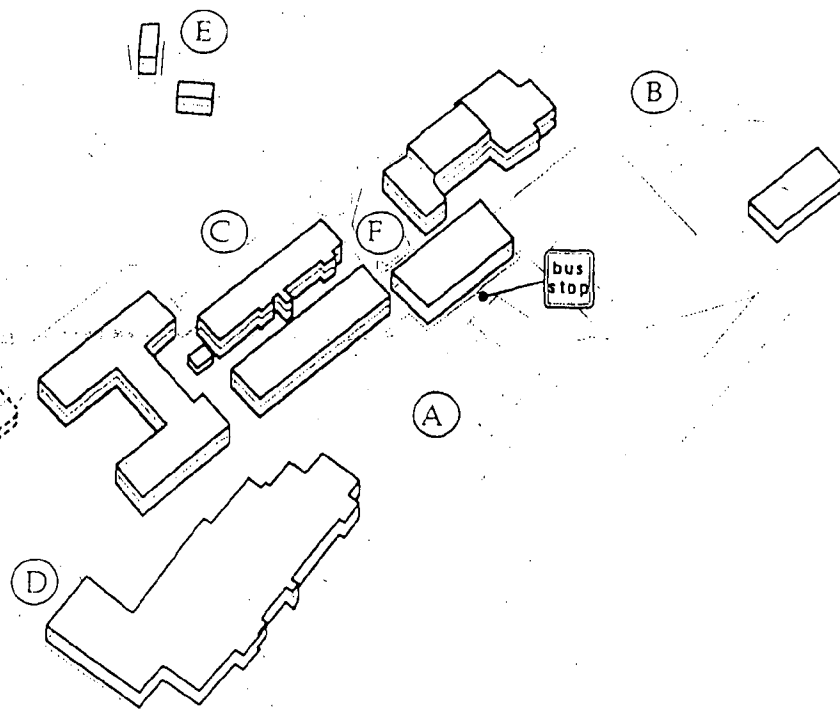


Fig. 6a

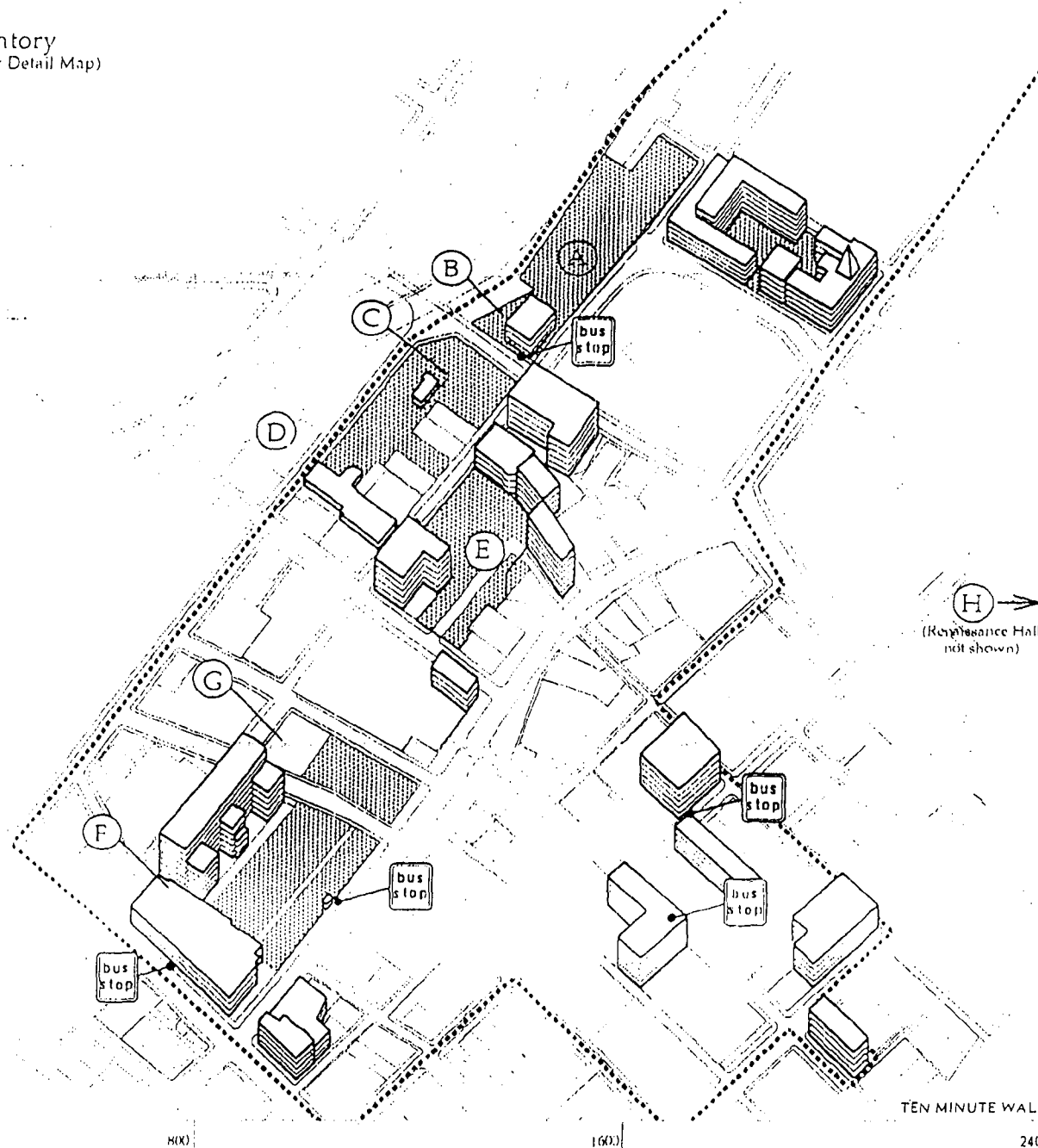
TRANSPORTATION
AND PARKING

Parking Inventory (See Appendix A for Detail Map)

Lot Spaces

A	171
B	8
C	33
D	17
E	195
F	4
G	43
H	94

Total 595



Johnson & Wales
University

Campus Master Plan

Downtown Educational
Institution Overlay District

Providence, Rhode Island

Imar & Keller, Inc.
Architects and Planners

Fig. 10

TRANSPORTATION AND PARKING

JOHN F. PALMIERI
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

Department Of Planning and Development

June 21, 1996

"Building Pride In Providence"

Mr. Michael R. Clement
City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Dear Mr. Clement,

At a regular meeting of the City Plan Commission, duly noticed and held at the Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island, on June 19, 1996, pursuant to Section 503.4 of the City of Providence Zoning Ordinance, Chapter 1994-24, No. 365, as amended, the Commission unanimously voted to make the following findings of fact and determinations relative to the Johnson & Wales University Campus Master Plan, dated February 27, 1996, as amended March 11, 1996:

FINDINGS OF FACT

1. The Johnson & Wales University Campus Master Plan provides the information required by Section 503.4 of the Zoning Ordinance, and can be certified complete for the purposes of CPC review.
2. The entirety of Johnson & Wales campus in Downtown Providence is located in and surrounded by a D-1 (Downtown/Central Business District) zone. The Harborside Campus, in the Washington Park neighborhood, is zoned W-2 (Waterfront/Mixed Use) and abutted by R2 (Residential Two Family) and OS (Open Space) zones. Johnson & Wales also owns scattered individual properties in the D-2 (Downtown/Mill District) zone and in various residential neighborhoods including College Hill, Elmwood, Federal Hill, and Valley, zoned C1 (Limited Commercial), C2 (General Commercial), R1, (Residential Single Family), and M1 (Industrial).
3. All proposed university expansion will be located within the existing I-2 Institutional Overlay Zone, according to the Master Plan. The Master Plan makes no proposal to extend the boundaries of the existing I-2 zone or to develop projects outside the I-2 zone.
4. Johnson & Wales's Downcity Campus is located entirely within the Downtown National Register Historic District and contains a number of historic buildings that contribute to the significance of the district. The University also owns one contributing building in the College Hill National

Mr. Michael R. Clement
June 21, 1996

Page Two

Register Historic District (Minden Hall), and one contributing building in the Jewelry Manufacturing National Register Historic District (Imperial Hall).

5. The Downcity District Design Review Committee (DRC) has reviewed the Master Plan as directed by Section 502.6 of the Zoning Ordinance. The DRC held two public meetings on March 11 and April 8, 1996, at which a presentation was made by the University and public comment was taken. No objections to any proposed capital improvement project were made at either DRC meeting. The DRC voted to recommend approval of the Master Plan, with specific conditions as noted below

6. The Johnson & Wales University Master Plan is found to be consistent with the goals and policies of the Comprehensive Plan in the following ways:

Providence 2000: The Comprehensive Plan

Land Use: Johnson & Wales's proposed expansion is limited to the existing Institutional Zone in the Downtown area, and therefore will have limited impact on residential neighborhoods. Growth is proposed on land the University currently owns, so no additional loss of tax revenue is anticipated. The Master Plan notes that the University currently has adequate parking and will endeavor to include parking in any future new construction. The one new interim parking lot proposed for Gaebe Commons will be constructed in conformance with the requirements of the zoning ordinance for landscaping of parking lots.

Housing: The University's student housing contributes to the supply of high density residential space in Downtown and is located both in rehabilitated commercial buildings and in new dormitories.

Historic Preservation: The Master Plan expresses the University's intent to rehabilitate and maintain its properties listed on the National Register of Historic Places, and to design new construction that is compatible with the historic character of Downtown. The three properties proposed for demolition are non-contributing to the Downtown National Register District.

Transportation: The University provides a shuttle service for students, reducing the need for additional parking Downtown.

Preservation Plan: The Master Plan is consistent with the goals of balancing institutional expansion with the preservation of neighborhoods and the city tax base; identifying and maintaining the University's inventory of historic properties; and revitalizing the downtown core.

Downcity Plan: The Master Plan is consistent with the goals of maintaining the historic character and pedestrian scale of Downcity, promoting 24-hour activity, and accommodating student housing in Downcity.

Mr. Michael R. Clement
June 21, 1996

Page Three

DETERMINATIONS. The City Plan Commission unanimously voted to approve the Johnson & Wales University Master Plan as consistent with the policies of the Comprehensive Plan and with the provisions of the Zoning Ordinance, with the following conditions:

1. All conditions set forth in a Memorandum from the Downcity Design Review Committee to the City Plan Commission, dated April 19, 1996, are incorporated into this approval, as follows:
 - a) All of the proposals to rehabilitate and make minor alterations to existing buildings in the Downcity District may be reviewed by DRC staff as applications for Certificates of Design Approval, accompanied by appropriate documentation. The DRC made the following specific recommendations:
 - 1) Burrill Building: the installation of a new canopy on Mathewson Street is delegated to DRC staff review. The fire escapes should either be retained or removed completely.
 - 2) Waite Thresher Building: DRC staff may review new awnings along the remainder of the Chestnut Street frontage. If a former banner on the Chestnut Street elevation is to be reinstalled, it should be reduced in size and properly maintained.
 - b) All of the proposals for major alterations to existing A Street buildings will be brought back to the DRC as applications for Certificates of Design Approval, accompanied by appropriate documentation.
 - c) All of the proposals for new construction will be brought back to the DRC for review as applications for Certificates of Design Approval, accompanied by appropriate documentation. The DRC had the following specific comments and recommendations about the Gaebe Commons block of the campus:
 - 1) The basic massing, height, scale and location of the proposed Alumni Hall is acceptable, and a foundation permit may be sought from the Department of Inspection and Standards without further DRC review provided the footprint of the building extends to the street lines at the corner of Weybosset and Page Streets, in order to anchor that corner of the Commons. A main entrance off the Commons is also acceptable, but will require a zoning variance. A secondary entrance from Weybosset Street was suggested.
 - 2) If more than one building is to be constructed along the Page Street edge of the Commons, then all structures should be designed together, although they may actually be constructed in phases. In the event of phased construction, the building at the corner of Weybosset and Page should be the first constructed.

- 3) The proposed 3 story height for new buildings on the Weybosset Street edge is acceptable, although variable heights may be considered. Setbacks along Weybosset Street should follow those of the former Outlet Building, aligning with the property line. Upper floor connections could be provided over the gate entrances.
 - 4) The temporary parking lot to be located at the corner of Pine and Page Streets should have a vehicular entrance from Page Street, to facilitate circulation without having vehicles drive into the Common itself.
 - d) The proposed demolition of Milliken Hall on Friendship Street, of storage sheds and parking lot attendant booths on Pine Street, and of the Sherwood Building on Richmond Street, will not affect any contributing properties in the Downtown National Register Historic District, and are acceptable without further DRC review.
 - e) Any changes to the Master Plan will be brought back to the DRC for review.
2. Scaled elevation drawings for all new construction projects shall be submitted to the CPC staff prior to seeking a building permit. Staff shall review the drawings for compliance with the Master Plan and the Comprehensive Plan. Projects which will occur within the Downcity District will be directed to the DRC for approval through their regular design review process.
- a) The University may proceed to obtain a foundation permit for the new building now called Alumni Hall at Gaebe Commons, without further approval from the Commission or the DRC.
3. The University may proceed to obtain permits to demolish the three buildings cited in the Master Plan (Milliken Hall, Friendship Street; Sherwood building, Richmond Street; parking lot attendant booths and storage sheds, Pine Street). Any other demolitions which may be proposed in future shall be in the form of amendments to the Master Plan and noticed in writing to the Commission at least six months in advance. Notice of a proposal to amend the Master Plan for a demolition shall include scaled plans and drawings for proposed new construction or site treatment.
4. All maintenance work on properties listed on the National Register of Historic Places shall be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.
5. All future amendments to the Master Plan shall be submitted to the City Plan Commission for review and approval.
6. Johnson & Wales University shall be required to update its Master Plan and submit it to the Commission for approval no later than January 1, 2000.

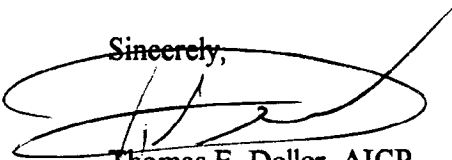
Mr. Michael R. Clement
June 21, 1996

Page Five

This decision will be noticed in a Public Notice in a newspaper of general circulation in Providence, as required by the Zoning Ordinance, Section 503.4(B).

A copy of the Master Plan as amended, with this letter bound inside, is attached herewith, to be on file with your Office and may be reviewed by the public. Additional copies of the Master Plan are available for public review at the office of the City Plan Commission, Planning Division, Department of Planning and Development, 400 Westminster Street, 5th floor, Providence, Rhode Island, during normal business hours.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Deller', is written over a large, loopy oval scribble.

Thomas E. Deller, AICP
Deputy Director

cc: Ramzi Loqa, Department of Inspection and Standards
Merlin A. DeConti, Jr., Johnson & Wales University

Attachment



JOHNSON & WALES
UNIVERSITY

8 Abbott Park Place
Providence, Rhode Island 02903
(401) 598-1000

March 11, 1996

RECEIVED

MAR 15 1996

Mr. Samuel J. Shamoon
Assistant Director
Department of Planning and Development
400 Westminster Street
Providence, RI 02903-3215

PLANNING DIVISION

Dear Mr. Shamoon:

I have reviewed your letter of March 7, 1996 and submit this letter as an addendum to the Johnson & Wales University Master Plan, submitted to your office on February 27, 1996.

1. The answer to your question regarding lot numbers for the open space in the block bounded by Pine, Chestnut, Friendship and Richmond Streets is as follows: On page 2.5, the lot number for the Milliken Lot should be 643. Enclosed you will find documentation showing that lot 643 was created by merging lots 97, 505, 506, 522, 523, and 524 in July 9, 1994. In addition, lots 509, 518, 519, 520, and 521 should be added as open space. These lots are being leased by Johnson & Wales, and used to provide parking for BlueCross/Blue Shield; our tenant in the Waite Thresher Building.
2. Your question regarding the listing of University property located in local historic districts can be corrected by the following changes: Figure 2 should be retitled to say "University Owned Properties Within Overlay Zoning Districts". On page 3, the wording should be changed to read: "Imperial Hall is located in the Downtown/Jewelry District Local Historic District Overlay Zone, as well as in the Jewelry Manufacturing National Register Historic District".

Thank you for your thorough review. I look forward to meeting with the DRC today to discuss the Master Plan in detail.

Sincerely,

Merlin A DeConti, Jr., P.E.
Vice President Facilities Management

MAD/nam
3.11.96U&WMasterPlan

FILE COPY

GAEBE & KEZIRIAN
ATTORNEYS AT LAW
128 DORRANCE STREET
PROVIDENCE, RHODE ISLAND 02903

(401) 331-0800

DANA H. GAEBE
WAYNE M. KEZIRIAN
ALLISON ROCK

FAX (401) 861-2260

July 29, 1994

Mr. Theodore Littler
Tax Assessor
City of Providence
Providence City Hall
25 Dorrance Street
Providence, RI 02903

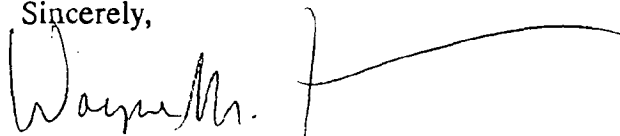
Re: *Johnson & Wales University*
Assessor's Plat 24, Lots 97, 505, 506, 522, 523, 524

Dear Mr. Littler:

In conjunction with its plan to renovate the building presently located at 157-161 Friendship Street (Assessor's Plat 24, Lot 522), it has become necessary for Johnson & Wales University to merge the lots referenced above into one assessor's lot. I have enclosed with this letter an excerpt from the present City of Providence Tax Assessor's Plat 24, together with a proposed revision showing the merger of these lots. I would appreciate it if you would assign a new lot number to the merged lot which is the result of this request.

Thank you for your cooperation and consideration.

Sincerely,


Wayne M. Kezirian

WMK:bpk

Enclosure

Express Mail - TB346068855
Return Receipt Requested

RETAIN THIS NUMBER-CUSTOMER
RECEIPT WILL BE MAILED TO YOU.

TB346068855 US

07
9,554

CHESTNUT

A2BOTT

SHIP 1749-1750

PINE



Is your RETURN ADDRESS completed on the reverse side?

Article Addressed to:
 Mr. Theodore Littler
 Tax Assessor
 City of Providence
 Providence City Hall
 25 Dorrance Street
 Providence, RI 02903

4a. Article Number
 TB346068855

4b. Service Type:
☒ Registered ☐ Insured
☐ Certified ☐ COD
☒ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
 8/11/94

5. Signature (Addressee)
 [Signature]

6. Signature (Agent)
 [Signature]

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 U.S.G.P.O.: 1992-307-530

Addressed to:
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 Consult postmaster for fee.

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DOMESTIC RETURN RECEIPT

Public Works - Engineering Office
 PWE 50 cpd print

Prov., R. I.

Plat 24 Date 8/11/94
 NEW Lot 643

Street Line # 2344
 Street # 157-161 FRIENDSHIP ST.

RENOVATE EXISTING BLDG

(MERGE LOTS 97-505-506-522-523-524)



- 1 MISSION STATEMENT
Introduction
- 2 EXISTING CONDITIONS
List of Properties
- 3 NATIONAL REGISTER BUILDINGS
- 4 OBJECTIVES AND STRATEGIES
- 5 PROPOSED CHANGES IN LAND HOLDINGS
- 6 PROPOSED CHANGES IN LAND USE
- 7 PROPOSED CAPITAL IMPROVEMENTS
- 8 PROPOSED DEMOLITION
- 9 TRANSPORTATION AND PARKING
- 10 PLANS REQUIRING BOARD OR COUNCIL ACTION

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- Figure 6 Transportation and Parking
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- APPENDIX B Alumni Hall Sketch
Alumni Hall Sketch
Burrill Building Sketch
Recreation Center Sketch
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APPENDIX C Photo Documentation

MISSION STATEMENT

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

INTRODUCTION

In accordance with its mission statement, Johnson & Wales University has developed plans to provide facilities and resources that meet the needs of students, faculty, and staff. In the City of Providence, the University intends to develop a unified Downtown campus which is in harmony with the surrounding urban neighborhood and provides a safe, functional and enriching environment for the academic pursuits of its students and faculty. Implicit in the University's Downtown campus plan is a recognition of the necessity for an environment which will promote student interaction and involvement in local community programs and activities, and contribute to the social and economic revitalization of Downtown Providence. Toward this end, the University plans to attempt to increase the number of students presently housed at the Providence Campus by slowly divesting itself of property that is not contiguous with the campus. Property containing University support services will continue to remain in the University inventory for the foreseeable future.

The University's Harborside campus is a mature campus which houses the University's culinary arts division. It is expected that the major portion of future growth within the culinary arts division will take place in out-of-state facilities now owned and operated by the University. As a result, this Master Plan does not address the Harborside campus, except by identifying that campus in the list of existing

Johnson & Wales properties included in this document, and by acknowledging that limited growth at the Harborside campus may be accomplished by acquiring nearby properties for recreation, storage or expansion of parking facilities.

During its early growth period, Johnson & Wales University purchased or leased a number of properties which are not contiguous to its proposed Downtown campus or its Harborside campus. In the future, the University will attempt to sell these properties in order to build a more cohesive downtown campus. Most of these properties house residential uses. The University intends to help the downtown district develop by providing an influx of students to bolster public and private sector efforts to create residences in the downtown area. The University has no plans to acquire additional outlying properties except for those which are currently leased or located near University-owned or leased properties. The University intends to continue to lease properties from time to time, whether or not they are located within, or near, an established campus area, to address unexpected student enrollment growth or the creation of new academic programs.

It is not anticipated that any of these properties will require any zoning variances.

The following list of properties is arranged by location in the City of Providence: Downcity, Near-Downcity, and the University's Harborside Campus.

The University owns all of the Downcity properties listed except for space leased in the Roger Williams Law School Building (144-58 Washington Street), the Kinsley Building (326-34 Westminster Street), the University Pasta Place (119 Weybosset Street), the Maintenance Building (172 Pine Street) and the Junior Achievement Building (270 Weybosset Street). At the Harborside Campus, the University leases space in the Trade Center Building.

The condition of all buildings on the list is generally good. All buildings are either in use or in useable condition with no additional improvements needed to continue occupancy. No building is scheduled for demolition because of condition. However, some demolition is anticipated and is outlined later in this plan.

University-owned open space is currently used as passive or active recreation space or as parking.

Refer to Figures 1 and 1a for descriptions and locations of the University's Downcity and Harborside properties.

CAMPUS MASTER PLAN

LIST OF PROPERTIES

Providence, Rhode Island

DOWNCITY CAMPUS (listed alphabetically)

Plat	Lot	Property	Address	Levels	Area per Floor	Office Area	Classroom		Dining	Mech. Area	Storage	Residence			Kitchens	Support
							No.	Area				No.	Beds	Area		
24	502	Abbott Park / Plantations	8 Abbott Pk 195-7 Pine St	Sub-Base	2,718					1,404						
				Basement	10,752	1,867				412	432					4,700
				First	10,577	6,423										
				Second	6,554	3,918										
				Third	3,550	2,326										
				Fourth	3,550	2,353										
				Fifth	3,160	2,222										
				Total	40,861	19,109	0	0	0	1,816	432	0	0	0	0	4,700
20	130	Arcade Building	130 Westminster 63-71 Weybosset	Basement	18787											
				First	18787											
				Second	16090											
				Third	16090											
				Total	69,754											
25	344	Bell Hall	317-319 Westminster 9 Moulton	Basement	6,387					4,000	1,566					
				First	6,387	95			1,519	27					1,530	1,561
				Second	6,387	230				30		22		3,450		390
				Third	6,387					25	106	27		4,175		
				Fourth	6,387					25		28		4,313		
				Fifth	2,417							7		1,300		
				Total	34,352	325	0	0	1,519	4,107	1,672	84	165	13,238	1,530	1,951
25	346	Burrill Building (Academic Center)	291 Westminster 59 Clemence 138 Mathewson	Basement	11,037	378	2	1,035		758	4,165					510
				First	11,037	895	1	2,045		112	240					2,180
				Second	11,037	3,030	5	2,518		122	162					
				Third	11,037	1,708	8	4,150		157						
				Fourth	11,037	590	6	5,955		85	48					136
				Fifth	11,037	1,625	5	5,335		200						
				Total	66,222	8,226	27	21,038	0	1,434	4,615	0	0	0	0	2,826

Source:

Facility Management June 1995

CAMPUS MASTER PLAN

LIST OF PROPERTIES

DOWNCITY CAMPUS - continued

Plat	Lot	Property	Address	Levels	Area per Floor	Office Area	Classroom		Dining	Mech. Area	Storage	Residence			Kitchens	Support
							No.	Area				No.	Beds	Area		
25	219	Dreyfus Hall	87 Mathewson 119-121 Washington	Basement	4,720	120			1,060	434	962				302	
				First	4,720				1,461						730	488
				Second	4,720						135	11		1,994		690
				Third	4,720							16		2,696		
				Fourth	4,720							17		2,978		
				Total	23,600	120	0	0	2,521	434	1,097	44	78	7,668	1,032	1,178
20	323	Friendship Bldg.	230-2 Weybosset 2-14-16 Richmond	Basement	3,194	865				270	1,875					
				First	3,194					25						877
				Second	3,142											
				Third	3,142					45						
				Total	12,672	4,415	0	0	0	340	1,875	0	0	0	0	877
24	634	Johnson Hall	55-59 Chestnut	Basement	6,860	340	3	2,810		1,020	50					
				First	6,860	215			2,650		380				1,156	
				Second	6,860	790	3	2,870								
				Third	6,860	790	3	2,870								
				Total	27,440	2,135	9	8,550	2,650	1,020	430	0	0	0	1,156	0
24	411	Kinsley Building	326-34 Westminster	First	4,500	580	3	1,850		56						
				Second	8,517	4,422				50						
				Third	2,890	1,617										
				Fourth	4,407	2,360										
				Total	20,314	8,979	3	1,850	0	106	0	0	0	0	0	0
20	371	McNulty Hall	101 Pine	First	20,679	95				1,784	338	31	63	7,479		557
	372			Second	20,679					88		41	86	10,303		1,843
	373			Third	20,256					88		41	86	10,303		1,485
				Fourth	20,256					88		41	86	10,303	100	1,185
	300			Fifth	15,395					88	1,748	29	62	7,909		954
	302			Sixth	13,625					88		29	62	7,909		954
	254			Seventh	13,625					88		29	62	7,909		954
				Total	124,515	95	0	0	0	2,312	2,086	241	507	62,115	100	7,932

CAMPUS MASTER PLAN

LIST OF PROPERTIES

DOWNCITY CAMPUS - continued

Plat	Lot	Property	Address	Levels	Area per Floor	Office Area	Classroom		Dining	Mech. Area	Storage	Residence			Kitchens	Support
							No.	Area				No.	Beds	Area		
24	486	Summerfield Building (PAR)	270 Weybosset	Basement	4,188					795	1,665					
				First	4,188	2,394				90						
				Second	4,188	2,895				48						
				Third	4,188	3,066				45	195					
				Fourth	4,188	2,993				20						
				Fifth	4,188	2,817				45						
				Sixth	4,188	3,405				45	28					
				Total	29,316	17,570	0	0	0	1,088	1,888	0	0	0	0	0
25	432	Roger Williams	144-58 Washington 136-42 Washington 2 Snow Street	Second	0	0	0	0								
				Third	14,343	596	12	7,604								
				Fourth	14,343	3,518	5	5,610								
				Total	28,686	4,114	17	13,214	0	0	0	0	0	0	0	0
24	495	Sherwood Building	43-49 Richmond 171 Pine	Basement	7,920					795	3,377					
				First	7,920	1,516					4,742					
				Second	7,920						3,802					3,066
				Third	7,920						2,370					4,877
				Fourth	7,920						6,935					
				Fifth	7,920						6,935					
				Total	47,520	1,516	0	0	0	795	28,161	0	0	0	0	7,943
20	372	University Hall	111 Dorrance	First	27,958	4,160				670						17,817
				Second	28,622	1,631				205						24,710
				Third	22,610	18,425				96	1,974					
				Fourth	988					750						
				Total	80,178	24,216	0	0	0	1,721	1,974	0	0	0	0	42,527
20	139 140	University Pasta Place	75 Dorrance 125 Weybosset	Basement	1,450						1,450					
				First	4,265	45			1,700	40	62				1,085	
				Total	5,715	45	0	0	1,700	40	1,512	0	0	0	1,085	0
24	504	Waite /Thresher	46 Chesnut 209 Pine	Basement	13,529	2,278			6,318							
				First	13,124											5,070
				Second	13,124		6	4,963								
				Third	13,124											
				Fourth	13,124											
				Fifth	13,124											
				Total	79,149	2,278	6	4,963	6,318							5,070

CAMPUS MASTER PLAN

LIST OF PROPERTIES

DOWNCITY CAMPUS - continued

Plat	Lot	Property	Address	Levels	Area per Floor	Office Area	Classroom		Dining	Mech. Area	Storage	Residence			Kitchens	Support
							No.	Area				No.	Beds	Area		
24	344	Xavier Hall	60 Broad	Basement	11,122	308				2,125	2,945					1,833
				First	11,122						17		3,800		2,183	
				Second	11,122						19		4,335			
				Third	8,522						19		4,335			
				Fourth	8,522						24		4,135			
				Total	50,410	308	0	0	0	2,125	2,945	79	201	16,605	0	4,016
24	343 342 339 158	Xavier Academy Hall	3-11 Foster 17 Foster 19 Foster	Basement	22,930	1,740	9	6,991		1,653	768					4,411
				First	22,930	2,060	10	7,690		80				4,386		
				Second	20,680	1,360	12	9,506		880						
				Third	9,385	1,172	6	4,912								
				Fourth	9,385	752	7	5,332								
				Fifth	9,385	752	7	5,332								
				Total	94,695	7,836	51	39,763	0	1,653	1,728	0	0	0	0	8,797
24	344	Xavier Mercy Hall	10 Claverick	Basement	3,032	280									1,718	
				First	3,032						2		630		570	
				Second	3,032						5		1,471			
				Third	3,032						5		1,471			
				Fourth	3,032						5		1,471			
				Total	15,160	280				1,653		17	68	5,043		2,288
TOTALS					850,559	101,567	113	89,378	14,708	20,644	50,415	465	1,019	104,669	4,903	90,105

CAMPUS MASTER PLAN

LIST OF PROPERTIES

DOWNCITY CAMPUS - continued

OPEN LOTS

Plat	Lot	Property	Address	Levels	Area per Floor	Office Area	Classroom		Dining	Mech. Area	Storage	Residence			Kitchens	Support
							No.	Area				No.	Beds	Area		
24	485	Plantations Parking Lot	179-193 Pine													
	499															
	497															
	447															
	492															
	491															
	47			Total Lot Area	36,684											
24	516	Parking & Garage	172 Pine	Garage												
	Base			560												
	First			9,655												
	Total - Bldg.			10,215												
	Total Lot Area			11,967												
24	522	Milliken	159 Friendship	Basement	1,864											
	First			1,864												
	Total - Bldg.			3,728												
	Total Lot Area			23,605												
24	634	Johnson Hall Lot														
	Total Lot Area			59,124												
TOTALS					131,380											

CAMPUS MASTER PLAN

LIST OF PROPERTIES

NEAR DOWNCITY PROPERTIES (listed alphabetically)

Plat	Lot	Property	Address	Levels	Area per Floor	Office Area	Classroom		Dining	Mech. Area	Storage	Residence			Kitchens	Support
							No.	Area				No.	Beds	Area		
59	11	Broad St. Maintenance	1315 Broad	Basement	800	0	0	0	0	0	0	0	0	0	0	0
				First	6,606											
				Total	7,406											
49	473	Elmwood Ave. Garage	327 Elmwood	First	1,980	0	0	0	0	1,408	0	0	0	0	0	0
				Total	1,980											
21	418	Imperial Hall	15 Hospital Street	Basement	8,843	4,222	0	0	0	1,408 340	1,422	23	80	7,928	0	0
				First	17,751											
				Second	4,393											
				Third	4,393											
				Total	35,380											
13	76 272	Minden Hall	123 Waterman	Basement	7,636	168	0	0	1,747	1,456	2,117 156	2		1,243	765	1,915 1,077
				First	7,636											
				Second	6,433											
				Third	6,433											
				Fourth	6,433											
				Fifth	6,433											
				Sixth	6,433											
				Seventh	6,433											
				Eighth	6,433											
				Total	60,303											
				First	4,360											
				Total	4,360											
27	42	Pleas. Valley Garage	80 Pleasant Valley	First	18,020	1,190	0	0	0	0	13,448	0	0	0	0	4,156 4,156
				Total	18,020											
27	78	Pleas. Valley Warehouse	80 Pleasant Valley	First	18,020	1,190	0	0	0	0	13,448	0	0	0	0	0
				Total	18,020											
26	237	Renaissance Hall	101 Cedar	First	5,842	140	0	0	0	850	1,400 677	4	19		0	0
				Second	5,842											
				Third	9,753											
				Fourth	9,753											
				Fifth	9,753											
				Sixth	9,753											
				Seventh	9,753											
				Eighth	9,753											
				Ninth	9,753											
				Total	79,955											

Johnson & Wales
University

CAMPUS MASTER PLAN

LIST OF PROPERTIES

Providence, Rhode Island

NEAR DOWNCITY PROPERTIES - continued

Plat	Lot	Property	Address	Levels	Area per Floor	Office Area	Classroom		Dining	Mech. Area	Storage	Residence			Kitchens	Support
							No.	Area				No.	Beds	Area		
26	237	Renaissance Hall Garage	101 Cedar	First	10,270											
				Second	10,270											
				Third	10,270											
				Total	30,810											
49	478	Stephens Hall	315 Elmwood	Basement	10,015					2,745	3,729					900
				First	10,015	442					60	12		6,388		108
				Second	10,015						60	13		6,830		
				Third	10,015						60	13		6,830		
				Fourth	10,015						60	13		6,830		
				Total	50,075	442	0	0	0	2,745	3,969	51	232	26,878	0	1,008
TOTALS					288,289	6,162	0	0	1,747	8,207	23,189	244	998	115,913	765	8,156

CAMPUS MASTER PLAN

LIST OF PROPERTIES

HARBORSIDE CAMPUS, PROVIDENCE

Plat	Lot	Property	Address	Levels	Area per Floor	Office Area	Classroom		Dining	Mech. Area	Storage	Residence			Kitchens	Support
							No.	Area				No.	Beds	Area		
56	320	David Friedman Center	1 Washington	First	24,725	1,180	9	7,730		785	5,745					290
				Second	21,946	3,400	10	6,766	3,511		318				630	
				Third	7,714		4	3,220	1,350						215	
				Total	54,385	4,580	23	17,716	4,861	785	6,063	0	0	0	0	1,135
56	301	East Hall	1 Washington	First	15,288	282						31		8,367		857
				Second	15,288						36		10,633		282	
				Total	30,576	282	0	0	0	0	0	67	251	19,000	0	1,139
56	286 325	H.A.C. Bldg.	265 Harborside	First	75,737	16,950	24	25,060	4,880	1,912	2,000				1,560	7,401
				Total	75,737	16,950	24	25,060	4,880	1,912	2,000	0	0	0	1,560	7,401
56	301	South Hall	2 Washington	First	43,914	288				200		66		20,071		1,132
				Second	43,914					64		71		21,293		470
				Total	87,828	288	0	0	0	264	0	137	515	41,364	0	1,602
56	324	Student Services Center	1 Washington	First	13,066	208				54	240					
				Second	5,110	3,340										
				Total	18,176	3,548	0	0	0	54	240	0	0	0	0	0
56	261 300	Trade Center Bldg.	299 Harborside	Museum	18,159											
				Printshop	13,973											
				Total	32,132											
87	927	Wash. Ave. Apt. A	90 Washington	Basement	1,437											
				First	1,437											
				Second	1,437											
				Total	4,311	0	0	0	0	0	0	0	0	0	0	0
87	930	Wash. Ave. Apt. B	90 Washington	Basement	1,437											
				First	1,437											
				Second	1,437											
				Total	4,311	0	0	0	0	0	0	0	0	0	0	0
56	301	West Hall	1 Washington	First	14,127	604						30		7,850		
				Second	14,127							33		8,655		475
				Total	28,254	604	0	0	0	0	0	63	238	16,505	0	475
56	306	Storage Building	81 Shipyard Street	First	8,610						8,610					
				Total	8,610						8,610					
TOTALS					344,320	26,252	47	42,776	9,741	3,015	16,913	267	1,004	76,869	1,560	11,752

CAMPUS MASTER PLAN

LIST OF PROPERTIES

BUILDING SUMMARY

	Downtown Campus	Harborside Campus	Other Buildings	TOTAL
Number of Buildings Owned	16	9	8	33
Number of Buildings Leased	4	1	0	5
Acres of Land Owned	11.6	20.2	3.07	34.87
Building Area Owned	785629	312178	288289	1,386,096
Building Area Leased	64930	32132	0	97,062
Number of Classrooms Owned	93	47	0	140
Number of Classrooms Leased	20	0	0	20
Number of Dormitory Rooms / Beds	465/1019	267/1004	244/998	976/3,021

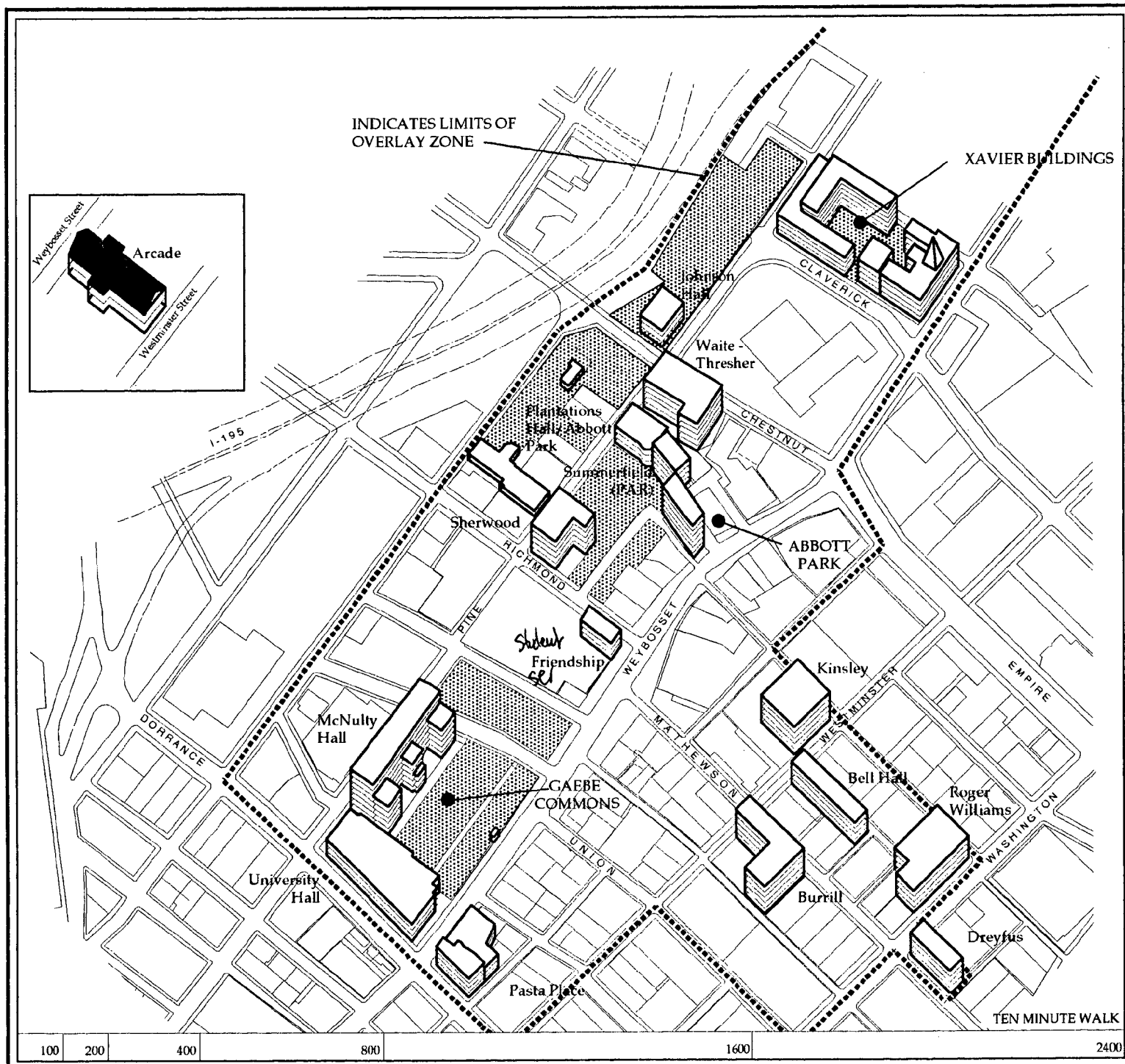
Johnson & Wales
University

Campus Master Plan

Downtown Educational
Institution Overlay District

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners



J&W - occupied
buildings shown
vertically projected.

J&W land shown
shaded.



Fig. 1

EXISTING
CONDITIONS

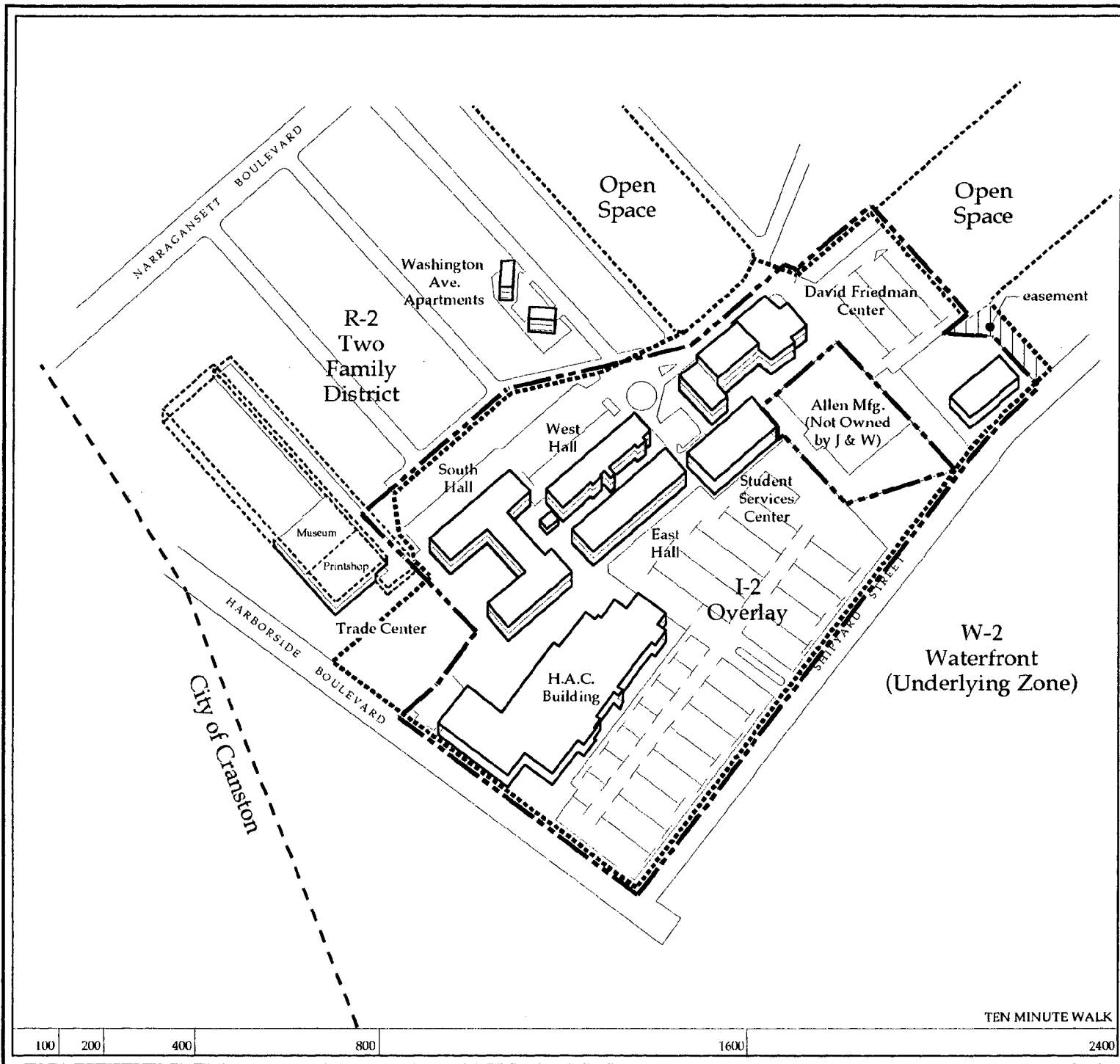
Johnson & Wales
University

Campus Master Plan

Harborside Campus

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners



- Zoning Boundary
- - - - - Johnson & Wales Property Boundary

Fig. 1a

EXISTING
CONDITIONS

Johnson & Wales
University

Campus Master Plan

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners

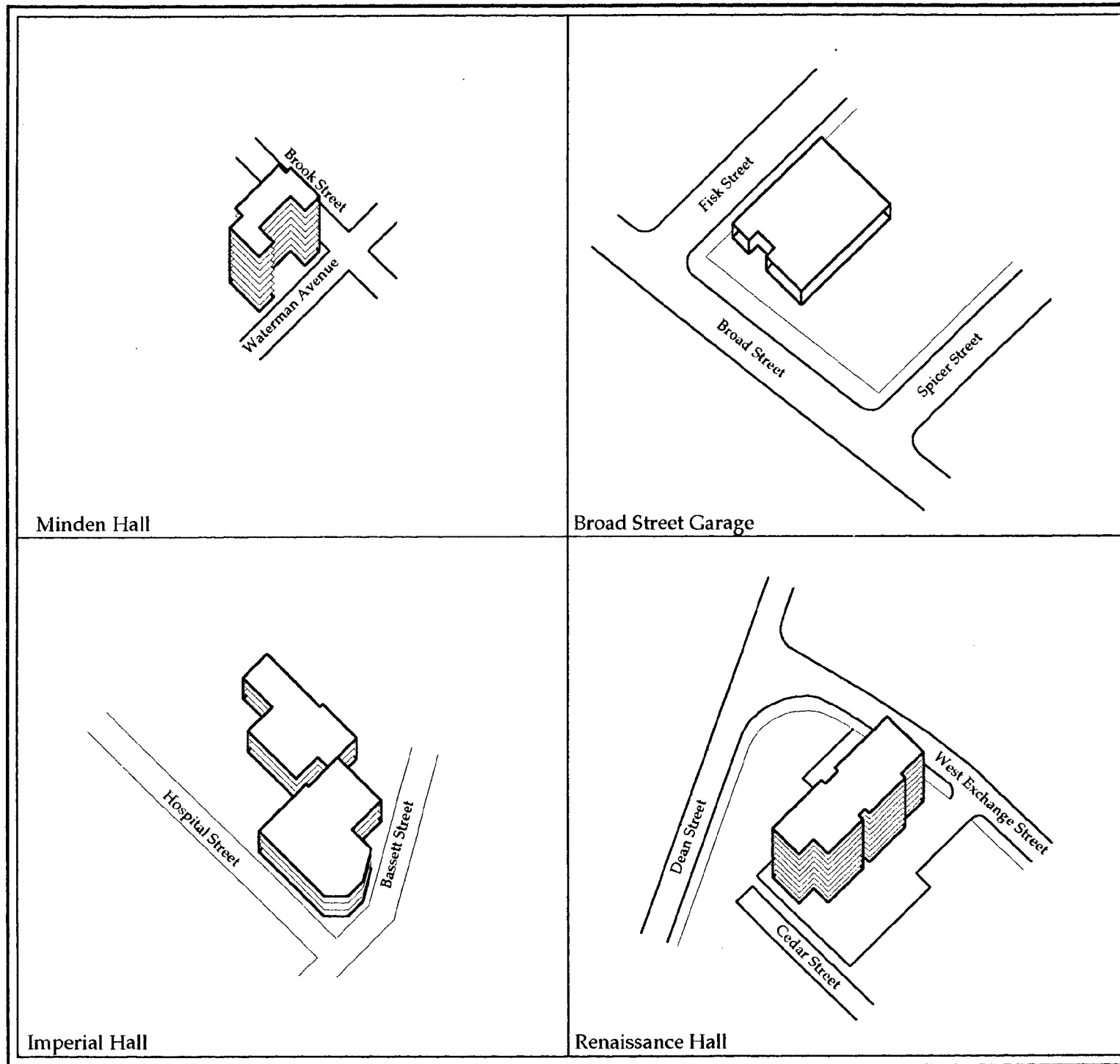


Fig. 1b

EXISTING
CONDITIONS

Johnson & Wales
University

Campus Master Plan

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners

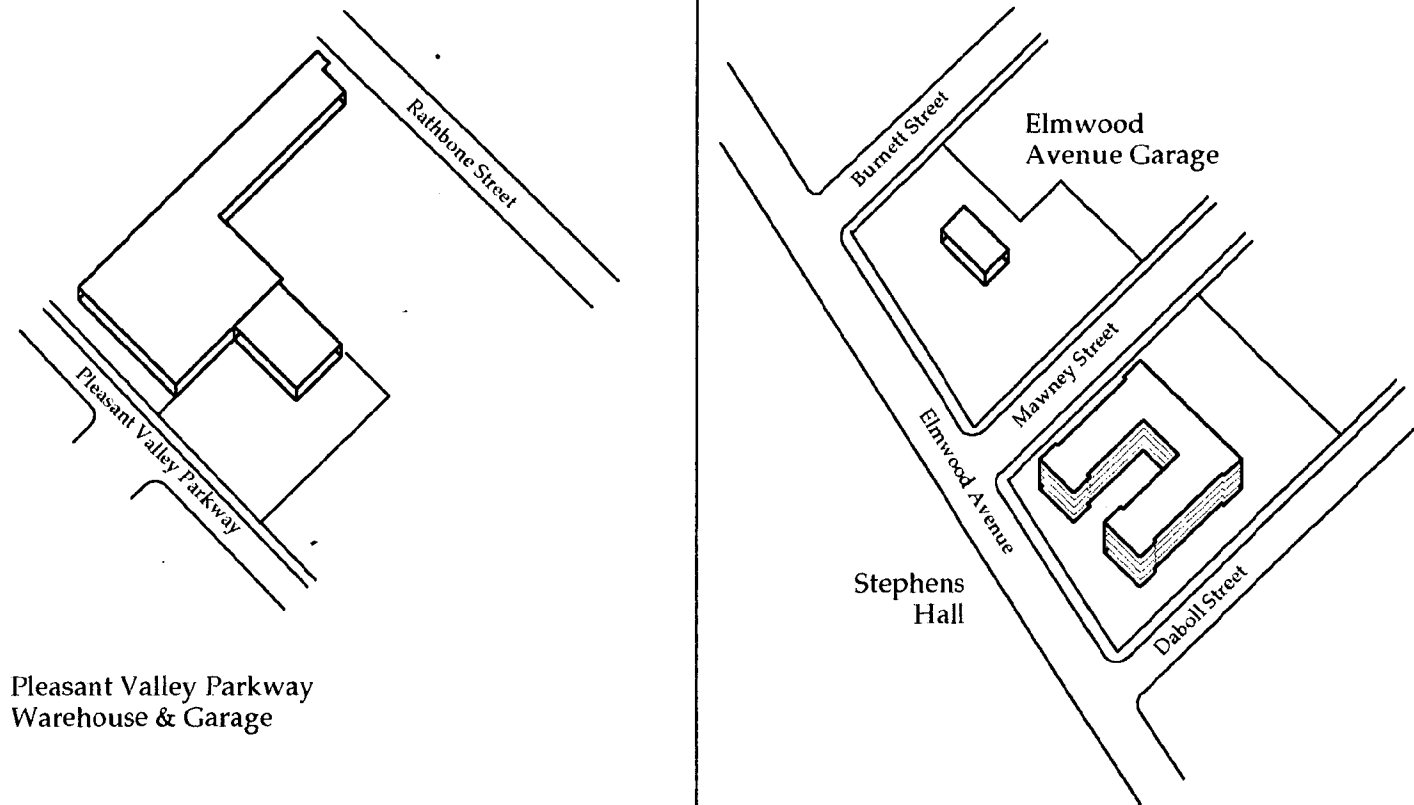


Fig. 1c

EXISTING
CONDITIONS

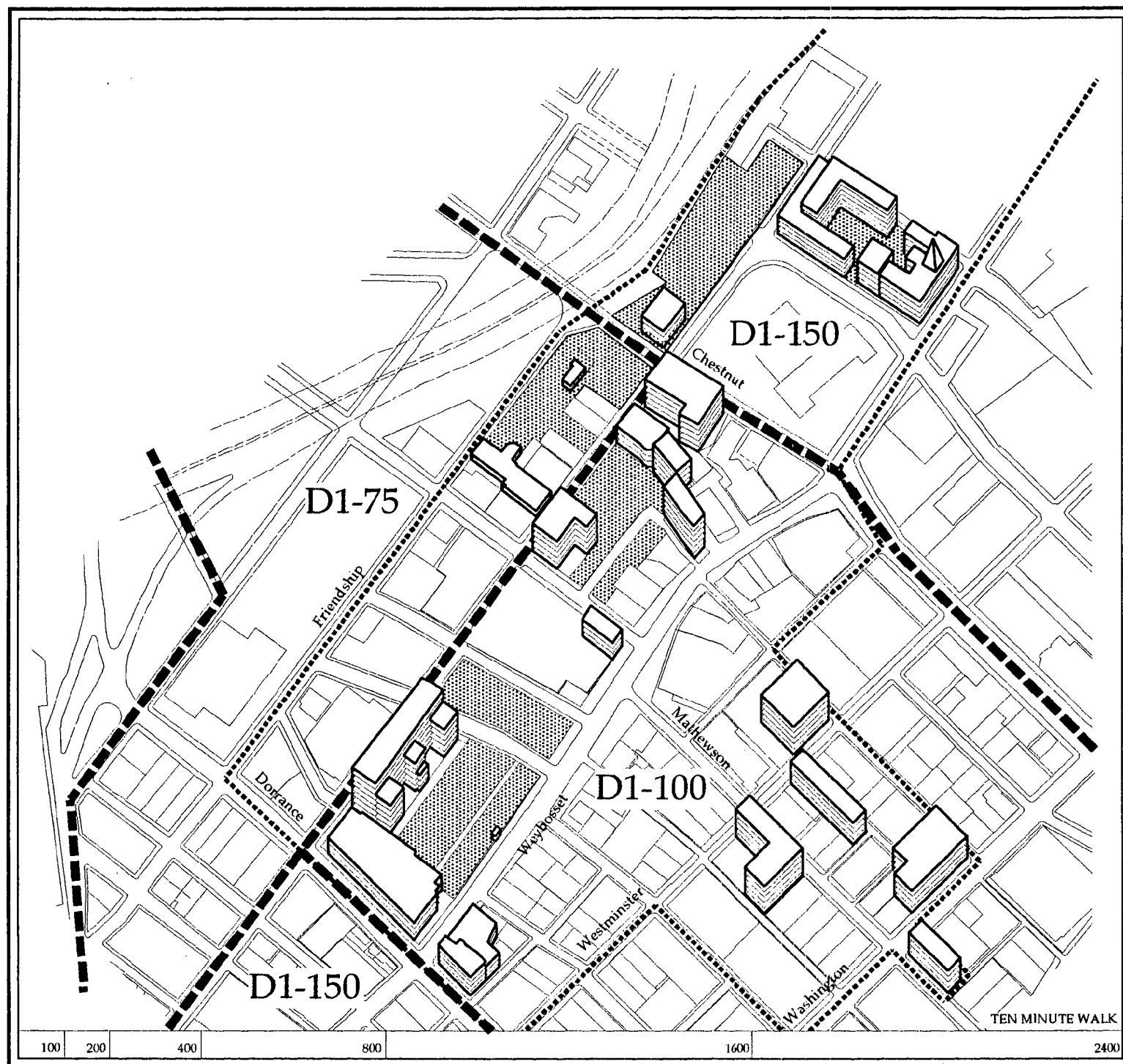
Johnson & Wales
University

Campus Master Plan

Downtown Educational
Institution Overlay District

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners



— — — — — Zoning
Boundary

..... Overlay Zone
Boundary

Fig. 1d

ZONING
AREAS

Johnson & Wales
University

Campus Master Plan

Downtown Educational
Institution Overlay District

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners

A Streets and Retail Frontage:

Weybosset Street
Mathewson Street
Westminster Street
Dorrance Street
Washington Street
Friendship Street
Richmond Street



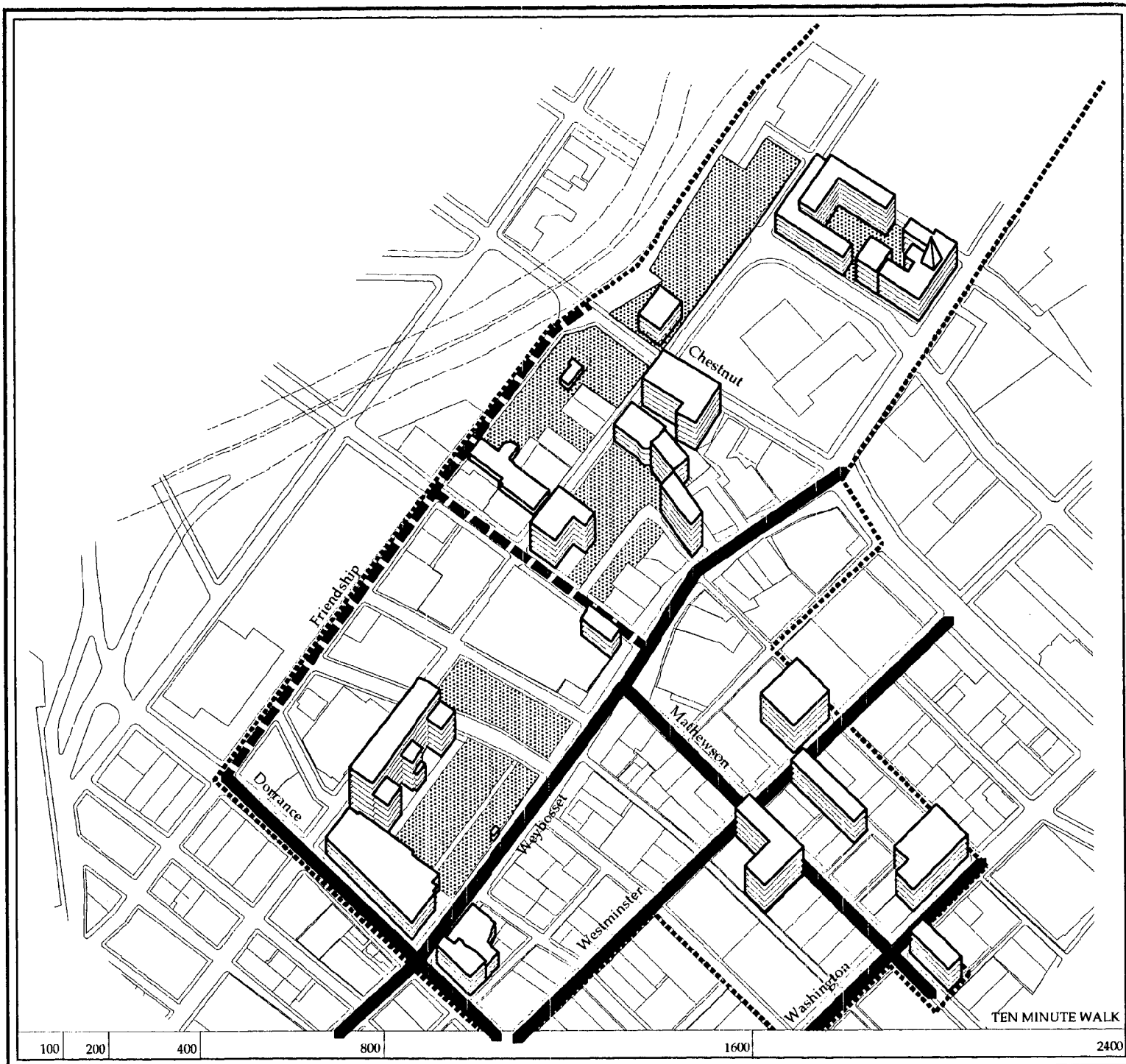
-  A Street and
Retail Frontage
-  A Street Only - No
Retail Frontage

Fig. 1e

A STREETS AND RETAIL FRONTAGE



The entire Johnson & Wales downtown campus is within the downtown historic area. Buildings older than fifty years are considered to be contributing buildings to the historic area. Johnson & Wales buildings older than fifty years are the Friendship Building, Plantations Hall/Abbott Park, Burrill Building, Waite-Thresher, Summerfield Building (PAR), Dreyfus Hall, Bell Hall (the former Blackstone Hotel) and the Arcade. Minden Hall is located in the College Hill Historic District and Imperial Hall is located in the Jewelry Historic District. See Figure 2 for locations of all of these properties. Johnson & Wales will take into consideration the architectural integrity of the buildings and surroundings and develop future plans and renovations consistent with the character of the Historic District.

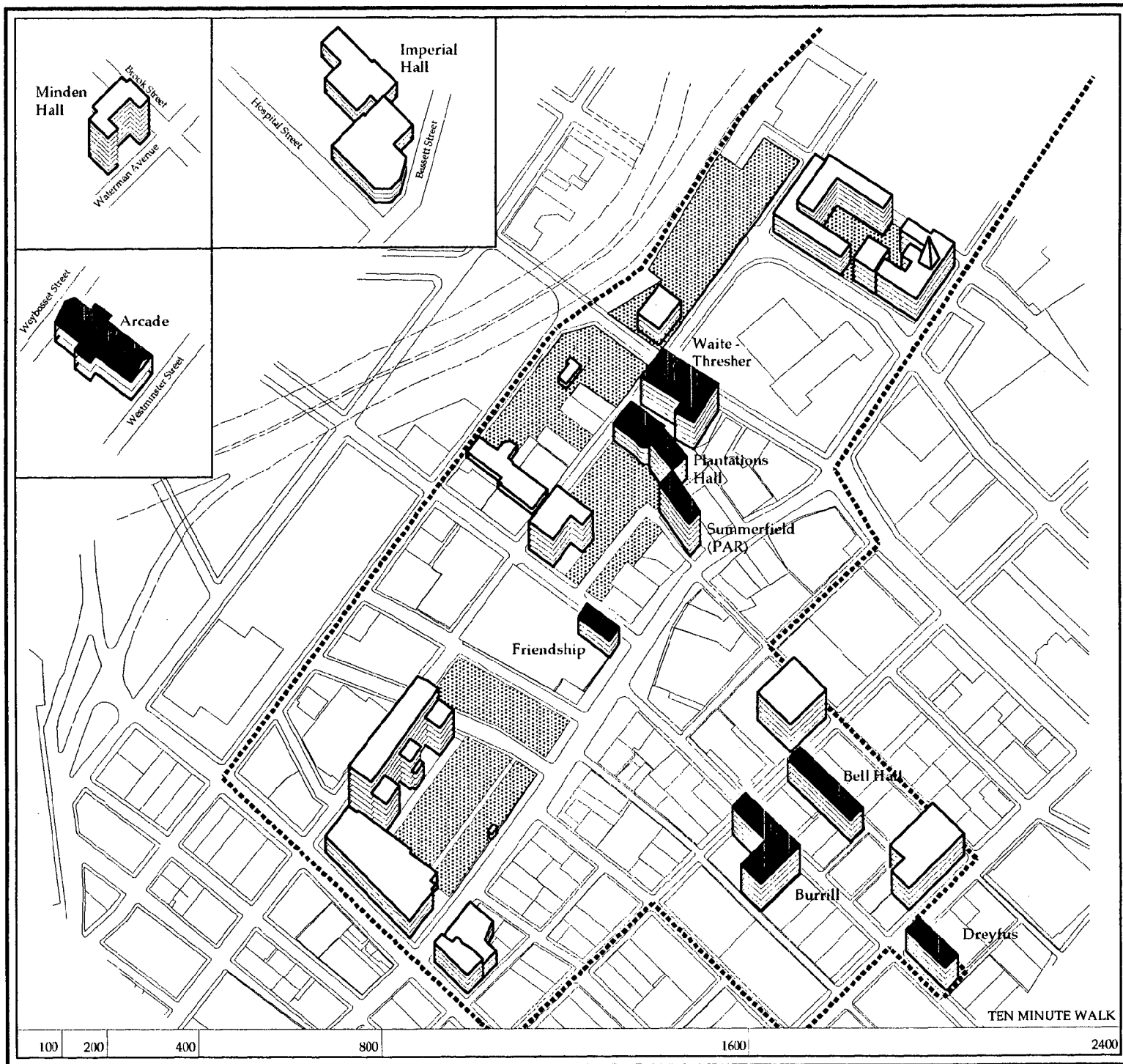
PLANNED IMPROVEMENTS

To clarify the discussion, all descriptions of proposed improvements to these properties are located in Section 7, Proposed Capital Improvements. The properties which are not scheduled for improvement are described below.

THE FRIENDSHIP BUILDING is currently in very good condition on the exterior and no improvements are foreseen in the near future.

THE WAITE-THRESHER BUILDING is in very good condition and there are no current plans to make any changes to the exterior of the building except for routine maintenance and the following planned improvements. The existing awnings along Chestnut Street will be extended across the entire elevation, the chimney sign will be repainted to reflect the University ownership, and the banner on Chestnut Street will be re-installed, as well as a possible banner on Pine Street.

THE ARCADE is on the National Register of Historic Places but not in the Downtown Institutional Overlay District.



Johnson & Wales
University

Campus Master Plan

Downtown Educational
Institution Overlay District

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners

University-Owned
properties within the
local historic district:

Friendship Building
Plantations Hall
Burrill Building
Waite-Thresher Building
Summerfield Building
(PAR)
Dreyfus Hall
Bell Hall
Arcade
Minden Hall
Imperial Hall

Fig. 2

CONTRIBUTING
NATIONAL REGISTER
PROPERTIES

CAMPUS MASTER PLAN OBJECTIVES AND STRATEGIES

STATEMENT OF OBJECTIVES

Johnson & Wales University seeks to develop a functional Downtown campus and distinct campus image for the benefit of both the academic and Downtown Providence communities. To achieve this, the University has already initiated the development of its campus plan based on a conceptual plan by Duany / Plater-Zyberk. The original plan consisted of a "T" shaped campus oriented along Weybosset and Mathewson Streets, with three major focal points serving to anchor and unify the individual elements of the plan. These focal points are referred to as Gaebe Commons (bounded by Weybosset, Dorrance, Pine and Page Streets), Plantations / Abbott Park (at Abbott Park Place) and Xavier Complex (bounded by Broad, Claverick, Pine and Foster Streets). That plan remains largely intact, except that plans for future development along Mathewson Street have been delayed and are subject to active reconsideration. Weybosset Street shall serve as the primary connector between the aforesaid focal points of the Downtown campus. The University also plans to relocate as much student housing as practical in the downtown area over the next ten years to create a more unified campus. This will be accomplished by either construction of new dormitories or by working in concert with downtown residential developers.

FIVE-YEAR OBJECTIVE AND STRATEGY

Within the next five years the University plans to continue development along the Weybosset Street spine, in accordance with the Master Plan, to provide usable open space and expanded academic and residential facilities. A principal objective is to reinforce Weybosset Street's active role in the Downtown area, thereby strengthening the relationship between the University and the Downtown Providence community. To achieve this goal, the University has recently completed construction of its central library at 111 Dorrance Street, the easterly end of Gaebe Commons and new McNulty Hall at its southern edge. The Gaebe Commons project consists of a large open space enclosed by a fence and up to six perimeter buildings, each programmed for either residential, academic or administrative uses. The recent demolition of the Saint Francis Chapel will permit the development of the former McNulty Hall site as an integral part of the new quadrangle. Over the next five years at least one and maybe two major structures will be erected on this parcel. The building on this parcel will eventually house the admissions office, Career Development office and advancement office. More residential space may also be constructed. Within five years the Waite-Thresher Building will contain only University functions, including classroom and administrative space, along with expanded dining facilities.

TEN YEAR OBJECTIVE AND STRATEGY

Over the next ten years, the University will continue to strive to fulfill the needs of its students by continuing to expand its facilities and services. Likely additions include an administration and educational space, to be located within Gaebe Commons, and strengthened Student Center activities in the area controlled by the University along Pine Street between Chestnut and Richmond Streets. To attain this objective, the University will pursue the development of two of the three aforesaid "anchors" of the Campus Master Plan -- Gaebe Commons and Plantations / Abbott Park. These two loci will provide appropriate sites for the expansion of University facilities, which will strengthen and unify the campus plan, and preserve and enhance the campus environment and its relationship to the City of Providence.

CAMPUS MASTER PLAN
PROPOSED CHANGES IN LAND HOLDINGS

Johnson & Wales University currently plans to sell all of its land holdings on Elmwood Avenue. This includes the former gas station/ repair facility at 327 Elmwood Avenue and the Stephens Apartment complex at 315 Elmwood Avenue. It is anticipated that both properties will be sold as one in order to allow for a unified residential development of the site.

The University's plans to unify its downtown campus could lead to the sale of a number of its residential properties over the next ten years, including Dreyfus Hall, Bell Hall and Minden Hall.

The Maintenance Building at 1315 Broad Street may also be sold if those services are consolidated in one future location at the Pleasant Valley Parkway Facility.

The University has no current plans to sell any other buildings within the City of Providence.

CAMPUS MASTER PLAN

PROPOSED CHANGES IN LAND USE

Over the next several years there will be some changes to current land use patterns at the Downcity Campus. Briefly, the intent is to strengthen the residential and classroom functions at the Xavier Complex, establish a mixed-use area at the Plantations Block with a strong emphasis on student recreation and activities, establish a strong presence at Gaebe Commons as the administrative center of the University but with mixed-use purposes, and to strengthen the Academic Center on Mathewson Street with capital improvements to the other University buildings in this locale (See Fig. 3).

Proposed land use changes to accomplish these purposes will be at the existing parking lots on Pine Street (at Plantations Hall), the end of Claverick Street and at the lot bordered by Friendship, Chestnut and Pine Streets.

At Plantations, current plans call for changing existing parking use of the site to new building construction for student recreation. Additional outdoor space here will be designed as passive open space for students and staff and will serve as the common element joining the surrounding University buildings.

At the Claverick Street parking lot, plans call for a change of use from parking to student residences and open space (possibly with parking located at a lower level). This site is also an alternate site for the student recreation center described above.

At the Friendship/Chestnut/Pine parking lot, a second student residence with open space and potential lower level parking is planned.

Dreyfus Hall, on Mathewson and Washington Streets, is currently being studied for potential use more compatible with Downcity entertainment plans for Mathewson Street.

Imperial Hall on Hospital Street which except for housing the Facilities Management Department is vacant, will be gradually converted to an administrative building containing low student traffic uses. The one story portion is anticipated to be converted to the University's print shop and mail center.

The retail usage on the first floor of University Hall (CWT) is presently being converted to University-related use. All changes will be internal with exception of a change to the present exit configuration along the Weybosset Street Facade and the reorientation of the main entrance to the library from Dorrance Street to Gaebe Commons. Sketches of this proposed new entrance are included in Appendix B. There are no plans to change the retail frontage.

As mentioned before, the Waite-Thresher Building, which is presently occupied by the University on the lower level and the ground floor, will become classroom and office space entirely. This conversion will take place as leases with Blue Cross expire over the next five years.

Johnson & Wales
University

Campus Master Plan

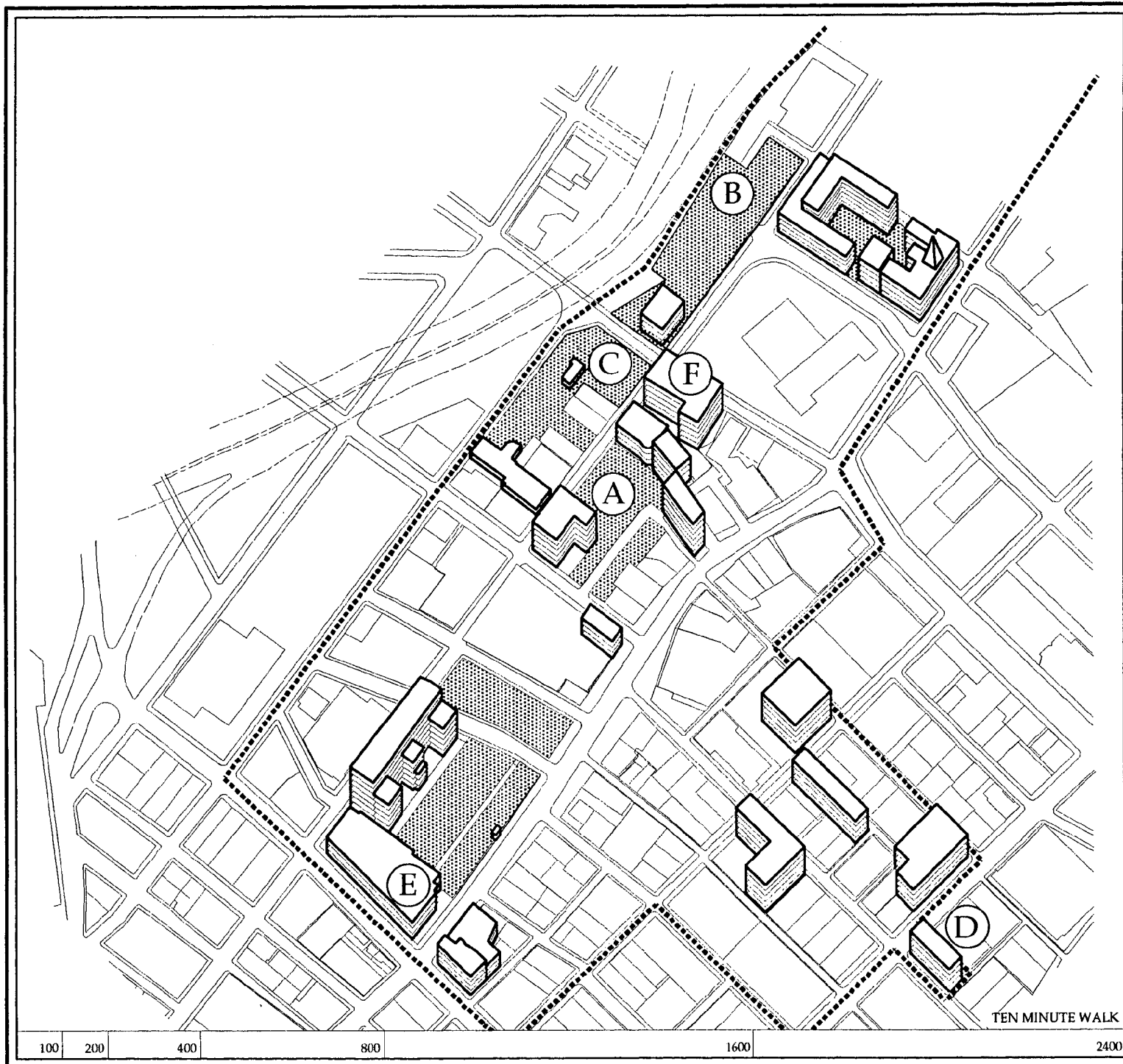
Downtown Educational
Institution Overlay District

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners

- A. Potential use as new recreation center
- B. Potential use as new student residence
- C. Potential new residence hall at Pine, Chestnut and Friendship Streets
- D. Potential entertainment uses at Dreyfus Hall
- E. Potential use as administrative offices
- F. New use as classrooms and office space

Fig. 3
PROPOSED
CHANGES IN
LAND USE



RECENT CAPITAL IMPROVEMENTS

Recent major investment in the Downcity District by the University includes the construction of McNulty Residence Hall, the adaptive reuse of University Hall into the main library and executive offices, and the construction of the first phase of Gaebe Commons. Recent re-investment of existing academic facilities includes the restoration of the Friendship Building and interior renovations of the Academic Center (Burrill Building) to house the School of Technology at the Downcity Campus.

Outside of Downcity, recent renovations have taken place at Imperial Hall in the Jewelry District to convert this building into the offices for Physical Plant. The H.A.C. Building at the Harborside Campus has undergone modernization and Minden Hall on Waterman Avenue recently had a new sprinkler system installed.

OBJECTIVES

The objective of Johnson & Wales' Downcity Capital Improvements is to create centers of campus activities and public access activities (such as commercial, retail and services uses) which are integrated with city streets but are also clearly defined as University turf.

The University's master plan further seeks to create general activity centers with dominant uses, yet also strives to mix administrative, classroom, student services, recreational and residential uses at each general center in order to promote environments that are more evenly distributed in their intensity of use over the 24-hour day and seasonal changes. Such mixed-use environments also promote interaction among various groups which might not take place if uses were more segregated by campus location.

A final objective of Johnson & Wales University in its Providence setting is to adapt and re-use its many fine older buildings to the extent possible, using new construction only when its existing building inventory does not accommodate the needs of a modern facility.

GAEBE COMMONS

The University is planning additional construction at Gaebe Commons. The Commons was initially planned for six buildings. A taller, seven-story structure will be sited along Pine Street. This proposed structure will be a residence hall, seven stories high with three-story volumes on the courtyard side (See Fig. 4a). Lower, three to five-story buildings will line the Weybosset Street edge. Between these two edges, along Page Street, a three-story building is being planned for administrative office use (Alumni Hall- See Fig. 4a).

Gaebe Commons will have a rich mixture of campus uses of moderate to high intensity. McNulty Hall will be the primary residence hall at this location but there is the potential for a smaller residence hall on Pine Street (perhaps for upperclass students). University Hall contains the Executive Offices on the third floor and the Library on the lower two floors. The entrance to the Library will be relocated to the Commons side of the building from its present Dorrance Street location (See sketch in Appendix B). The future buildings along Weybosset Street are presently less defined as to use but are sized for potential classroom, seminar, or office functions. It is also the intent to incorporate retail-type frontages on the ground floor, oriented to Weybosset Street. The existing retail space on the ground floor of University Hall at the corner of Weybosset and Dorrance Streets will be converted to administrative office use, with a focus on public visits as opposed to strict University use (See Fig. 4a).

A temporary parking lot of fifty one spaces will be developed to the west of McNulty Hall on Pine Street to accommodate visitors to the campus. This lot will be constructed off of a B street and will be in conformance with the requirements of the zoning ordinance. It is anticipated that this lot will be maintained for at least five years but not more than ten. A plan of the lot is included in Fig. 5.

PLANTATIONS

At the campus area known as Plantations, defined by Weybosset, Richmond, Pine and Chestnut Streets, improvements will be made over the next several years to enhance its use as a recreation and student services center. In the meantime, this area will continue to serve as a university parking lot. Proposed improvements include interior and exterior renovations of Plantations Hall and the Summerfield Building (PAR) and interior renovations at the Waite-Thresher Building. There is a potential for 60,000 to 75,000 square feet of new construction for student recreation purposes. This proposed structure would be a maximum of 3 stories (See Fig. 4b). It is also anticipated the future demand for classroom space would be accommodated in this area and many student-oriented administrative functions would be located here.

NATIONAL REGISTER BUILDINGS

THE BURRILL BUILDING is currently the Academic Center of the University (one of the three Downtown classroom buildings owned by the University). The recent relocation of our retail training facility; Gladdings, to the Arcade has left a portion of the first floor vacant. The University will attempt to use this space in a way that will be compatible with the planned improvements on Mathewson Street. The building has been well maintained since its most recent renovation which included replacement windows. The University is currently reviewing a renovation of the storefront including color, fenestration and replacing the awnings, which will be coordinated with any first floor use. The Westminster Street canopy will be maintained and the Mathewson Street canopy will be replaced with one more sympathetic to the building (See sketch in Appendix B and Photo Documentation). The University has discussed the possibility of removing the stair portion of the fire escapes, while maintaining the balcony

portion. The fire escapes are no longer needed as emergency egress elements. No other improvements to the exterior are foreseen at this time.

THE SUMMERFIELD BUILDING (PAR) is currently undergoing evaluation for renovation regarding egress and circulation. Current plans would install a new egress stair and elevator at the rear of the building within the existing building envelope. The windows are also undergoing evaluation for repair and replacement. Current problems include air infiltration and solar gain. Replacement options will take into account the historic nature of both the window opening size as well as frame size. The metallic film currently adhered to the glass will be removed, but a suitable alternative to address solar gain to the building needs to be found particularly for the Abbott Park side of the building. A primary concern of the University is to make the ground floor more transparent which probably means re-configuring some interior functions which presently would not work well with public exposure at ground level. The concrete and masonry on the rear and east side facades of the Sommerfield Building will be repaired; however due to corrosion, brick will not be exposed. This repair may require that an applied material be used to address the deteriorated brick and mortar (See Photo Documentation). The fire escapes will be removed.

THE PLANTATIONS / ABBOTT PARK BUILDING will be renovated in the near future. Exact modifications will depend on future development plans to relocate functions currently housed there. No exterior changes to the appearance of the Abbott Park (North) facade are anticipated. Window replacement will consist of installing windows of similar appearance and exact sizes as currently exist. Other repairs to this facade will be to roofing, flashing and brickwork using materials identical or similar to the existing materials. Current plans also study the potential of improving the Reade Street (East) facade

of the building with new window openings of the same size as the Abbott Park facade, and potentially a new entrance and arcade structure on this facade. (See Recreation Center sketch). Studies are being undertaken to improve the transparency of the Pine Street (South) facade of the building. However, since this is not a retail frontage zone, it is not anticipated that these improvements will be other than similar window treatments and a new unified entrance.

The University is currently studying circulation and egress improvements to the Abbott Park Buildings which includes a new stairway and elevator and the removal of fire escapes. This study looks at the potential of combining egress elements with adjoining buildings and is contingent on future uses for those buildings. Detailed plans will be submitted to the DRC when the study is complete.

DREYFUS HALL is currently undergoing evaluation for repairs to its exterior including roofing, flashing and terra-cotta repair. The University is currently studying two scenarios for the future of the building. The first is to continue its use as a student residence hall. Few changes to the exterior will take place if Dreyfus continues its role as student housing. A second potential use of the building which the University is currently studying is a change to uses more compatible with proposed Downcity entertainment uses of Mathewson Street. If functions inside the building were to substantially change, Johnson & Wales would most likely update the upper floor window system to be more compatible with the original designs of the building, and restore openings in the arches at the top of the building. At street level, the design intent would be to re-design the windows and doors to systems which would allow better visibility from Mathewson and Washington of the entertainment type functions proposed for the ground floor.

BELL HALL will likely undergo exterior repairs to parapet and masonry on the exterior in the near future. No change of appearance is anticipated for this work. The fire escape between Bell Hall and the

abutting buildings (as seen from the alley) will be removed (See Photo Documentation). These are not necessary for egress at Bell Hall and currently pose some security risk for certain rooms. Studies to re-open the arches on Moulton Street will be undertaken to provide better visibility into the building on the west side. The University will also upgrade the Westminster Street ground floor facade to be more compatible with the proposed changes at Freeman Park. These changes will include new storefront and entrances and potentially new awnings to be coordinated with canopies at the Burrill Building and new construction at Freeman Park.

XAVIER BUILDINGS

The Xavier Buildings are located on the block defined by Broad Street, Claverick Street, Pine Street and Foster Street. They consist of Xavier Hall (chapel and residential), Xavier Mercy Hall (residential) and Xavier Academy Hall (an office and classroom structure).

Xavier Hall will undergo exterior repairs to its roof, soffits and windows to correct leaking and deteriorating conditions. Exterior masonry will be repaired. The stained glass windows will be restored. No change to the exterior appearance of the building is anticipated.

Xavier Mercy Hall will undergo similar repair work to its masonry walls. Cosmetic work to its Claverick Street doors and fencing will also be undertaken.

Xavier Academy Hall will have new louvers installed on the ground-floor Claverick Street facade to replace the open ductwork currently installed there (See Photo Documentation). The entire building will be converted to central air conditioning, allowing the removal of individual units on the building. The service stair to the kitchen on the northeast corner of the building will be re-designed to be more compatible with the student entry to the courtyard. The courtyard at Xavier will undergo landscape

CAMPUS MASTER PLAN PROPOSED CAPITAL IMPROVEMENTS

improvements to address wheelchair access issues, to limit service vehicle areas and to unify the walks, planting, seating and lighting of the area. The objective of the project will be to minimize the need for many of the ramps into buildings, to coordinate stairs and other building access elements to a common plan, to restrict service access to the Foster Street side of the court and to aggregate other service and utility elements there, and to create a campus outdoor space more usable by students than currently exists.

PINE STREET PARKING AREAS

The two surface parking lots on Pine Street are currently being planned for new student residential buildings. These proposed buildings would be 5 stories, built to streetlines with courtyards (See Fig. 4). The first site is on the lot at the end of Claverick Street. The initial construction site will be directly opposite the south face of Xavier Academy Hall. Future construction may add two wings toward Johnson Hall. This site is also being looked at as an alternate location for the student recreation center described earlier in the Plantations Block section.

The second surface lot which is being planned for student residential construction is the land bordered by Chestnut, Friendship and Pine Streets. At this location a new residence hall would be built to create a new courtyard to mirror the court at the Waite-Thresher building, extending its space and providing continuous student circulation paths across Pine Street.

MILLIKEN BUILDING

The storage building located at 159 Friendship Street in the Pine Street parking lot is presently used for dry storage. This building will undergo minor exterior changes to convert it to a maintenance building. If a new dormitory is built on this site, this building will be demolished.

OUTSIDE DOWNCITY

At Imperial Hall, the University plans to continue its conversion of student rooms to office space and to renovate ground floor space into the University mail center and print shop.

At the Harborside Campus, the University plans to renovate the Student Services Center, enlarging the basketball court for intercollegiate competition. In addition, there will be some expansion to various buildings to increase storage space. Parking will also be expanded in the near future.

Johnson & Wales
University

Campus Master Plan

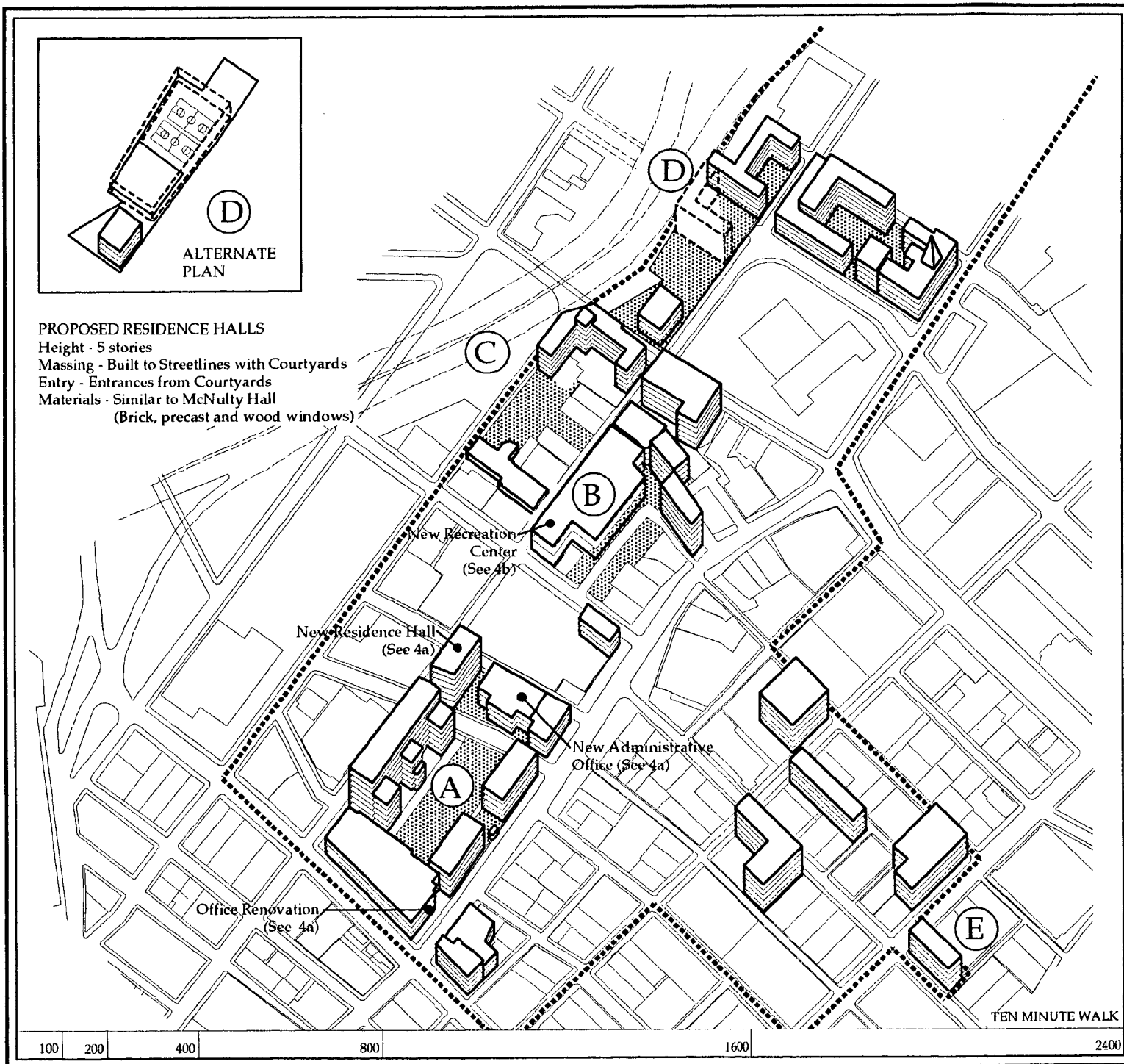
Downtown Educational
Institution Overlay District

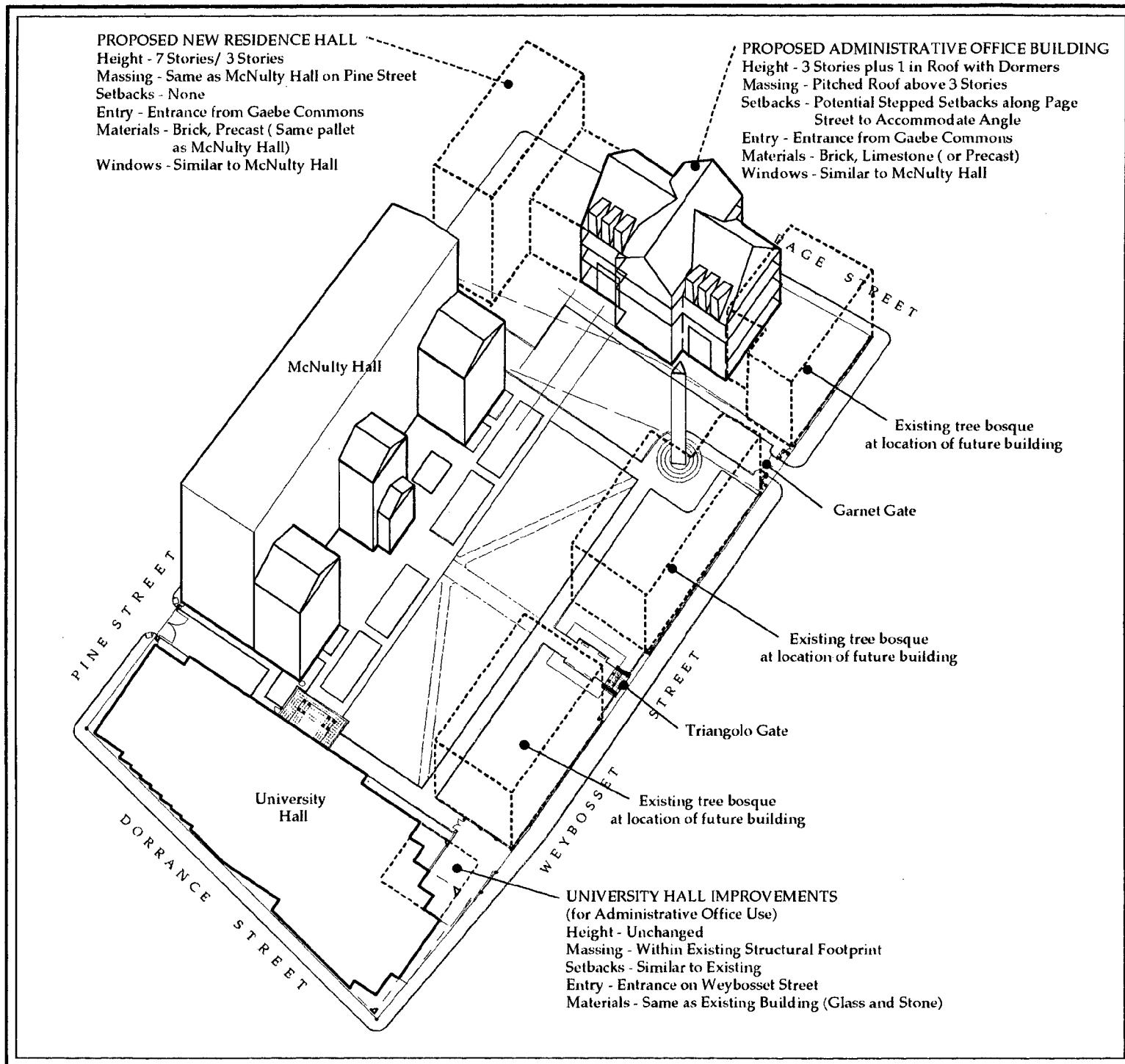
Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners

- A. Potential new construction
at Gaebe Commons
- B. Potential new construction and
renovations at Plantations
- C. Potential new residence hall
at Pine, Chestnut and
Friendship Streets
- D. Potential new residence hall at
Pine and Claverick Streets.
Alternate site for student
recreation center.
- E. Potential entertainment uses
at Dreyfus Hall

Fig. 4
PROPOSED
CAPITAL
IMPROVEMENTS





Johnson & Wales
University

Campus Master Plan

Downtown Educational
Institution Overlay District

Providence, Rhode Island

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Fig. 4a

CAPITAL IMPROVEMENTS

GAEBE COMMONS

Johnson & Wales
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Campus Master Plan

Downtown Educational
Institution Overlay District:

Providence, Rhode Island

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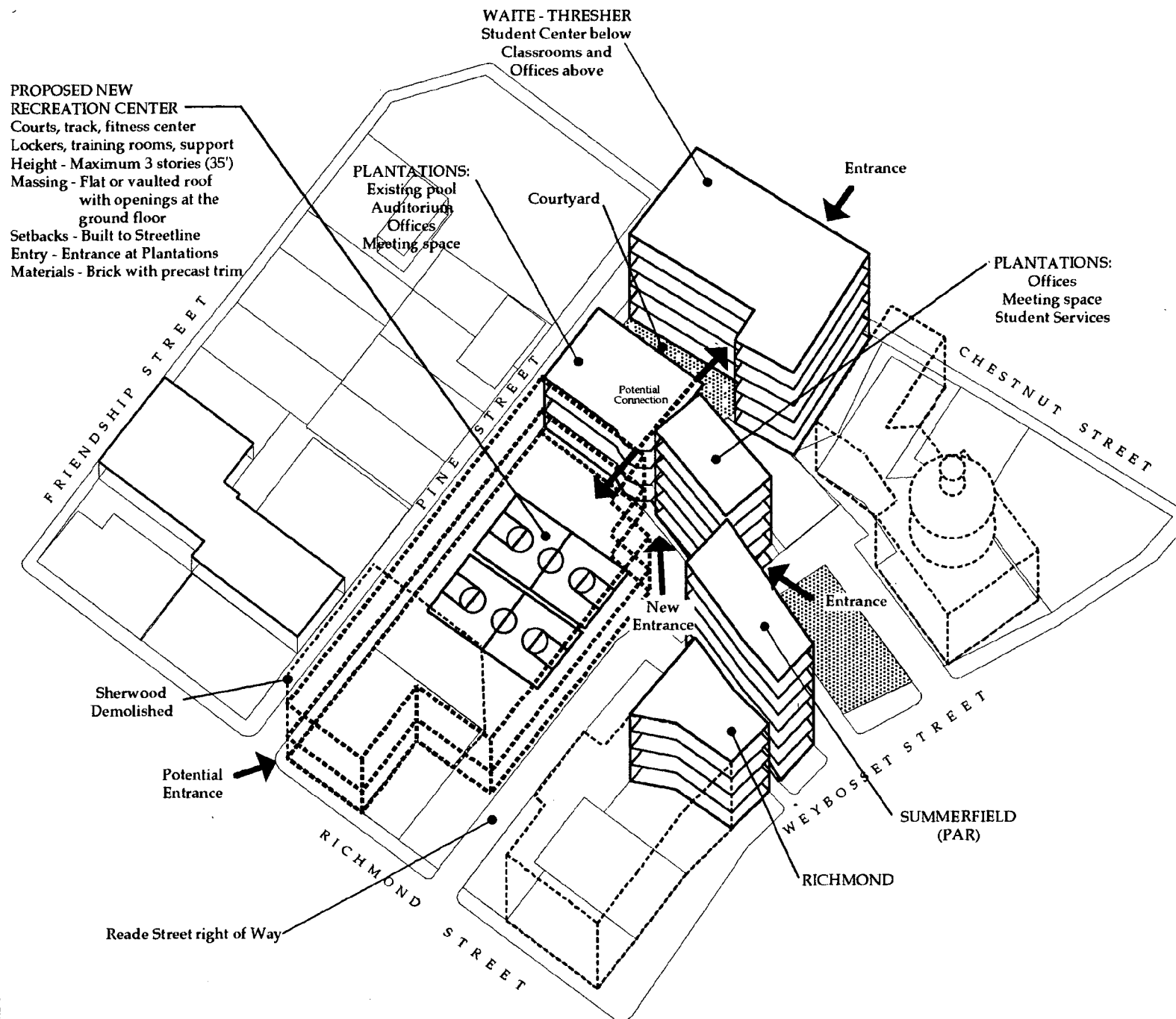


Fig. 4b

CAPITAL IMPROVEMENTS

RECREATION
CENTER

Johnson & Wales
University

Campus Master Plan

Harborside Campus

Providence, Rhode Island

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Architects and Planners

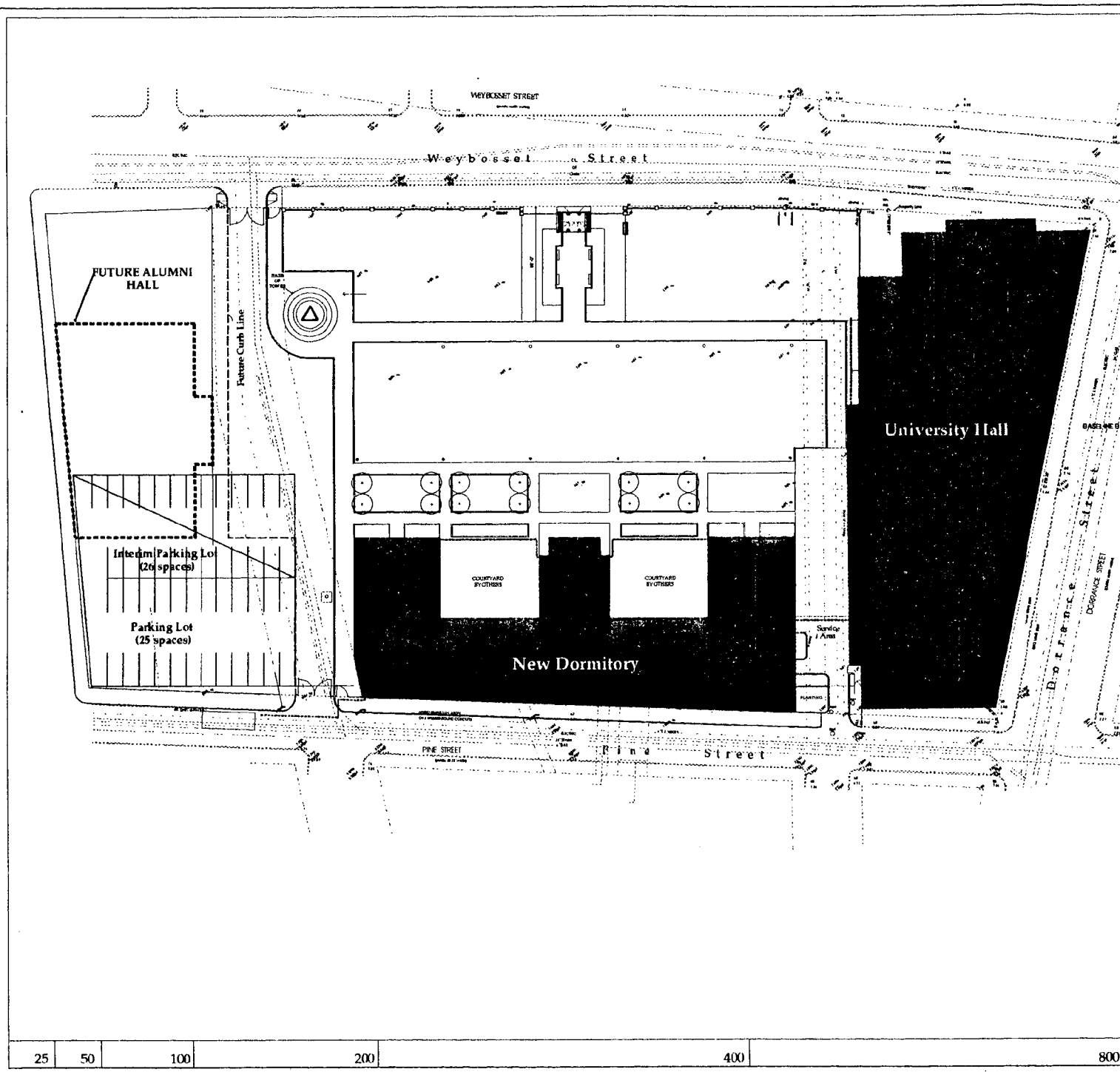


Fig. 5

GAEBE COMMONS
Interim Parking

Johnson & Wales University is anticipating limited demolition to its buildings. Most of these buildings are storage buildings located on existing parking lots. The building located at 159 Friendship Street (Plat 24, Lot 643) which presently houses dry storage will be demolished in order to make this space available for a new dormitory. In the meantime, the building will be upgraded to a maintenance facility in accordance with the description previously outlined. The other buildings, are parking attendant sheds, in the lots bounded by Pine, Richmond and Reed Street which will eventually be demolished to make way for major capital improvements (Plat 24, Lots 492 and 497).

One exception may be the Sherwood Building located on the corner of Pine Street and Richmond Street (Plat 24, Lot 495). Early studies for a proposed recreation center to be located on this block suggest that this building may need to be demolished in order to allow for the construction of a new recreational building at this location. Present study shows that space requirements for the new structure do not require the use of the Sherwood site, however, further investigation will be performed to verify this need.

TRANSPORTATION

Johnson & Wales University provides services to transport residence hall students to and from classes and dining facilities efficiently. Although this is the main purpose of the service, many other services are provided to meet the entire university community needs.

SCHEDULES

For residence hall students going to and from classes and dining facilities, buses run Monday through Thursday from 4:30 a.m. until 7:00 p.m. on schedules approximately 20 to 30 minutes prior to class times.

On Monday through Thursday, from 6:30 a.m. until 7:00 p.m., buses run each half hour between the Harborside Campus and the Downtown Campus. This service gives commuter students the opportunity to park at the Harborside Campus where parking is available with an appropriate permit.

Shuttle loops are provided each half hour to and from all residence halls beginning at 7:00 p.m. every night throughout each term. Night shuttles run until 12:30 a.m. Sunday through Wednesday and on Thursday, Friday and Saturday until 1:30 a.m.

Service is also provided to students residing in Downtown Campus residence halls approximately every 15 minutes during the same hours so they may travel safely around the city.

PARKING

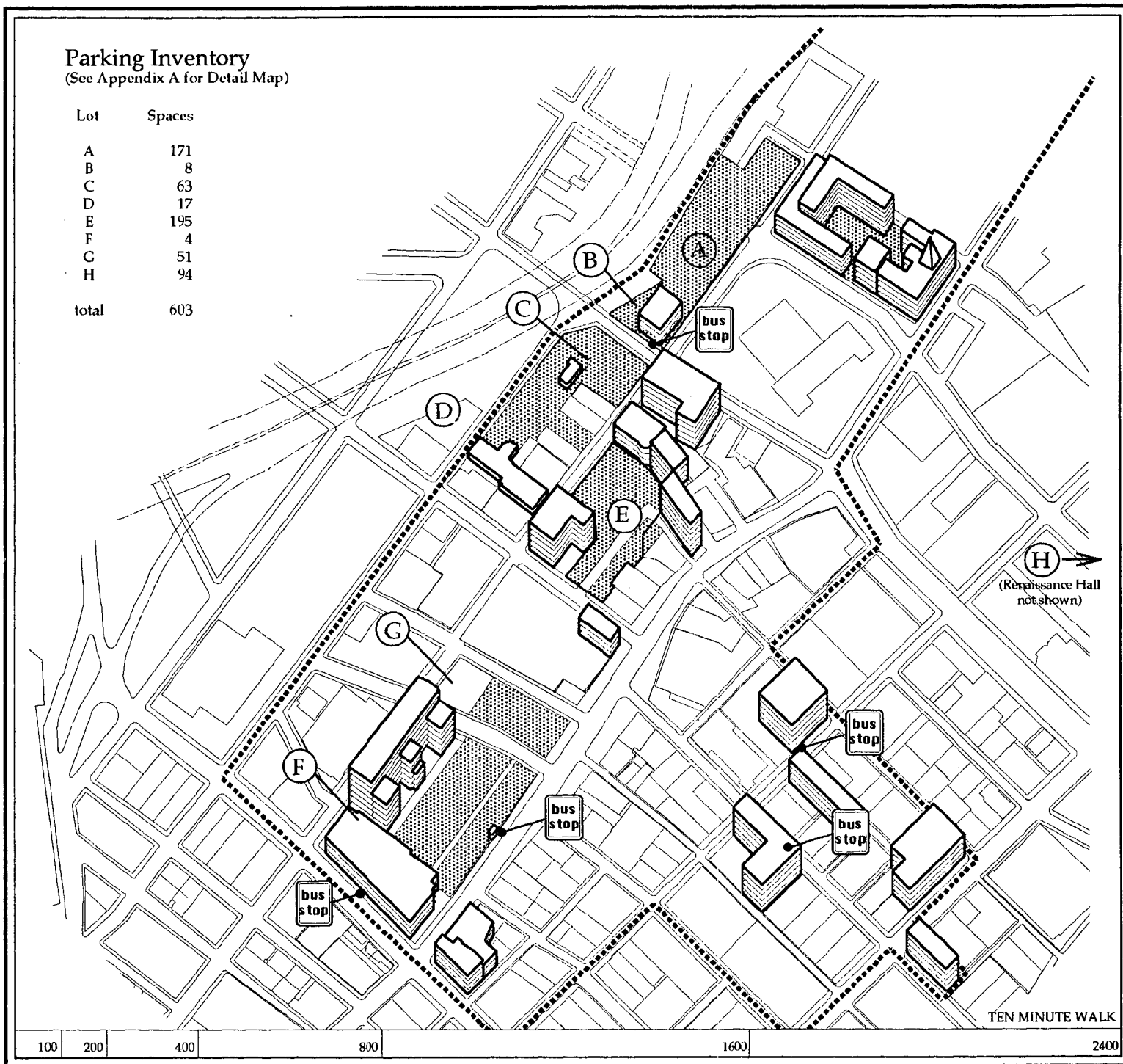
When the first Institutional Zoning Ordinance was created on July 11, 1986, Johnson & Wales filed a parking plan with the City of Providence which established two major campus locales, downtown and harborside. Parking at the Harborside Campus complied with the zoning requirements, but the University had inadequate parking facilities for its commuting students and for the downtown campus. This nonconformance with parking requirements for the downtown campus and the commuting population was "grandfathered" as of the enactment of the ordinance. Since that date, the University has continued to update its parking plan with the City. The latest copy, dated July 29, 1994 is included in Appendix A along with the original plan approved by the City of Providence Department of Inspection and Standards on March 30, 1987. A review of that plan will show the University now has a surplus of parking above the non conforming grandfathered level as a result of locating more students into the downtown campus and creating additional parking in the Pine Street area.

University parking facilities for the Harborside and Downtown Campuses, and all other University owned buildings located outside of these two campuses are shown on detailed parking plans included in Appendix A. Students living at these remote locations have been designated as commuters and the parking associated with each location has been used to satisfy our commuter parking requirements.

Johnson & Wales University remains committed to providing parking for its staff, faculty and students. Because of the downtown location, the only areas available for expansion and new construction are presently used for parking. Whenever possible, parking will be included in the design of a new structure. When that is not feasible, the University will replace lost parking in a nearby location and supplement the relocated spaces with a shuttle system in accordance with Section 503.2 of the ordinance.

Parking Inventory (See Appendix A for Detail Map)

Lot	Spaces
A	171
B	8
C	63
D	17
E	195
F	4
G	51
H	94
total	603



Johnson & Wales
University

Campus Master Plan

Downtown Educational
Institution Overlay District

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners

Fig. 6

**TRANSPORTATION
AND PARKING**

Johnson & Wales
University

Campus Master Plan

Harborside Campus

Providence, Rhode Island

Imai / Keller, Inc.
Architects and Planners

Parking Inventory

See Appendix A for Detail

Lot	Spaces
A	652
B	122
C	119
D	11
E	12
F	10
total	926

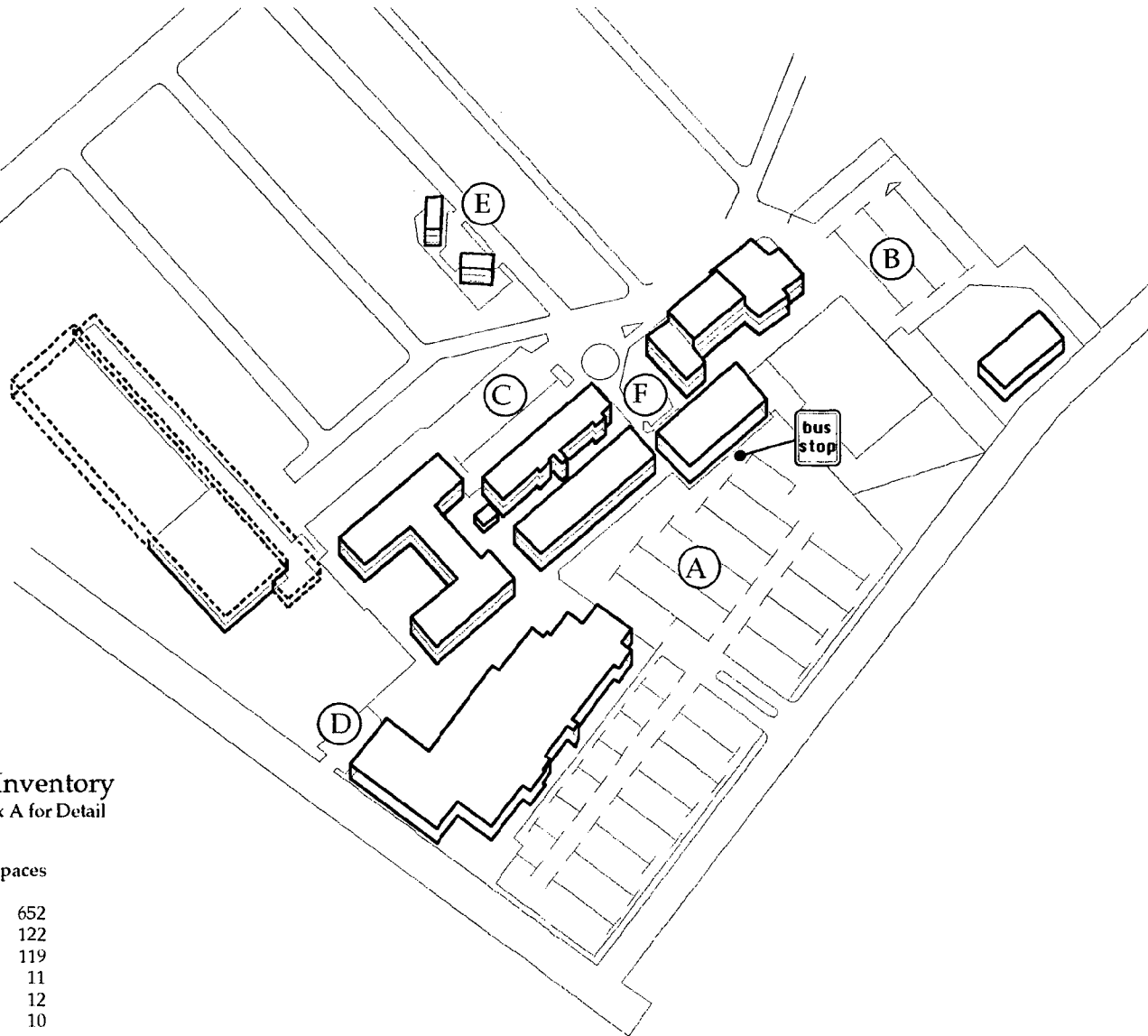


Fig. 6a

TRANSPORTATION AND PARKING

CAMPUS MASTER PLAN
PLANS REQUIRING BOARD OR COUNCIL ACTION

At this time Johnson & Wales University foresees no
plans requiring Board or Council Action.

Johnson & Wales University
Providence, Rhode Island

CAMPUS MASTER PLAN

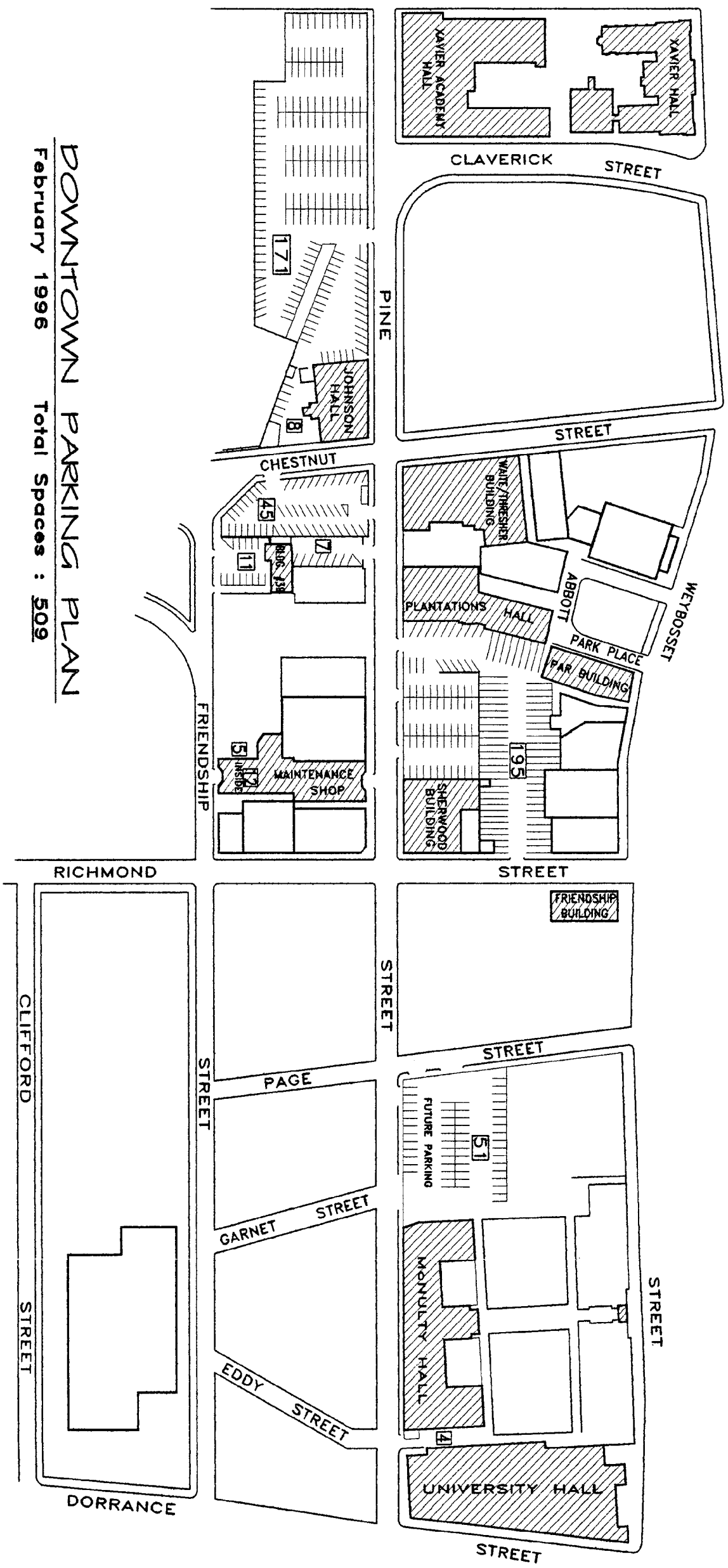
APPENDIX A

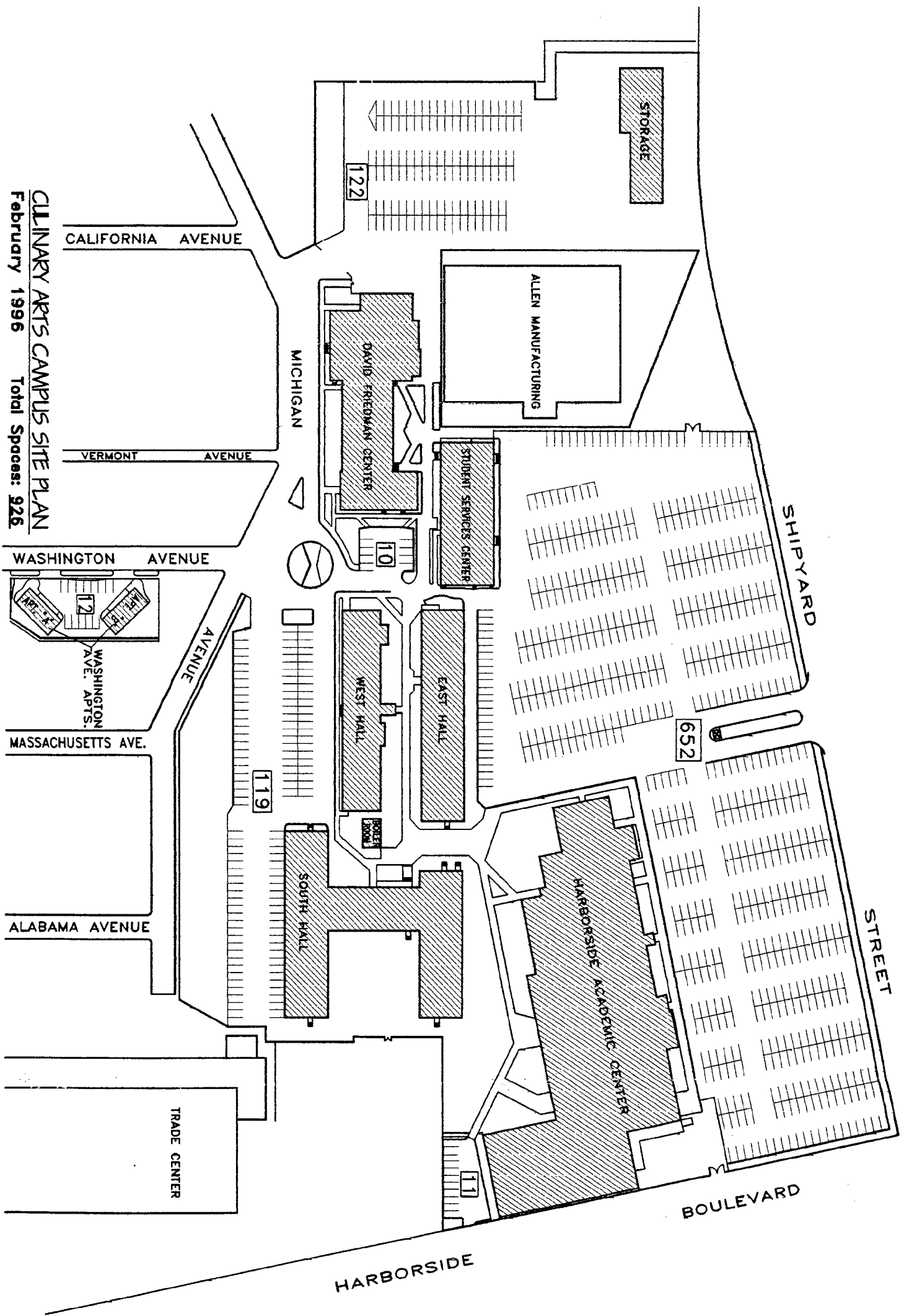
PARKING PLAN

DOWNTOWN PARKING PLAN

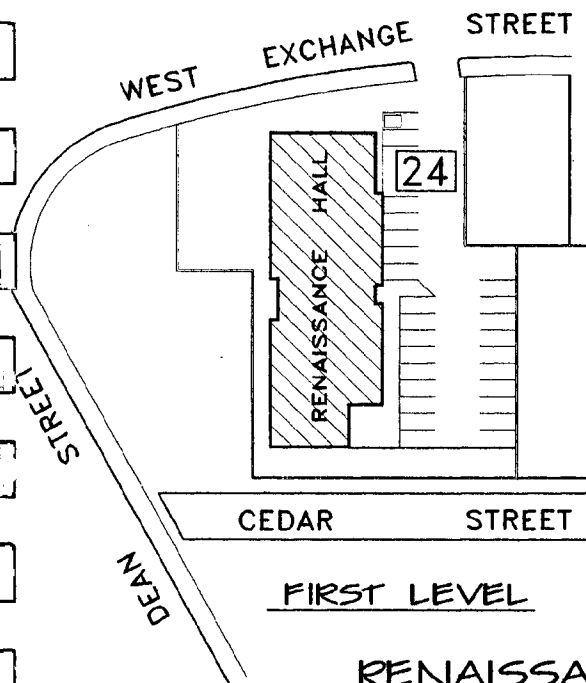
February 1996

Total Spaces : 509

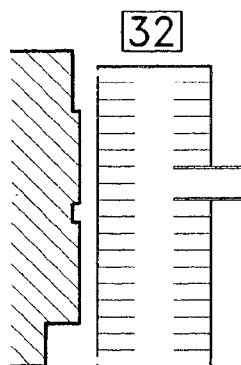




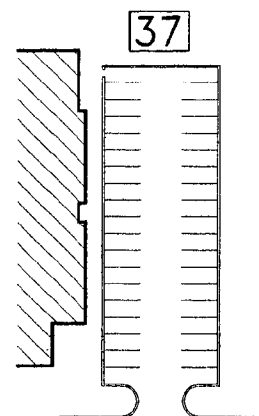
CULINARY ARTS CAMPUS SITE PLAN
February 1996 Total Spaces: 926



FIRST LEVEL



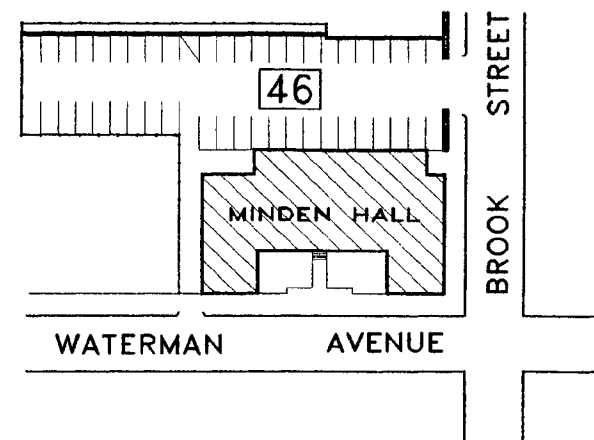
SECOND LEVEL



THIRD LEVEL

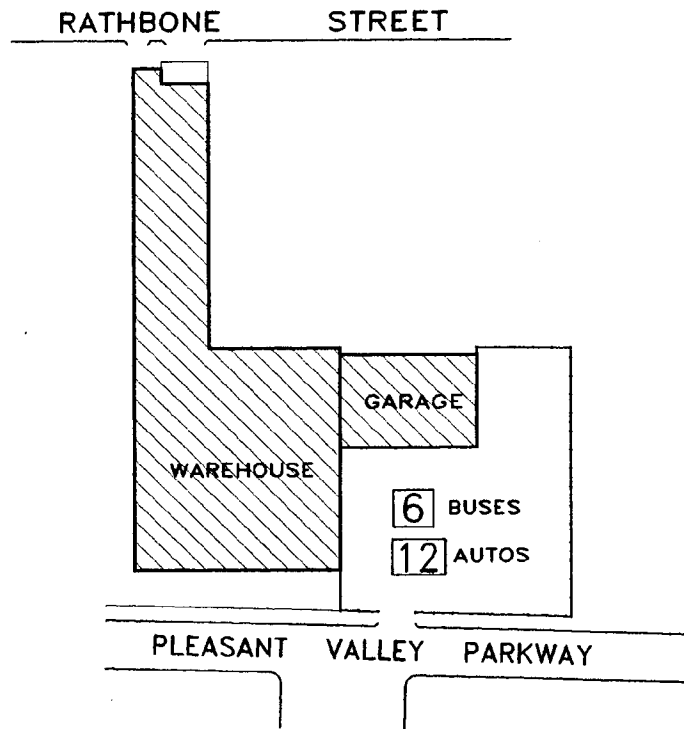
RENAISSANCE HALL PARKING PLAN

February 1996 Total Spaces : 93

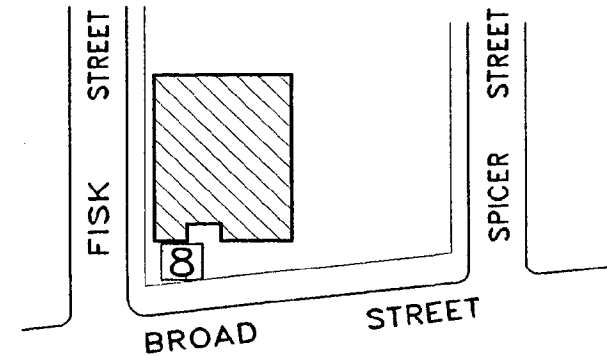


MINDEN HALL

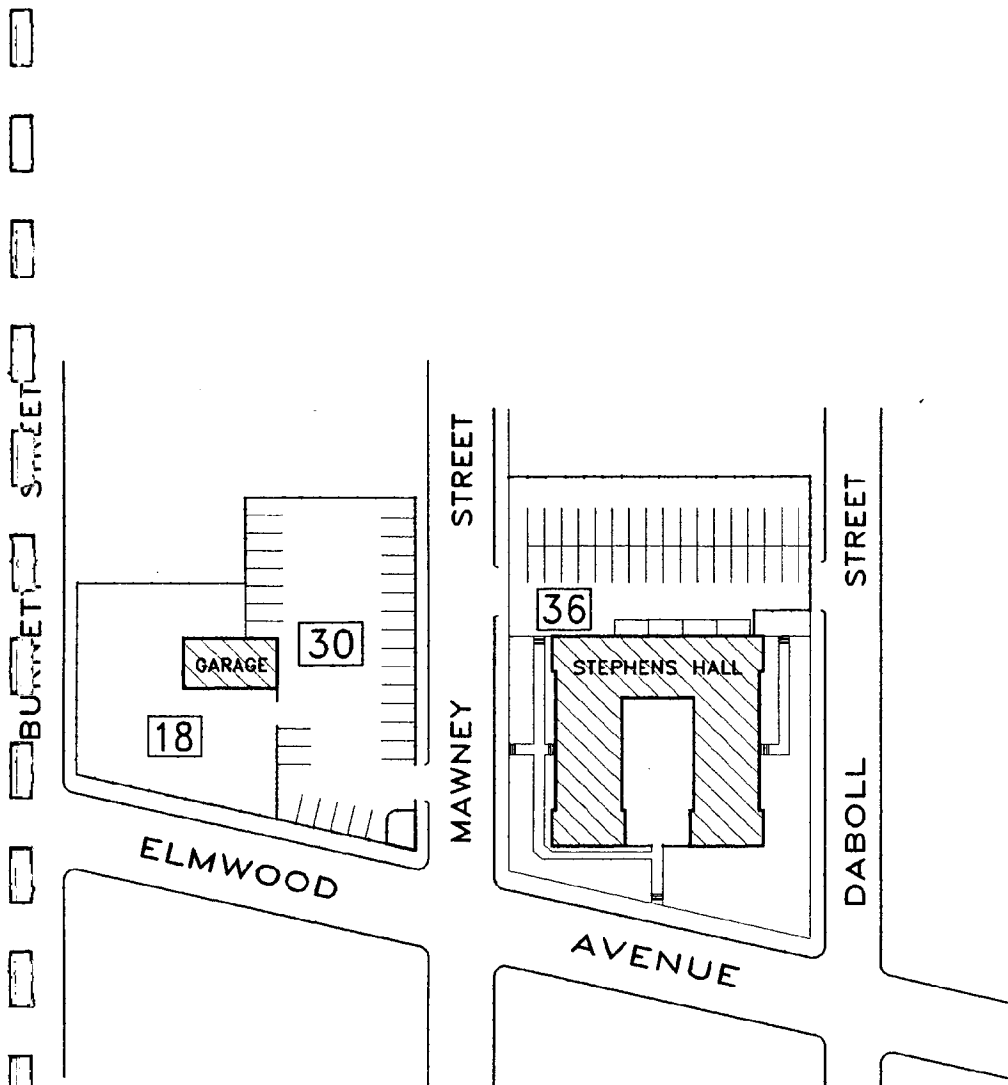
February 1996 Total Spaces : 46



PLEASANT VALLEY PARKWAY
WAREHOUSE AND GARAGE
 February 1996 Total Spaces : 18

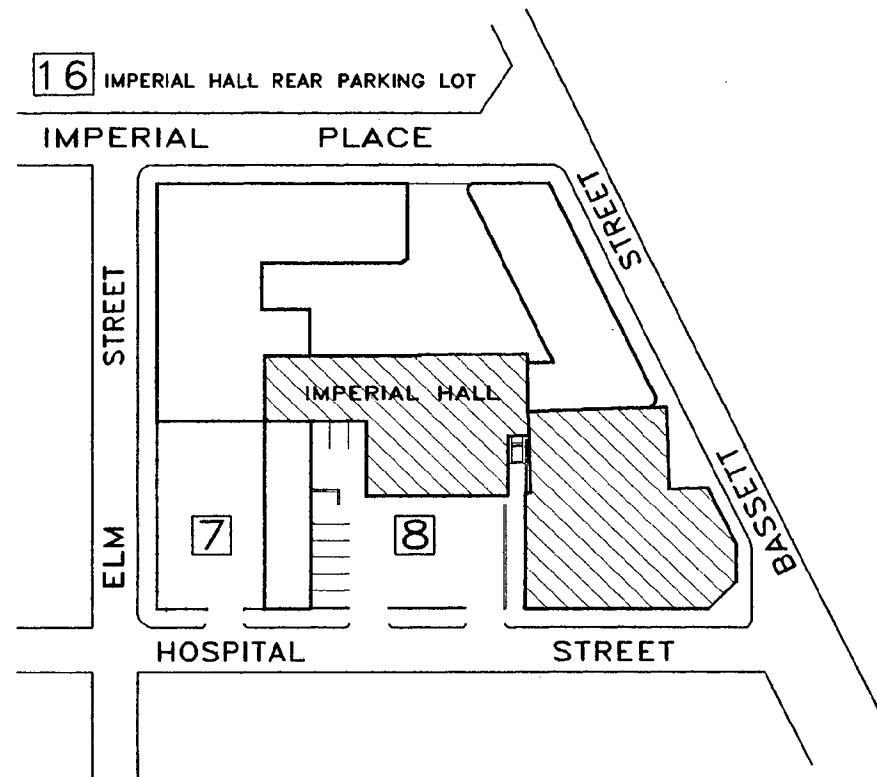


BROAD STREET MAINTENANCE SHOP
 February 1996 Total Spaces : 8



ELMWOOD AVENUE PROPERTIES

February 1996 Total Spaces : 84



IMPERIAL HALL PARKING PLAN

February 1996 Total Spaces : 31



JOHNSON & WALES COLLEGE

ABBOTT PARK PLACE • PROVIDENCE, RHODE ISLAND • 02903 (401) 456-1000

March 30, 1987

Department of Inspections
and Standards
60 Eddy Street
Providence, Rhode Island
02903

Attn: Merlin A. DeConti, Jr.

Re: J. & W. Parking Plan

Dear Mr. DeConti:

I am writing to personally thank you for your cooperation in bringing our Parking Plan to a favorable conclusion.

I am enclosing three (3) revised copies of the 86-87 Parking Plan dated 3-30-87. There was an error in the spreadsheet formula for Section 1.0, Staff Parking Required. This error resulted in an overall decrease of one (1) in the grand deficit.

If you would kindly re-approve one (1) copy and return it in the enclosed envelope our records will be up to date.

As per our conversation, we will not require a new plan for any building permits thru August. Building permits required after that date will require an updated parking plan based upon the fall enrollment statistics.

Sincerely,

A handwritten signature in cursive script, reading "Douglas A. Sidelinger".

Douglas A. Sidelinger
Director of Physical Plant

DAS/naa
Enc.

** 30-Mar-87 **

*Final approved
Copy / Mad*

JOHNSON & WALES COLLEGE 1986-87 CITY PARKING PLAN

SECTION 1.0 COMMUTING STUDENTS, COMMUTING DORMS, (MINDEN, STEPHENS)

	2:1 STUDENTS	3:1 STAFF	AVAILABLE SPACES
OFF CAMPUS IN 6 ADJACENT ZIP CODES	655		
OFF CAMPUS (OTHER)	1,871		
DORMS OUT OF CITY	766		
MINDEN HALL	268	4	45
STEPHENS HALL	167	4	41
<hr/>			
SUB TOTALS	3,727	8	86
PARKING SPACES REQUIRED	1864	3	
PARKING SPACES AVAILABLE	86		
SURPLUS/(DEFICIT) <i>grandfather</i>	(1,781)		

SECTION 2.0 RESIDENT STUDENTS & STAFF IN DOWNTOWN AREA

	8:1 STUDENTS	3:1 STAFF	AVAILABLE SPACES
ACADEMIC CENTER		42	
CHURCH		0	
INTL CENTER		16	
JOHNSON HALL		15	142
MET PARKING LOT		0	40
PAR		47	
PLANTATION HALL		112	
ST. XAVIER	250	30	
MAILROOM		7	
WASHINGTON HALL		16	
Y.M.C.A.		13	
BELL HALL	148	4	
DREYFUS HALL	65	8	
MC NULTY HALL	485	34	
<hr/>			
SUB TOTALS	948	344	182
PARKING SPACES REQUIRED	234 (119)	115	
PARKING SPACES AVAILABLE	182		
SURPLUS/(DEFICIT) <i>grandfathered def</i>	(52)		

SECTION 3.0 RESIDENT STUDENTS & STAFF IN SHIPYARD AREA

	8:1 STUDENTS	3:1 STAFF	AVAILABLE SPACES
CULINARY ACADEMIC CENTER			125
CULINARY ARTS		65	
STUDENT ACTIVITY CENTER		10	10
WHITE APPARTMENT	20		12
CULINARY EAST DORM.	224	3	
CULINARY WEST DORM	247	4	76
<hr/>			
SUB TOTALS	491	82	223
PARKING SPACES REQUIRED	61	27	
PARKING SPACES AVAILABLE	223		
SURPLUS/(DEFICIT) <i>no grandf.</i>	135		

** 30-Mar-87 **

JOHNSON & WALES COLLEGE 1986-87 CITY PARKING PLAN

SECTION 4.0 MISC.

	8:1 STUDENTS	3:1 STAFF	AVAILABLE SPACES
BROAD STREET GARAGE		15	6
RATHBONE STREET GARAGE		30	6
ELMWOOD AVE. GARAGE		0	33
<hr/>			
SUB TOTALS		45	45
PARKING SPACES REQUIRED	0	15	
PARKING SPACES AVAILABLE	45		
SURPLUS/(DEFICIT) <i>no gain</i>	30		

SECTION 5.0 CITY PLAN SUMMARY

	TOTAL	REQ'D PARKING SPACES
COMMUTING STUDENTS @ 2:1	3,727	1864
RESIDENT STUDENTS @ 8:1	1,439	180
SUB TOTAL STUDENTS	5,166	2,044
STAFF @ 3:1	479	160
<hr/>		
GRAND TOTALS	5645	2204
GRAND TOTAL SPACES AVAILABLE		536

=====

GRAND SURPLUS/(DEFICIT)	(1,668)
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=====

JOHNSON & WALES UNIVERSITY - PARKING PLAN
JULY 1994¹

SECTION 1.0: PARKING REQUIREMENTS FOR COMMUTING STUDENTS:

	<u>Students</u>	<u>Staff</u>	<u>Parking Spaces</u>
<i>Commuting Students:</i>			
Business:	1996 ²		
Culinary:	780 ³		
<i>Commuting Dormitories:</i>			
Minden Hall:	224	2	46
Stephens Hall:	126	1	84
Warwick Dormitory:	240	n/a	n/a
Cranston Dormitory:	321	n/a	n/a
Totals:	<u>3687</u>	<u>3</u>	<u>130</u>

PARKING REQUIREMENTS:

1 Space for every two commuting students:	1844 spaces
1 Space for every three employees:	1 space
TOTAL SPACES REQUIRED:	<u>1845 spaces</u>
Total Spaces Available:	130 spaces
Grandfathered on 4/2/87:	<u>1781 spaces</u>
TOTAL SPACES PROVIDED:	1911 spaces
SURPLUS SPACES:	66 spaces (1911-1845)

SECTION 2.0: PARKING REQUIREMENTS FOR NON-COMMUTING STUDENTS AND
STAFF IN THE DOWNTOWN AREA:

	<u>Students</u>	<u>Staff</u>	<u>Parking Spaces</u>
Plantations Hall:	0	55	0
PAR Building:	0	74	1
Johnson Hall:	0	19	162
University Hall:	0	41	6
Bell Hall:	141	5	0
Academic Center/Gladdings:	0	47	0
Friendship Building:	0	8	0

	<u>Students</u>	<u>Staff</u>	<u>Parking Spaces</u>
Pasta Place ⁴ :	0	3	0
Kinsley Building ⁴ :	0	48	0
Richmond Building/JA ⁴ :	0	13	0
Waite Thresher Building ⁴ :	0	10	0
Xavier Hall:	229	93	0
Dreyfus Hall:	62	7	0
Conrad Hall ⁴ :	129	5	0
Renaissance Hall ⁴ :	269	1	94
Imperial Hall:	165	2	31
Met Parking Lot:	0	0	45
172 Pine (Boston Radiator):	0	24	12
Pine/Friendship Lot:	0	0	18
Pine/Richmond Lot ⁵ :	0	0	60
Pine Street Dormitory ⁶ :	510	2	0
Sherwood Building:	0	4	0
Totals:	<u>1505</u>	<u>461</u>	<u>429</u>

REQUIREMENTS:

Spaces for Students at 1 space per 8 students:	188 spaces
Spaces for Staff at 1 space per 3 employees:	<u>180</u> spaces
TOTAL SPACES REQUIRED:	368 spaces
Total Spaces Available:	429 spaces
Grandfathered on 4/2/87:	<u>52</u> spaces
TOTAL SPACES PROVIDED:	481 spaces
SURPLUS SPACES:	113 spaces (481-368)

SECTION 3.0: PARKING REQUIREMENTS FOR NON-COMMUTING STUDENTS IN THE HARBORSIDE CAMPUS:

	<u>Students</u>	<u>Staff</u>	<u>Parking Spaces</u>
Harborside Academic Center	0	114	639
David Friedman Center	0	81	0
North Lot	0	0	117
Hospitality Trade Center	0	16	20 ⁷
Washington Ave. Apartments	24	3	12
West Lot	0	0	98
Culinary South	426	1	0
Culinary East	229	4	0

Culinary West	183	2	0
Student Services Complex	0	12	0
Totals:	<u>862</u>	<u>233</u>	<u>886</u>

REQUIREMENTS:

Spaces for Students at 1 space per 8 students:	108 spaces
Spaces for Staff at 1 space per 3 employees:	78 spaces

TOTAL SPACES REQUIRED:	186 spaces
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Total Spaces Available:	886 spaces
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SURPLUS SPACES:	700 spaces (886-186)
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SECTION 4.0: OTHER PROPERTIES NOT LOCATED IN AN INSTITUTIONAL ZONE:

Note: the following properties are not located in an institutional zone and the employees located at each site are assigned to each site rather than to the university's "campus". Therefore, these properties do not impact upon the University's parking plan.

	<u>Staff</u>	<u>Parking Spaces</u>
Broad Street Garage	6	7
Rathbone Street Garage	47	6

THE FOLLOWING NOTES ARE AN IMPORTANT PART OF THIS PARKING PLAN:

¹ This parking plan was compiled utilizing the most recent statistics available to Johnson & Wales University. The number of commuting students reported is the number of commuting students as of March, 1994. The number of students attending the day and evening divisions were calculated based upon statistics available as of March, 1994. The number of personnel employed by the University was compiled based upon statistics available as of July 6, 1994.

² The University's records for commuting business students are not segregated between day and evening classes. For the purpose of this parking plan, the total number of business students is

reported. The actual number of students attending during any one work shift is actually lower than reported.

³ The number of culinary commuting students reported is the number of commuting culinary students attending day and evening classes.

⁴ These buildings are leased by the University pursuant to leases with remaining lease terms of three (3) years or less.

⁵ The parking spaces reflected by this entry are spaces leased by the University from a related corporation on a long-term basis.

⁶ This building has not yet been completed.

⁷ The premises known as the Hospitality Trade Center are leased by the University pursuant to a lease which provides the University with an unspecified number of parking spaces. The number reported above is an estimate of the number of spaces actually used by the University.

CERTIFICATION

The undersigned certifies that he is an attorney duly admitted to practice law in the States of Rhode Island, New York, Massachusetts and Florida, that he has been engaged by Johnson & Wales University for a period of over five years with regard to its real estate acquisition and planning activities, that he is generally familiar with the properties owned by Johnson & Wales University the City of Providence and in State of Rhode Island. This parking plan has been compiled from information compiled by employees of Johnson & Wales University from its attendance and business records which is believed by the undersigned to be accurate and which is consistent with the undersigned's knowledge and understanding of the University's operations, admissions and facilities.


Wayne M. Kezirian, Esq.

Dated: July 29 , 1994

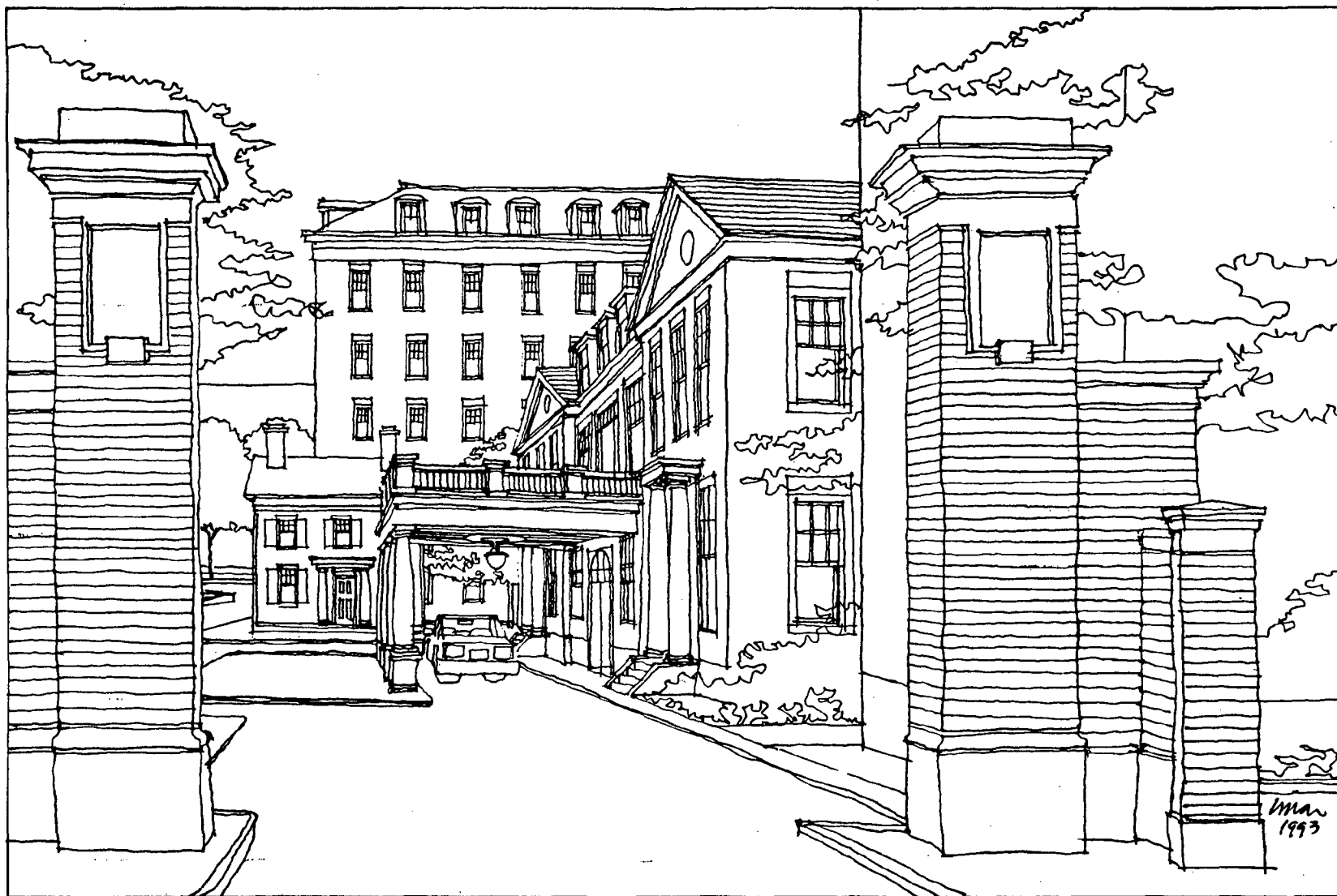
Johnson & Wales University
Providence, Rhode Island

CAMPUS MASTER PLAN

APPENDIX B

DESIGN SKETCHES





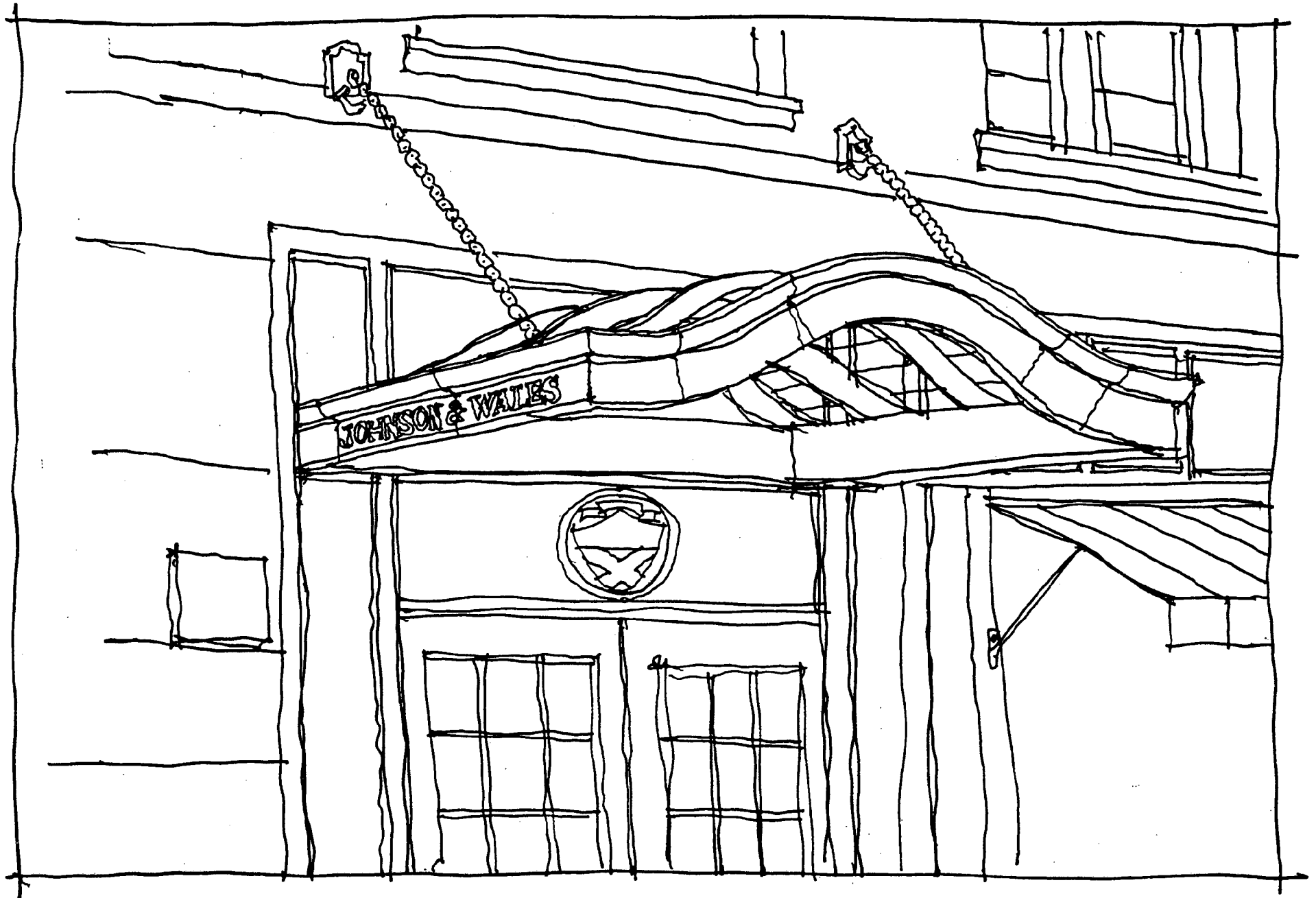
Admissions and Career Development Building
View of Garnet Court from Weybosset Street

IMA / KELLER, INC.

Johnson & Wales
University

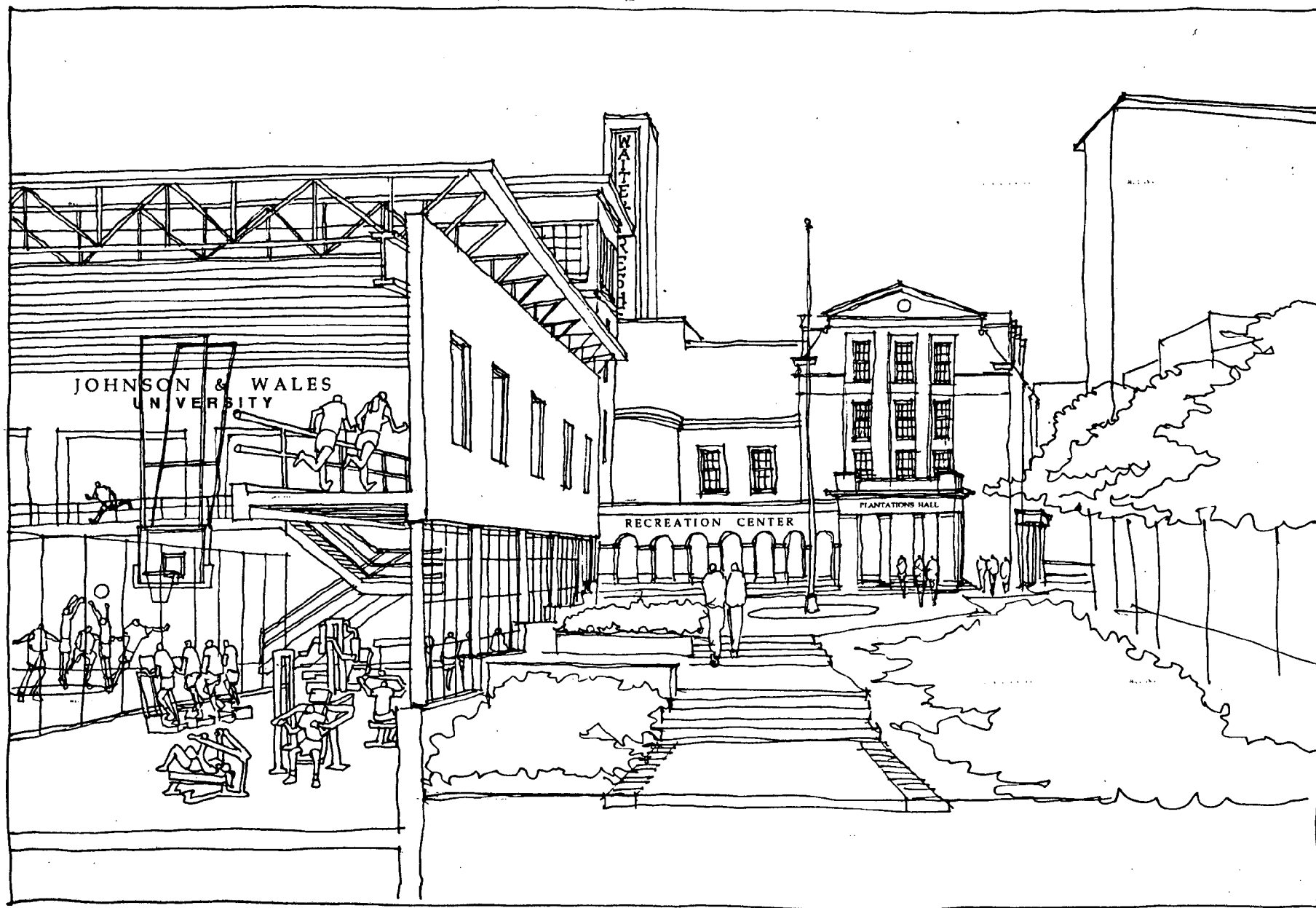
CAMPUS MASTER PLAN
PROPOSED CANOPY AT THE BURRILL BUILDING

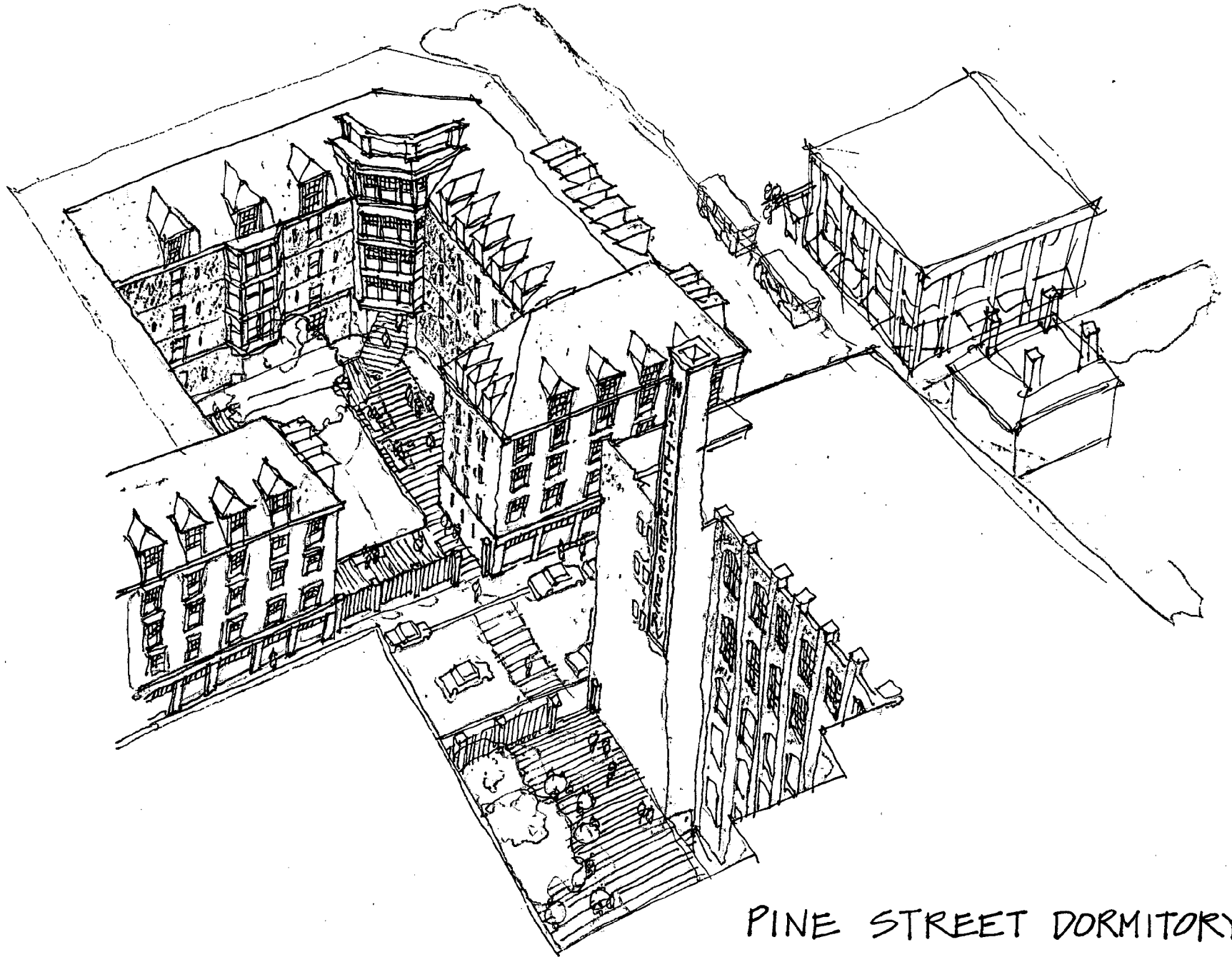
Providence, Rhode Island



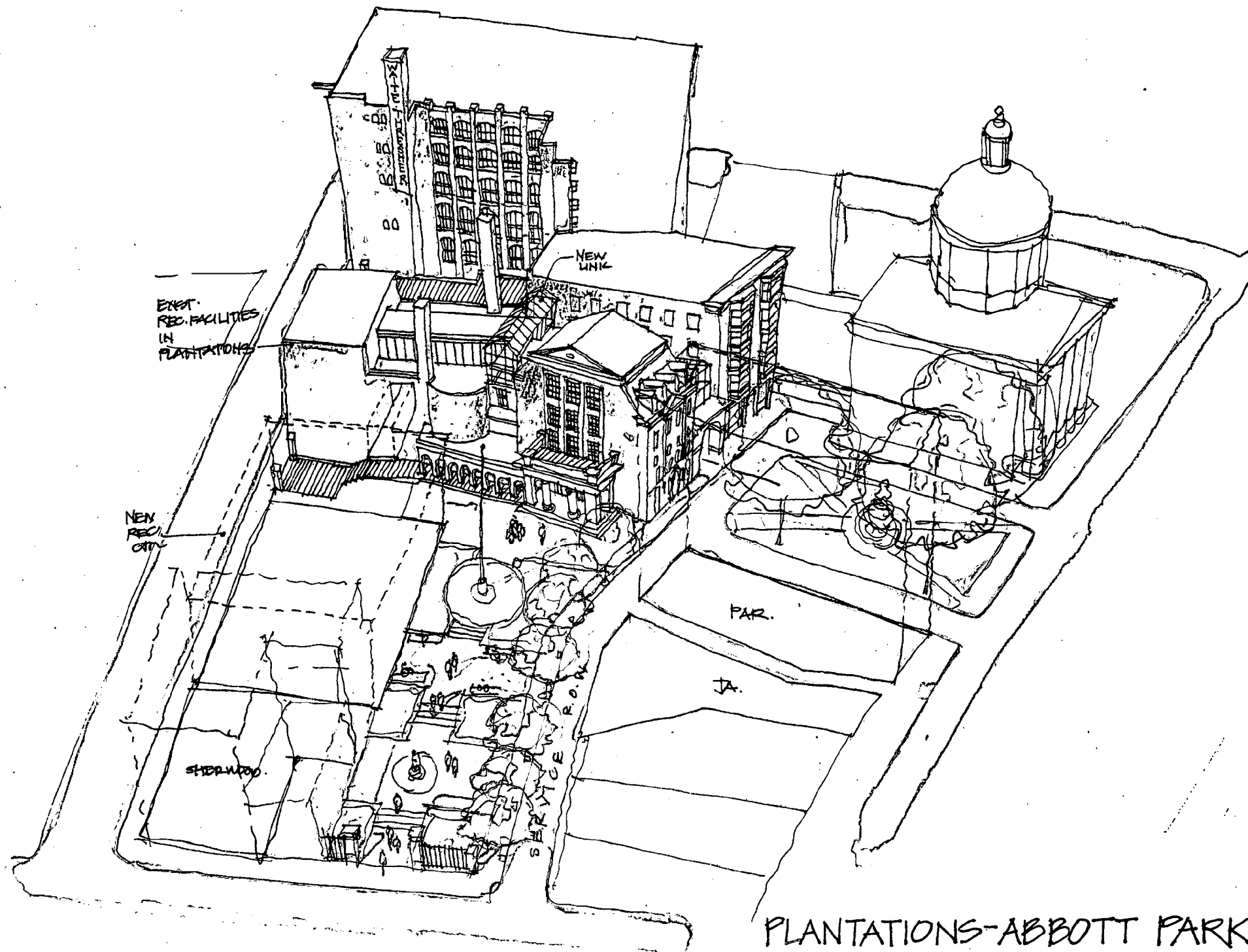
CAMPUS MASTER PLAN

RECREATION CENTER

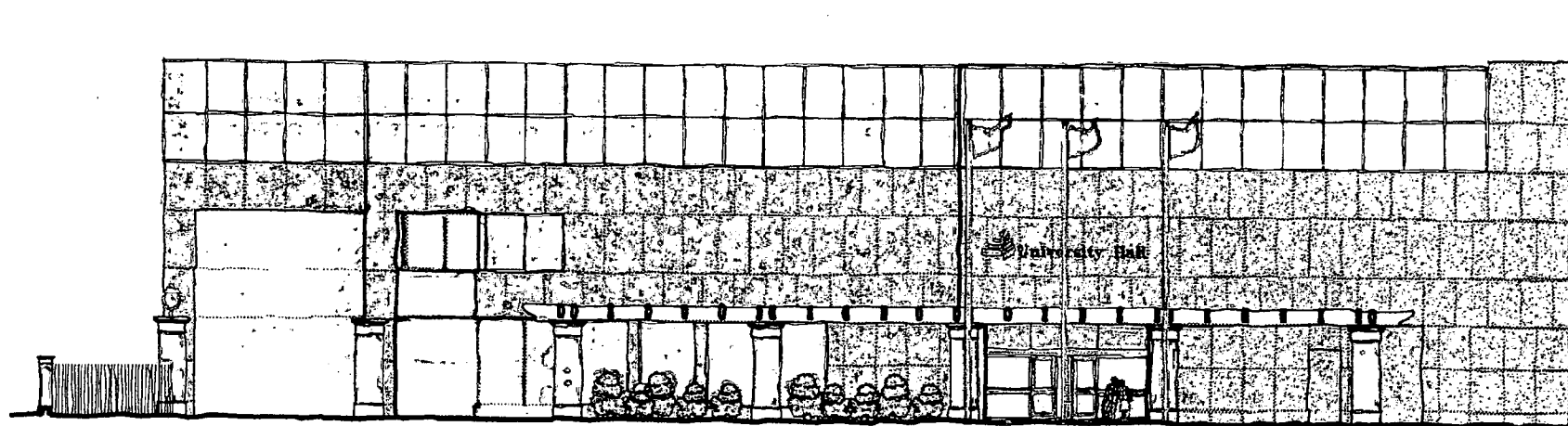




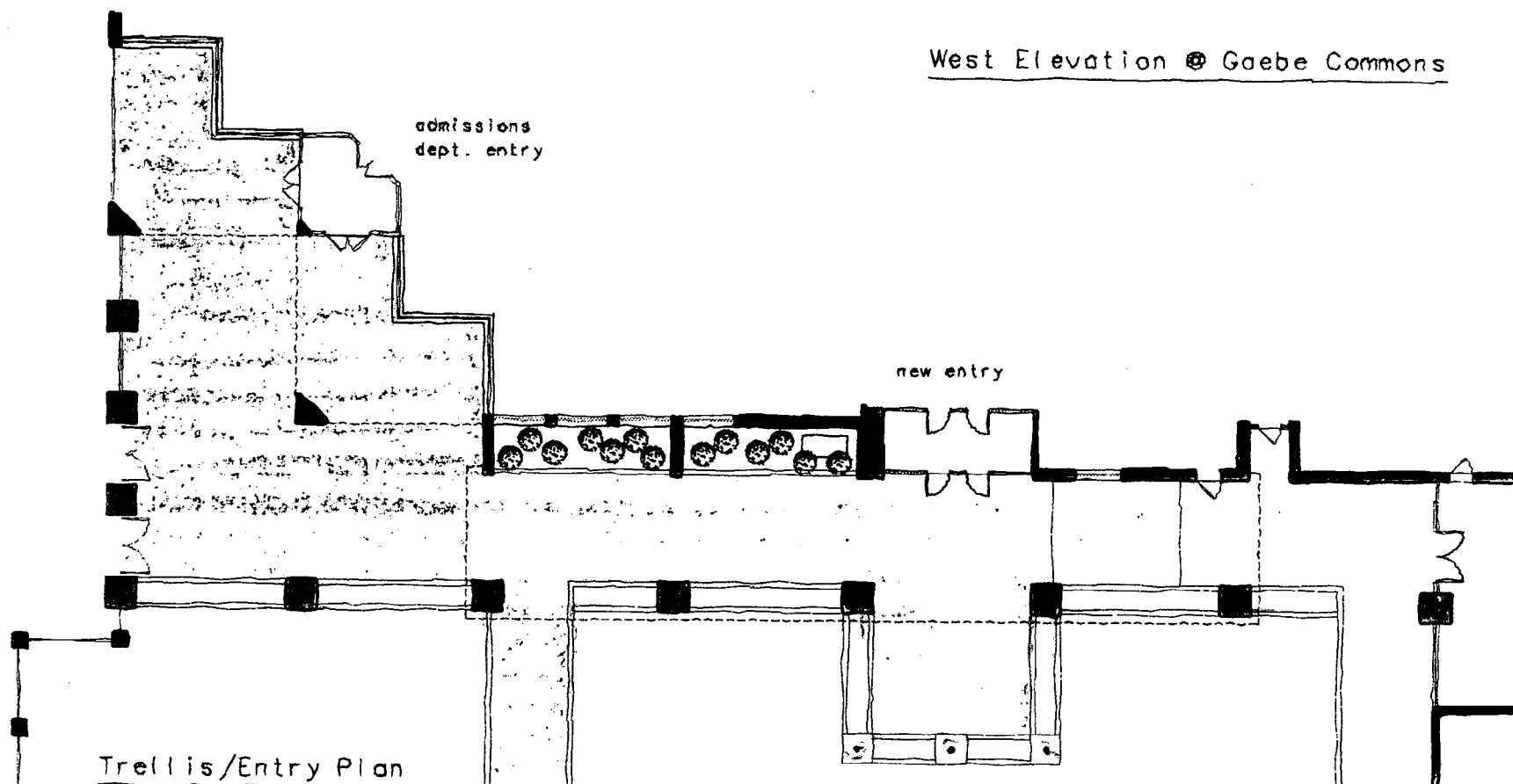
PINE STREET DORMITORY



PLANTATIONS-ABBOTT PARK



West Elevation @ Gaebe Commons



Trellis/Entry Plan

Johnson & Wales University
Providence, Rhode Island

CAMPUS MASTER PLAN

APPENDIX C

PHOTO DOCUMENTATION



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
ABBOTT PARK/PLANTATIONS

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 24
Lot 502
Street Address:
8 Abbott Street
195-7 Pine Street



Imai / Keller, Inc.
Architects and Planners

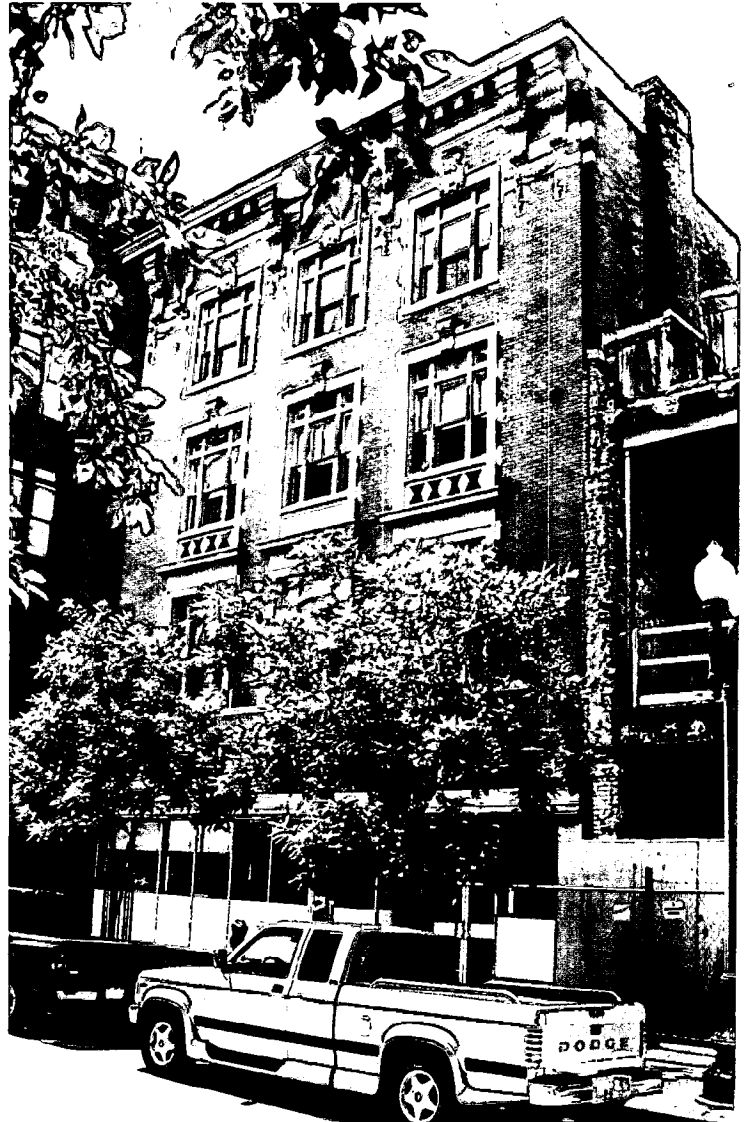
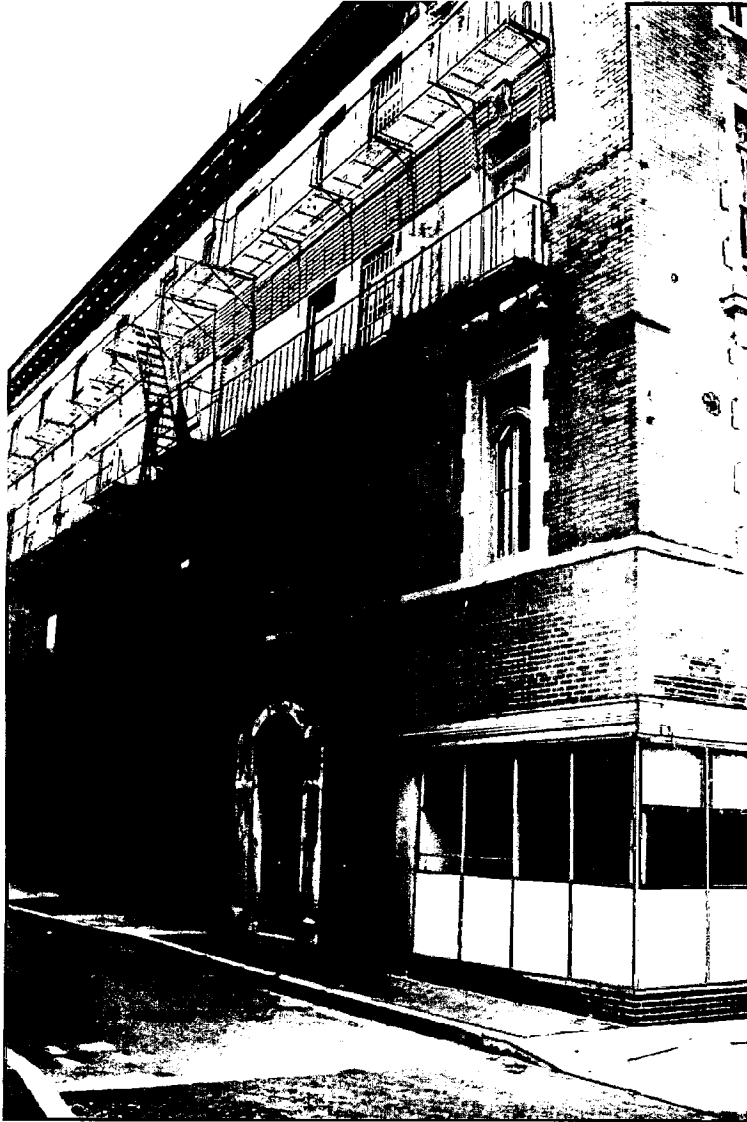
Johnson & Wales University
ABBOTT PARK/PLANTATIONS

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 24
Lot 502
Street Address:
8 Abbott Street
195-7 Pine Street



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
BELL HALL

Campus Master Plan

Photo Documentation

Plat 25
Lot 344
Street Address:
317-19 Westminster Street
9 Moulton Street

Providence, Rhode Island



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
BELL HALL

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 25
Lot 344
Street Address:
317-19 Westminster Street
9 Moulton Street



Imai / Keller, Inc.
Architects and Planners

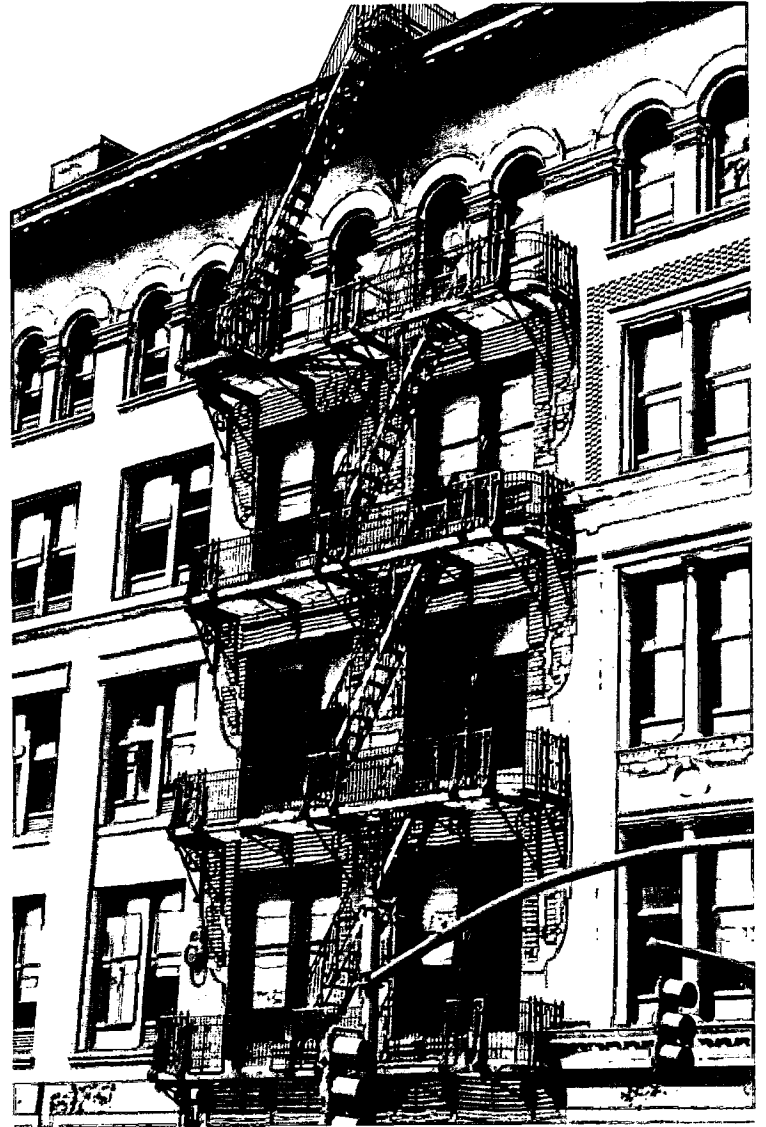
Johnson & Wales University BURRILL BUILDING

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 25
Lot 346
Street Address:
291 Westminster Street
59 Clemence Street
138 Mathewson Street



Imai / Keller, Inc.
Architects and Planners

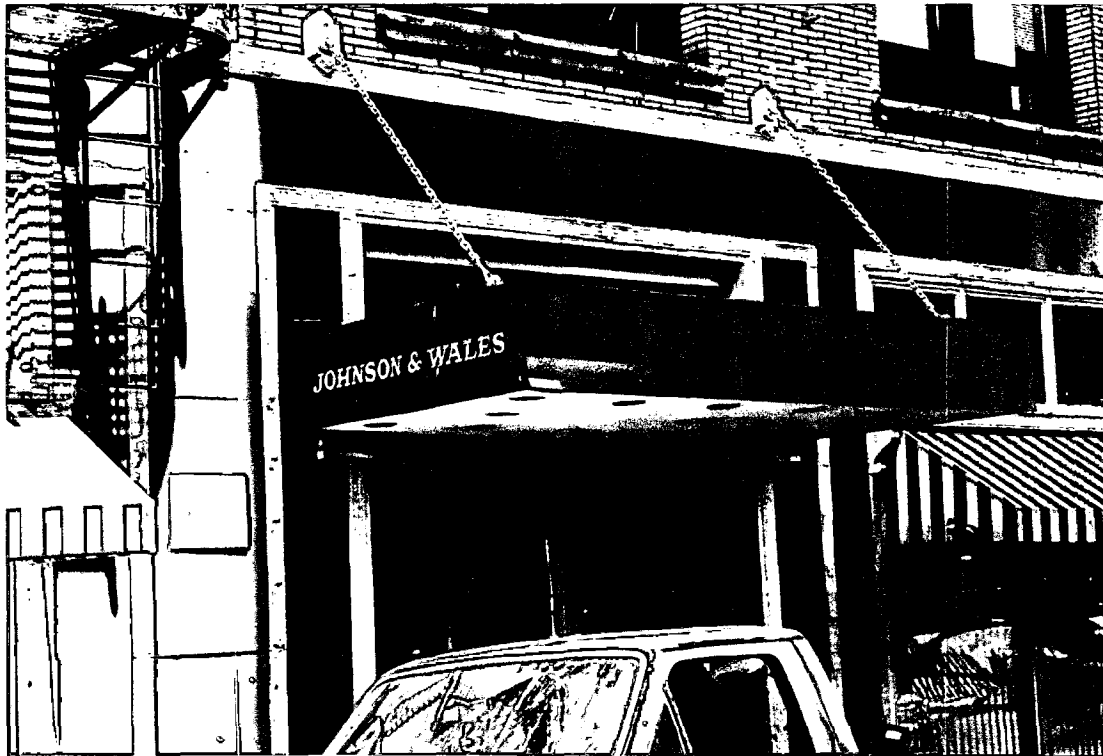
Johnson & Wales University BURRILL BUILDING

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 25
Lot 346
Street Address:
291 Westminster Street
59 Clemence Street
138 Mathewson Street



Imai / Keller, Inc.
Architects and Planners

Providence, Rhode Island

Johnson & Wales University
BURRILL BUILDING

Campus Master Plan

Photo Documentation

Plat 25
Lot 346
Street Address:
291 Westminster Street
59 Clemence Street
138 Mathewson Street



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Architects and Planners

Johnson & Wales University
DREYFUS HALL

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 25
Lot 219
Street Address:
87 Mathewson Street
119-121 Washington Street



Imai / Keller, Inc.
Architects and Planners

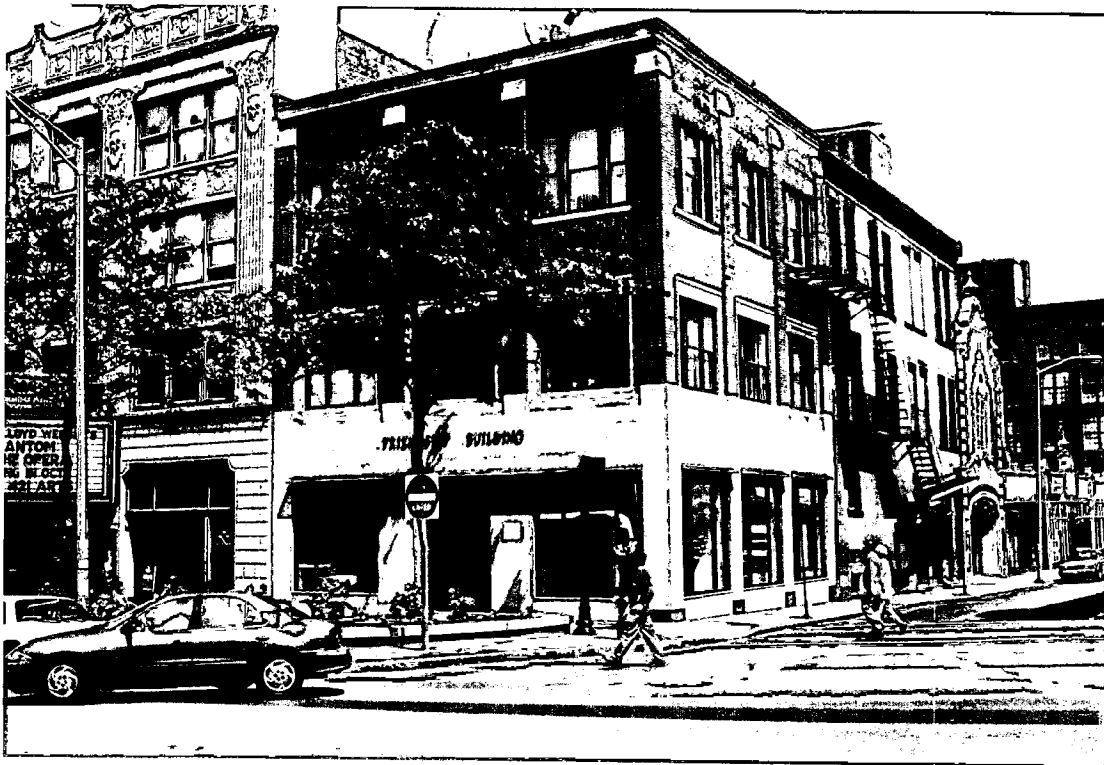
Providence, Rhode Island

Johnson & Wales University
DREYFUS HALL

Campus Master Plan

Photo Documentation

Plat 25
Lot 219
Street Address:
187 Mathewson Street
119-121 Washington Street



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Architects and Planners

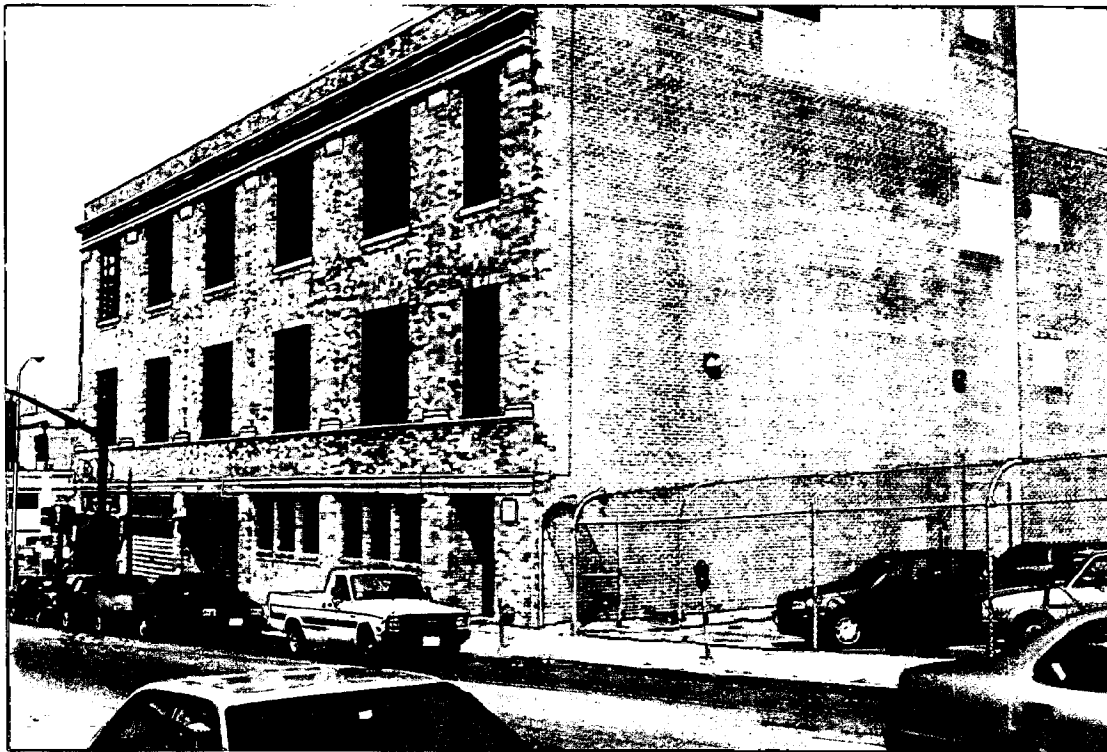
Johnson & Wales University
FRIENDSHIP BUILDING

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 20
Lot 323
Street Address:
230-2 Weybosset Street
2-14-16 Richmond Street



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Architects and Planners

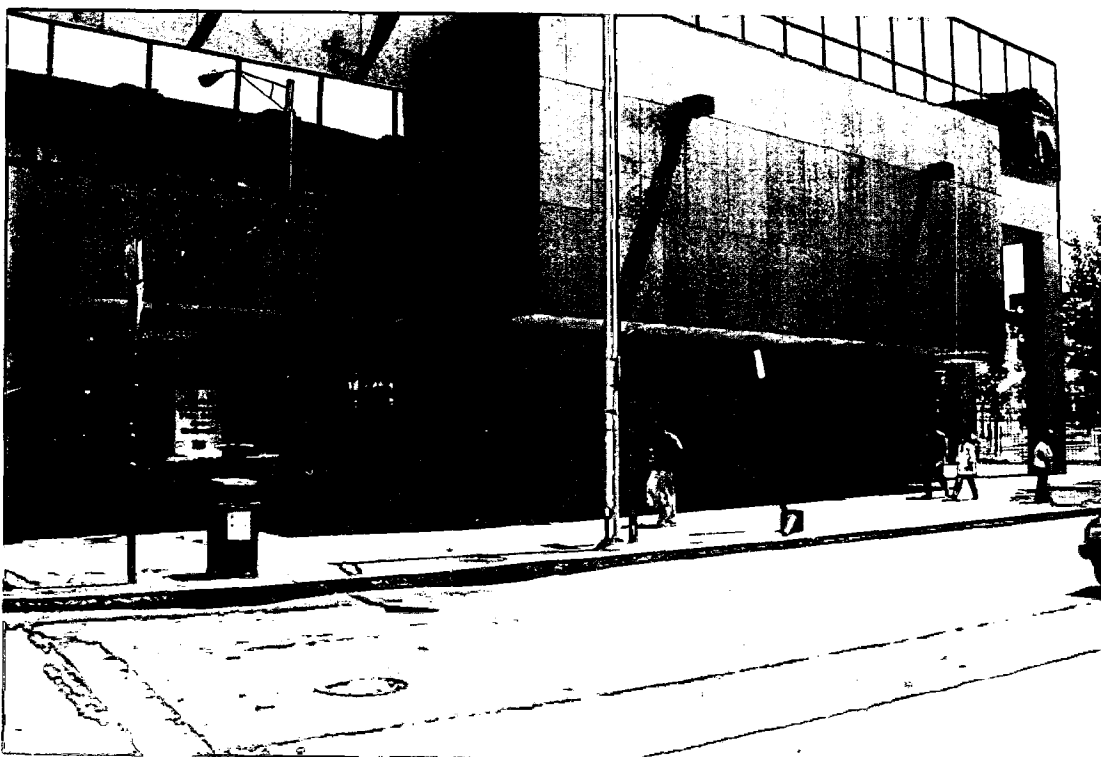
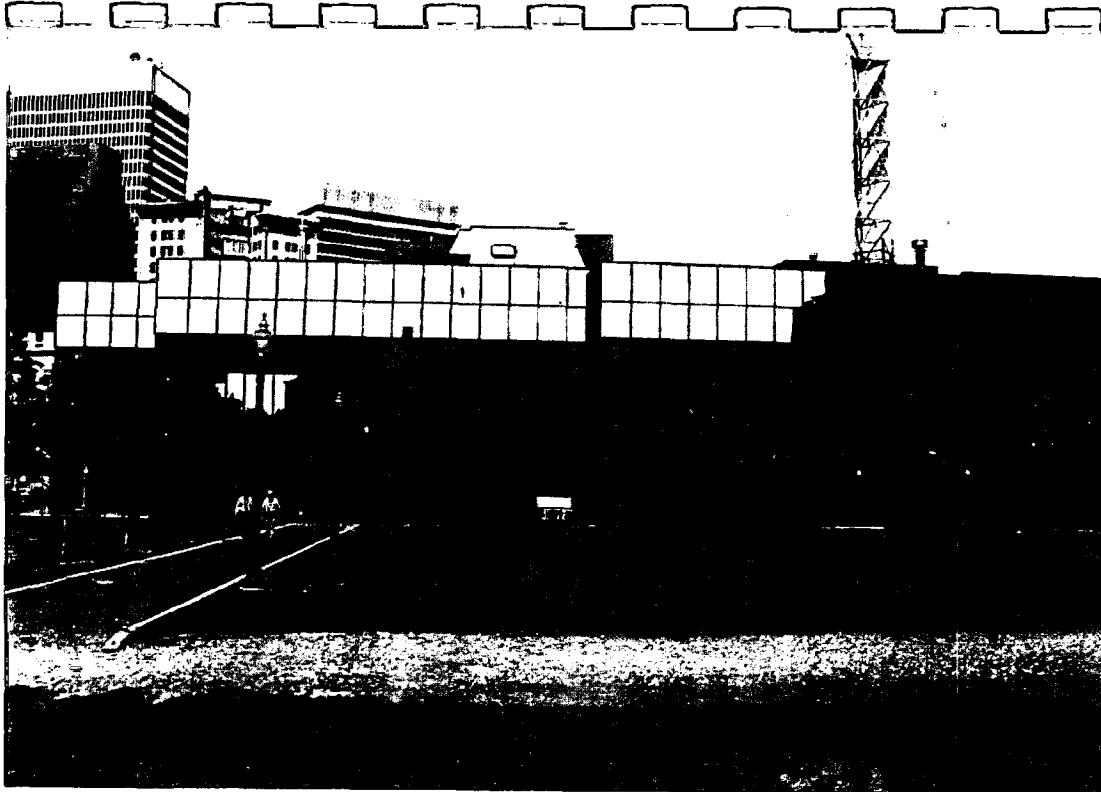
Johnson & Wales University
JOHNSON HALL

Photo Documentation

Plat 24
Lot 634
Street Address:
46 Chesnut Street

Providence, Rhode Island

Campus Master Plan



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University UNIVERSITY HALL

Photo Documentation

Plat 20
Lot 372
Street Address:
111 Dorrance Street

Providence, Rhode Island

Campus Master Plan



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Architects and Planners

Johnson & Wales University
UNIVERSITY HALL

Photo Documentation

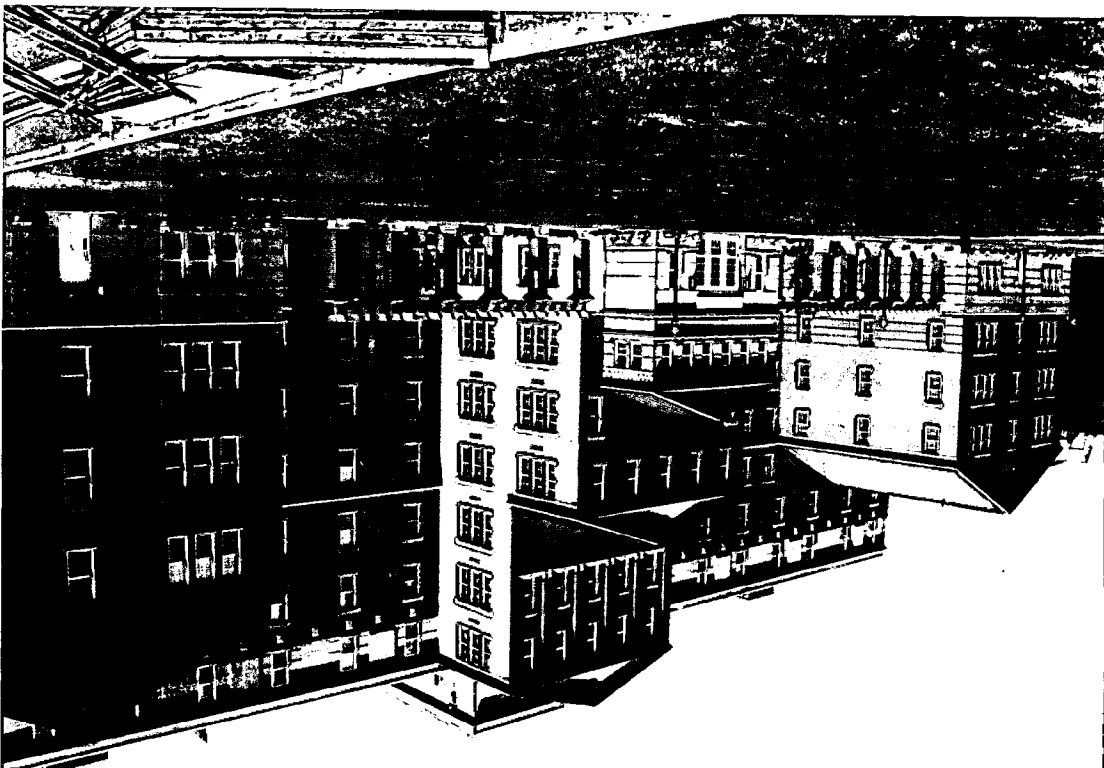
Plat 20
Lot 372
Street Address:
111 Dorrance Street

Providence, Rhode Island

Campus Master Plan

Johnson & Wales University
Mc NULTY HALL

Photo Documentation





Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
**FUTURE PARKING LOT
GAEBE COMMONS**

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 20
Lot 254, 300, 302
Street Address:
121-125, 135-137 Pine Street
204-208, 210 Weybosset Street



Imai / Keller, Inc.
Architects and Planners

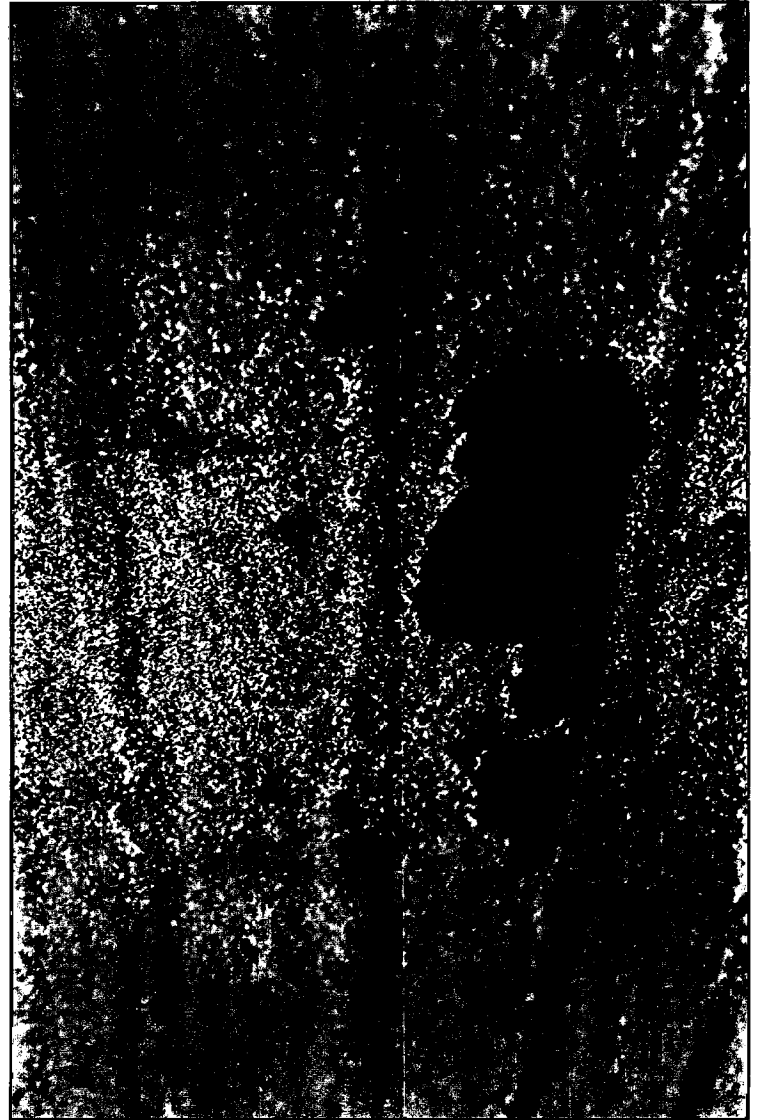
Johnson & Wales University
SUMMERFIELD BUILDING (PAR)

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 24
Lot 486
Street Address:
270 Weybosset Street



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
SUMMERFIELD BUILDING (PAR)

Photo Documentation

Plat 24
Lot 486
Street Address:
270 Weybosset Street

Providence, Rhode Island

Campus Master Plan



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
SHERWOOD BUILDING

Campus Master Plan

Photo Documentation

Plat 24
Lot 495
Street Address:
43-49 Richmond Street
171 Pine Street

Providence, Rhode Island



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Architects and Planners

Johnson & Wales University
WAITE/THRESHER

Photo Documentation

Plat 24
Lot 504
Street Address:
134-47 Chesnut Street
209 Pine Street

Providence, Rhode Island

Campus Master Plan



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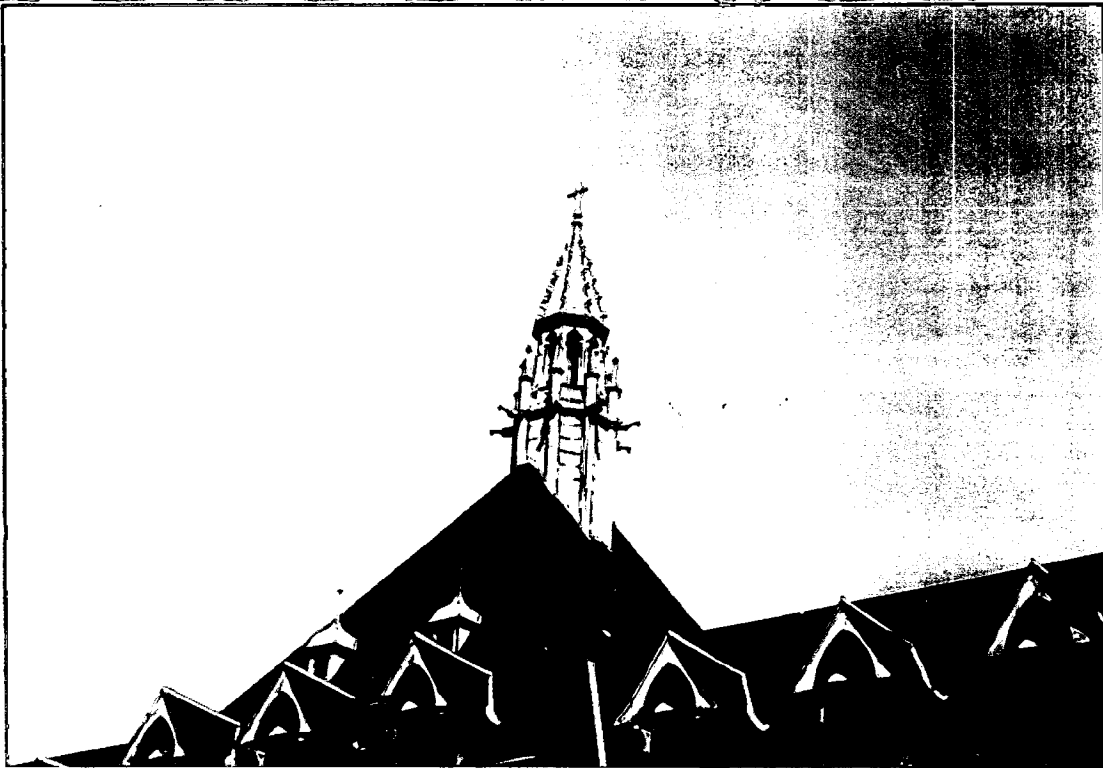
Providence, Rhode Island

Johnson & Wales University
WAITE/THRESHER

Campus Master Plan

Photo Documentation

Plat 24
Lot 504
Street Address:
134-47 Chesnut Street
209 Pine Street



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
XAVIER HALL

Photo Documentation

Plat 24
Lot 344
Street Address:
60 Broad Street

Providence, Rhode Island

Campus Master Plan



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Architects and Planners

Johnson & Wales University
XAVIER HALL

Photo Documentation

Plat 24
Lot 344
Street Address:
60 Broad Street

Providence, Rhode Island

Campus Master Plan



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Architects and Planners

Johnson & Wales University
XAVIER ACADEMY HALL

Photo Documentation

Plat 24
Lot 158, 339, 342, 343
Street Address:
3-11, 17, 19 Foster Street

Providence, Rhode Island

Campus Master Plan



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Architects and Planners

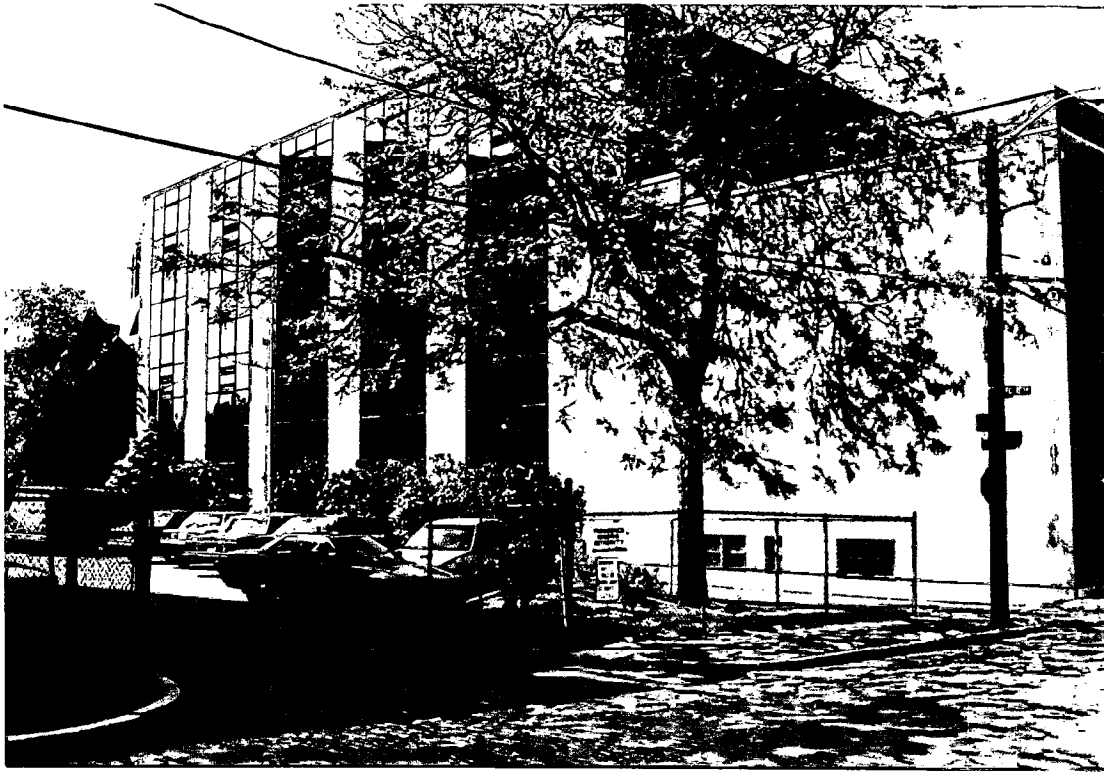
Johnson & Wales University
XAVIER MERCY HALL

Photo Documentation

Plat 24
Lot 344
Street Address:
10 Claverick Street

Providence, Rhode Island

Campus Master Plan



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
XAVIER ACADEMY HALL

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 24
Lot 158, 339, 342, 343
Street Address:
3-11, 17, 19 Foster Street



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Architects and Planners

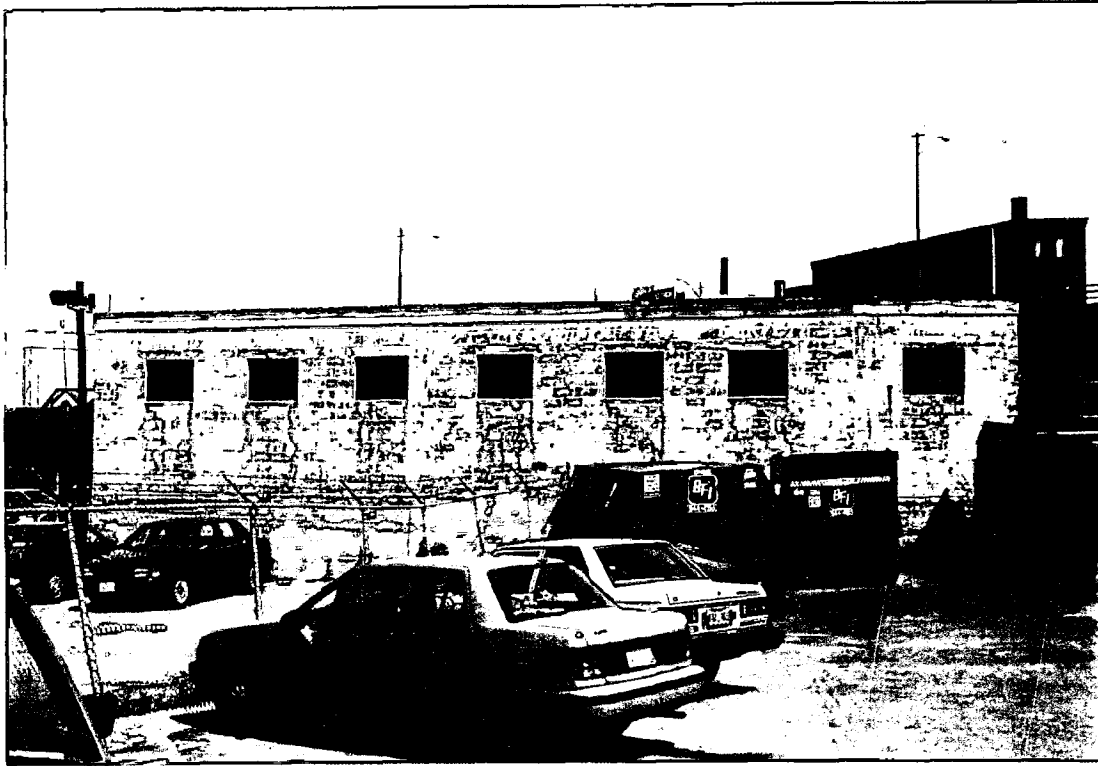
Johnson & Wales University
XAVIER ACADEMY HALL

Providence, Rhode Island

Campus Master Plan

Photo Documentation

Plat 24
Lot 158, 339, 342, 343
Street Address:
3-11, 17, 19 Foster Street



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
MILLIKEN

Photo Documentation

Plat 24
Lot 643
Street Address:
159 Friendship Street

Providence, Rhode Island

Campus Master Plan



Imai / Keller, Inc.
Architects and Planners

Johnson & Wales University
IMPERIAL HALL

Photo Documentation

Plat 21
Lot 418
Street Address:
15 Hospital Street

Providence, Rhode Island

Campus Master Plan