

# Providence City Plan Commission

April 20, 2021



## AGENDA ITEM 2 ■ PROVIDENCE COLLEGE—INSTITUTIONAL MASTER PLAN RENEWAL

### OVERVIEW

<b>OWNER/APPLICANT:</b>	Providence College	<b>PROJECT DESCRIPTION:</b>	Renewal of Providence College’s Institutional Master Plan (IMP) for five years. The plan was last reviewed in 2016 and has expired. No changes are proposed. The renewal will allow the applicant to apply for building permits with an approved plan.
<b>CASE NO./PROJECT TYPE:</b>	Providence College (PC) Institutional Master Plan Renewal	<b>RECOMMENDATION:</b>	Approval of the Institutional Master Plan Amendment
<b>NEIGHBORHOODS:</b>	Elmhurst	<b>PROJECT PLANNER:</b>	Choyon Manjrekar

#### Institutional Master Plan (IMP) Purpose and Overview

The CPC last reviewed the IMP for Providence College (PC) in March 2016. The plan has since expired as IMPs are valid for five years. The applicant is requesting to renew the approval as a valid IMP is required to apply for building permits. No new projects other than those in the plan are proposed.

#### FINDINGS

##### Providence Tomorrow

Strategy F of Objective LU-7 of *Providence Tomorrow* requires educational institutions to provide five year IMPs with regular updates to ensure that there is limited growth and no negative impacts on neighborhoods. When last reviewed, the CPC found that the IMP is in conformance with the comprehensive plan. The CPC made their findings based on the plan limiting growth within campus and the applicant conducting public outreach to inform neighbors of the proposed changes. The CPC found that PC satisfactorily described development and infrastructure changes.

##### Zoning Ordinance

The CPC found that the amendment follows the format prescribed by the Zoning Ordinance.

#### RECOMMENDATION

The DPD recommends that the CPC should renew the IMP approval with the plan set to expire in 2026.



# PROVIDENCE COLLEGE

## INSTITUTIONAL MASTER PLAN



REPORT PREPARED BY

**SMMA**

SYMMES MAINI & MCKEE ASSOCIATES

FEBRUARY 2012



Providence College has the understanding that updating the status of all institutional plans is in accordance with Section 503 of the Zoning Ordinance of the City of Providence.

It is understood that upon submission of the Institutional Master Plan, the Plan will be preliminarily reviewed by the Plan Commission at which point findings and recommendations will be made and forwarded to the College.

The College will respond to the findings for the purpose of submitting a complete Institutional Master Plan for final approval at which time a meeting will be scheduled between representatives of both the Plan Commission and the College for the purpose of explanation and review. This meeting will be followed up by the attendance of College representatives at an open meeting of the City Plan Commission.



SECTION 01 | MISSION STATEMENT  
HISTORY + BACKGROUND

SECTION 02 | PROPERTIES  
BUILDING QUALITY ASSESSMENT

SECTION 03 | HISTORIC PROPERTIES

SECTION 04 | STRATEGIC PLAN

SECTION 05 | STRATEGIC INITIATIVES  
*INITIATIVES TO SUPPORT THE STRATEGIC PLAN*

SECTION 06 | DEMOLITION

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**SECTION 01 | MISSION STATEMENT  
HISTORY + BACKGROUND**





**COLLEGE MISSION**

Providence College is a primarily undergraduate, liberal arts, Catholic institution of higher education. Committed to fostering academic excellence through the sciences and humanities, the College provides a variety of opportunities for intellectual, social, moral, and spiritual growth in a supportive environment.

The College actively cultivates intellectual, spiritual, ethical, and aesthetic values within the context of the Judeo-Christian heritage. These values are nurtured by the unique tradition of the Dominican Order which emphasizes quality teaching and scholarship.

Providence College recognizes the unity of the human family that proceeds from its one Creator. It therefore encourages the deepest respect for the essential dignity, freedom, and equality of every person, and welcomes qualified women and men from all religious, racial, and ethnic backgrounds. Providence College prepares its students to be responsible and productive citizens to serve in their own society and the greater world community.

Providence College, located on a 95 (approximately) acre campus in the city of Providence, Rhode Island, is a private, non-profit, nonsectarian, coeducational institution of higher education duly chartered under the laws of the State of Rhode Island and Providence Plantations. The College is the only institution of higher education in the United States to be administered under the auspices of the Dominican Fathers and Brothers, a Catholic order known as the Order of Preachers, whose origins date back to the 13th century.

Founded in 1917 under the Act of Incorporation approved by the General Assembly of the State, the College's charter contains the following statement: "No person shall be denied any privileges, honors or degrees of said college on account of the religious opinions he may entertain."

For the academic year 2011-2012, the College is offering liberal arts and sciences undergraduate, graduate, and evening programs to 4,863 students, including 3,852 full-time undergraduate, 415 part-time undergraduate, and 596 primarily part-time graduate students.

The College's primary objective is the intellectual development of its students through the disciplines of the sciences and the humanities. On September 30, 2011, the Providence College Board of Trustees approved a Strategic Plan for 2011-2015 entitled "Achieving Excellence. Pursuing Trust. Transforming Lives." In the plan's preface, Father Brian J. Shanley, O.P., President of Providence College, writes, "The goal of a Providence College liberal education is to help our students know and embrace their role in God's loving plan and to pursue it with excellence. Transformed by wisdom and enabled by grace, our students will live lives of virtue, purpose, and meaning that will help transform society." The adoption of the Strategic Plan is linked with the College's "Our Moment" capital campaign which will support additions and improvements in physical facilities that will ultimately support the Strategic Mission and the overall Mission of the College.

**SECTION 02 | PROPERTIES**  
**BUILDING QUALITY ASSESSMENT**



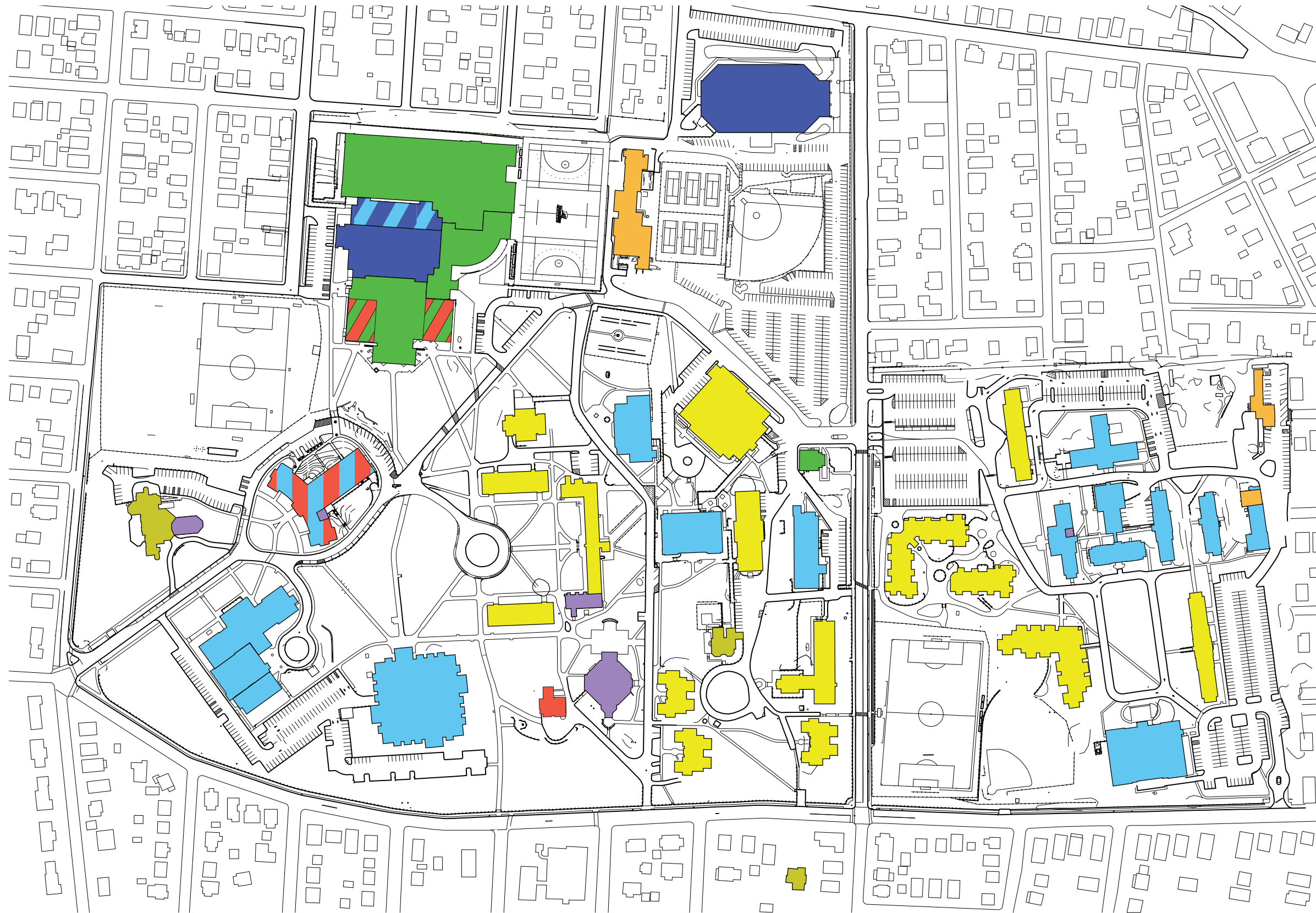
During the Fall of 2001, SMMA performed an initial walk-through building assessment of each building on campus in order to evaluate:

- Current Use
- General facts (Date Built, Construction Type, Renovations)
- Current Condition
- Needed Improvements
- Likely Future Use
- Square Footage

During the Spring of 2012, the building assessment was updated to reflect the current use of campus buildings and to document campus changes and additions since Fall 2001.

In addition to the building evaluation, a photograph of the exterior, a plan of a typical floor, and a context plan, showing the building location on campus, is included for each building.





BUILDING USE - EXISTING CONDITIONS


ACADEMIC 

STUDENT LIFE 


SERVICE 

ATHLETICS 

STUDENT SERVICES 

ADMINISTRATION 

CHAPEL 

PRIORITY RESIDENCE 

0 128' 256' 512'





The College's physical plant currently consists of 44 buildings on the (approximate) 95-acre campus, including 15 residence halls made up of nine dormitories, one suites style hall, and five apartment complexes. Most recently the College completed renovation work on Harkins Hall (Summer 2010, 2011), Slavin Center (Summer 2011) and Davis Hall (apartment complex). In addition, the College completed major landscaping work on Aquinas Quad and the lawns at St. Joseph Hall. The campus includes 15 academic buildings housing classrooms, labs, and offices, two buildings used as Dominican residences, four administrative operation buildings, four auxiliary buildings and St. Dominic Chapel. The auxiliary buildings include a student center housing offices and programming space for student organizations, the bookstore, a banking facility; a retail food court and student lounge, and a student entertainment center; a gymnasium for varsity competition; a hockey arena; and a recreation center with racquetball courts, multiple use courts for basketball, volleyball and tennis, a swimming pool, an indoor track, weight training and aerobic exercise facilities. All of the College's buildings have been reviewed for compliance with the federal guidelines for program access for handicapped individuals.

The physical plant is sufficient, in most respects, for current programs and activities. The College plans to pursue an aggressive two-pronged approach of renovating existing facilities while undertaking capital projects, and plans to continue its seven-year program to renovate all residence halls. Since the start of 2010, the College has made a significant investment in campus renovations and improvements. In its budget setting process, the College allocates an amount equal to the expected full depreciation expense plus earnings (capped at 4.5% of balance) from the quasi-endowment. These capital improvements have allowed the College to keep deferred maintenance levels under control.

# BUILDING QUALITY ASSESSMENT

- PC-1 | SCHNEIDER ARENA
- PC-2 | PETERSON RECREATION CENTER
- PC-3 | ALUMNI HALL
- PC-4 | SLAVIN CENTER
- PC-5 | POWER PLANT
- PC-6 | LENNON FIELD
- PC-7 | MCVINNEY HALL
- PC-8 | HARKINS HALL
- PC-9 | ALBERTUS MAGNUS HALL
- PC-10 | HICKEY HALL
- PC-11 | PHILLIPS MEMORIAL LIBRARY
- PC-12 | ST. MARTIN HALL
- PC-13 | MCDERMOTT HALL
- PC-14 | AQUINAS HALL
- PC-15 | MEAGHER HALL
- PC-16 | MOORE HALL
- PC-17 | RAYMOND HALL
- PC-18 | FEINSTEIN ACADEMIC CENTER
- PC-19 | ST. JOSEPH HALL
- PC-20 | ACCINNO HALL
- PC-21 | GUZMAN HALL
- PC-22 | DITRAGLIA HALL
- PC-23 | DORE HALL

- PC-24 | HUNT-CAVANAGH HALL
- PC-25 | ST. CATHERINE OF SIENA HALL
- PC-26 | HOWLEY HALL
- PC-27 | SERVICE BUILDING
- PC-28 | KOFFLER HALL
- PC-29 | SULLIVAN HALL
- PC-30 | FENNEL HALL
- PC-31 | CERAMICS BUILDING
- PC-32 | PHYSICAL PLANT
- PC-33 | ST. DOMINIC HOUSE
- PC-34 | MAL BROWN HALL
- PC-35 | CUNNINGHAM HALL
- PC-36 | ST. THOMAS AQUINAS PRIORY
- PC-37 | SOWA HALL
- PC-38 | CAMPUS SAFETY + SECURITY
- PC-39 | BEDFORD HALL
- PC-40 | DAVIS HALL
- PC-41 | ANTONINUS HALL
- PC-42 | ST. DOMINIC CHAPEL
- PC-43 | SUITES HALL
- PC-44 | SMITH CENTER FOR THE ARTS
- PC-45 | CONCANNON FITNESS CENTER

- OC-1 | 31 ANNIE STREET
- OC-2 | 194-204 CAMDEN STREET\*
- OC-3 | 202 CAMDEN STREET\*
- OC-4 | 10 CUMBERLAND STREET
- OC-5 | 26 CUMBERLAND STREET
- OC-6 | 47 CUMBERLAND STREET
- OC-7 | 2 DANTE STREET
- OC-8 | 101 DANTE STREET
- OC-9 | 58 DEVONSHIRE STREET
- OC-10 | 60 DEVONSHIRE STREET
- OC-11 | 7-9 ITALY STREET
- OC-12 | 560 RIVER AVENUE
- OC-13 | 64 SANDRINGHAM AVENUE
- OC-14 | 1 SANDRINGHAM AVENUE
- OC-15 | 71 SANDRINGHAM AVENUE
- OC-16 | 26 VENTURA STREET
- OC-17 | 2 VENTURA STREET
- OC-18 | 62 WARDLAW AVENUE

\* NOT LOCATED ON MAP



PLAT	LOT	ADDRESS	BUILT	BUILDING No.	BUILDING NAME	FLOORS	SQUARE FEET	FACILITY USE	CONDITION
<b>ON CAMPUS PROPERTIES</b>									
120	10	499 Admiral Street	1973	PC-1	Schneider Arena	2	64,536	Ice Rink	Good
81	309	50 Sandringham Ave	1980	PC-2	Peterson Center	2	79,750	Athletic Complex	Excellent
81	309	50 Sandringham Ave	1955	PC-3	Alumni Hall	4	102,600	Athletics, Café, Natatorium, Student Services	Excellent
81	477	235R Eaton Street	1972	PC-4	Slavin Center	3	70,132	Student Union, Offices, Bookstore	Excellent
81	478	36 Annie Street	1954	PC-5	Power Plant	2	17,786	Power Plant, Offices	Excellent
81	309	50 Sandringham Ave	2005	PC-6	Lennon Field + Garage	1	75,600	Athletic Field, Parking Garage	Excellent
81	24	235 Eaton Street	1968	PC-7	McVinney Hall	10	65,693	Dormitory	Good
81	24	235 Eaton Street	1919	PC-8	Harkins Hall	6	80,520	Classrooms, Offices	Excellent
81	24	235 Eaton Street	1948	PC-9	Albertus Magnus Hall	4	55,808	Labs, Classrooms, Faculty Offices	Good
81	24	235 Eaton Street	1968	PC-10	Hickey Hall	2	9,974	Labs	Excellent
81	24	235 Eaton Street	1967	PC-11	Phillips Memorial Library	3	103,315	Library, Archives	Excellent
81	24	235 Eaton Street	1850	PC-12	St. Martin Hall*	3	7,142	Offices	Excellent
81	24	235 Eaton Street	1965	PC-13	McDermott Hall	5	41,200	Dormitory	Good
81	24	235 Eaton Street	1939	PC-14	Aquinas Hall	4	71,339	Dormitory	Good
81	24	235 Eaton Street	1965	PC-15	Meagher Hall	4	41,200	Dormitory	Good
81	24	235 Eaton Street	1987	PC-16	Moore Hall	1	12,682	Classrooms, Lecture Halls	Good
120	1	177 Eaton Street	1959	PC-17	Raymond Hall	4	117,250	Dormitory, Dining Hall	Good
120	1	177 Eaton Street	1936	PC-18	Feinstein Center	4	47,282	Offices, Classrooms	Good
120	1	177 Eaton Street	1936	PC-19	St. Joseph Hall	4	36,704	Dormitory	Good
120	1	177 Eaton Street	1935	PC-20	Accinno Building	2	23,717	Classrooms, Computer Labs, Offices	Good
120	1	177 Eaton Street	1962	PC-21	Guzman Hall	3	31,754	Dormitory	Good
120	1	177 Eaton Street	1988	PC-22	DiTraglia Hall	6	50,617	Dormitory	Excellent
119	229	165 Huxley Ave	1932	PC-23	Dore Hall	3	29,168	Dormitory	Good
119	229	165 Huxley Ave	1925	PC-24	Hunt/Cavanagh	1	15,660	Art Studios, Gallery, Offices	Good
119	229	165 Huxley Ave	1929	PC-25	Siena Hall	2	20,987	Faculty Offices, Oratory	Excellent
119	229	165 Huxley Ave	1931	PC-26	Howley Hall	3	19,388	Faculty Offices	Excellent
119	229	165 Huxley Ave	1929	PC-27	Service Building	3	18,684	Art Studios, Offices	Good
119	229	165 Huxley Ave	1929	PC-28	Koffler Hall	2	15,794	Faculty Offices	Excellent
119	229	165 Huxley Ave	1926	PC-29	Sullivan Hall	2	16,134	Faculty Offices	Excellent
119	229	165 Huxley Ave	1929	PC-30	Fennell Hall	4	48,665	Dormitory	Excellent
119	229	165 Huxley Ave	1926	PC-31	Ceramics Building	3	14,693	Phys. Plant Offices, Studios	Fair
119	229	165 Huxley Ave	1912	PC-32	Physical Plant	2	5,485	Offices, Shops	Good
120	1	177 Eaton Street	1850	PC-33	St. Dominic House*	4	8,345	Dominican Residence	Excellent
120	1	177 Eaton Street	1988	PC-34	Mal Brown Hall	6	50,617	Dormitory	Excellent
120	1	177 Eaton Street	1988	PC-35	Cunningham Hall	6	50,617	Dormitory	Excellent
81	479	591 River Ave	1984	PC-36	St. Thomas Aquinas Priory	6	46,554	Dominican Residence	Excellent
81	24	235 Eaton Street	1987	PC-37	Sowa Hall	2	12,820	Faculty Offices, Labs	Excellent
120	1	177 Eaton Street	1935	PC-38	Campus Safety and Security	1	2,248	Security	Excellent
119	229	165 Huxley Ave	1994	PC-39	Bedford Hall	6	59,439	Dormitory	Excellent
119	229	165 Huxley Ave	1994	PC-40	Davis Hall	6	82,002	Dormitory	Excellent
119	24	235 Eaton Street	2000	PC-42	St. Dominic Chapel	2	18,566	Chapel, Campus Ministry	Excellent
119	229	165 Huxley Ave	2005	PC-43	Suites Hall	6	112,038	Dormitory	Excellent
119	229	165 Huxley Ave	2006	PC-44	Smith Center for the Arts	2	59,439	Theater, Music/Theatre Studies	Excellent
81	309	50 Sandringham Ave	2007	PC-45	Concannon Fitness Center	2	29,667	Athletic Training, Recreational Fitness	Excellent

ON CAMPUS PROPERTIES ASSESSMENT

\* HISTORIC PROPERTY  
See SECTION 03 | HISTORIC PROPERTIES

OFF-CAMPUS PROPERTIES ASSESSMENT

\* HISTORIC PROPERTY  
See SECTION 03 | HISTORIC PROPERTIES

PLAT	LOT	ADDRESS	HISTORIC	BUILDING No.	BUILDING NAME	FLOORS	SQUARE FEET	FACILITY USE	CONDITION
<b>OFF CAMPUS PROPERTIES</b>									
<b>BUILT</b>									
81		31 Annie Street		OC-1					
69	333, 341	194-204 Camden St		OC-2		2		Vacant	Fair
69		202 Camden Street		OC-3					
81		10 Cumberland Street		OC-4					
81		26 Cumberland Street		OC-5					
81		47 Cumberland Street		OC-6					
119	160	2 Dante Street		OC-7				Facility Housing	Good
119		101 Dante Street		OC-8					
81		58 Devonshire Street		OC-9					
81		60 Devonshire Street		OC-10					
120	458	176 Eaton Street	1884	PC-41	Antoninus House*	3	4,993	Dominican Residence	Excellent
119	13, 43, 52, 55	7-9 Italy Street	1925	OC-11		1		Maintenance Garage	Excellent
81	24	560 River Ave		OC-12				Guest Housing	Good
81	197	64 Sandringham Ave		OC-13		2		Guest Housing	Good
81		1 Sandringham Ave		OC-14					
81		71 Sandringham Ave		OC-15					
119		26 Ventura Street		OC-16					
119		2 Ventura Street		OC-17					
81		62 Wardlaw Ave		OC-18					



**Current Use:**

Schneider Arena houses the ice rink, spectator seating for 3,030, lobby and support spaces, team lockers, related sports facilities, and coaching offices.

**General Facts:**

Built: 1973

Construction: Three-story steel frame structure with masonry exterior

**Renovations:**

- 2005 Women's Hockey lockers
- 2006 Friends of Friars Club
- 2007 Sports Medicine + Referee Lockers

**Current Conditions:**

The building is generally in good condition. Selected areas need renovation.

**Needed Improvements:**

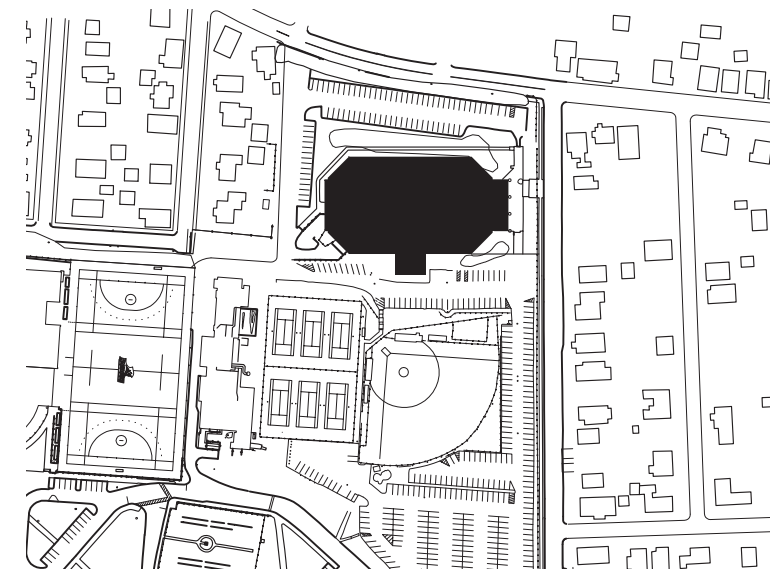
Improved facilities for visiting youth hockey players, Men's and Women's teams, Hockey program offices, training and sports medicine, exterior upgrade to permit year-round ice use. An expansion/renovation is anticipated in 2-5 years.

**Likely Future Use:**

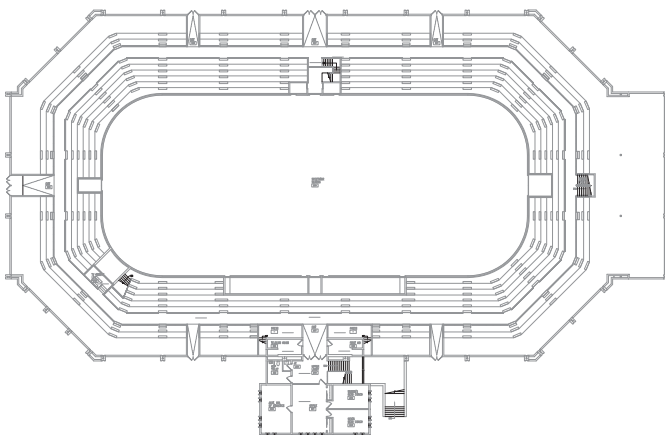
No change in use anticipated.

**Square Footage:**

Assigned: 55,638 GSF  
Total: 64,536 GSF



Context Plan



Typical Floor Plan

**PC-2 | PETERSON RECREATION CENTER**

**Current Use:**

Peterson Recreation Center houses the majority of the campus recreational and intramural athletic facilities, as well as the Natatorium.

**General Facts:**

Built: 1980

Construction: Steel frame and metal panel exterior

Renovations:

- 2007 Lobby and club spaces
- 2008 Fieldhouse athletic surface

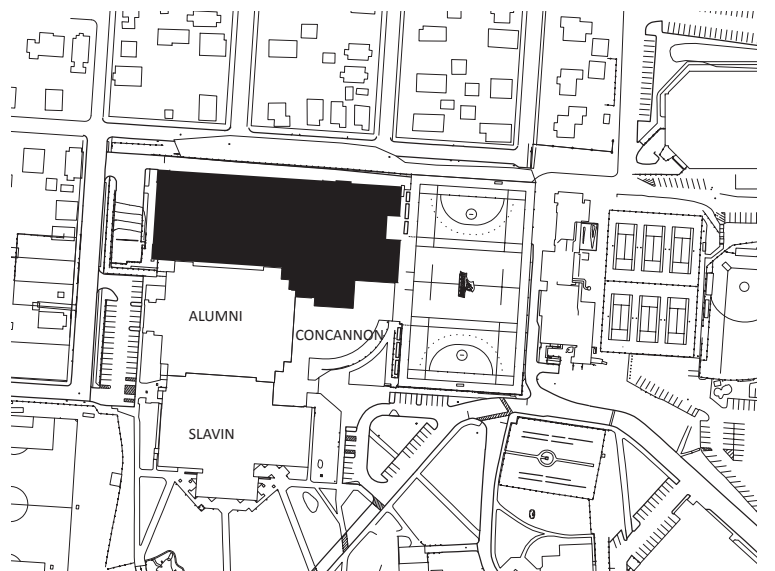


**Current Conditions:**

The building is generally in good condition.

**Needed Improvements:**

None



Context Plan

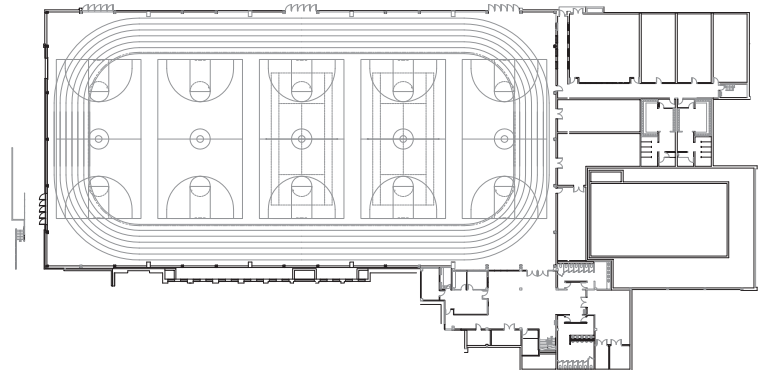
**Likely Future Use:**

No change in use anticipated.

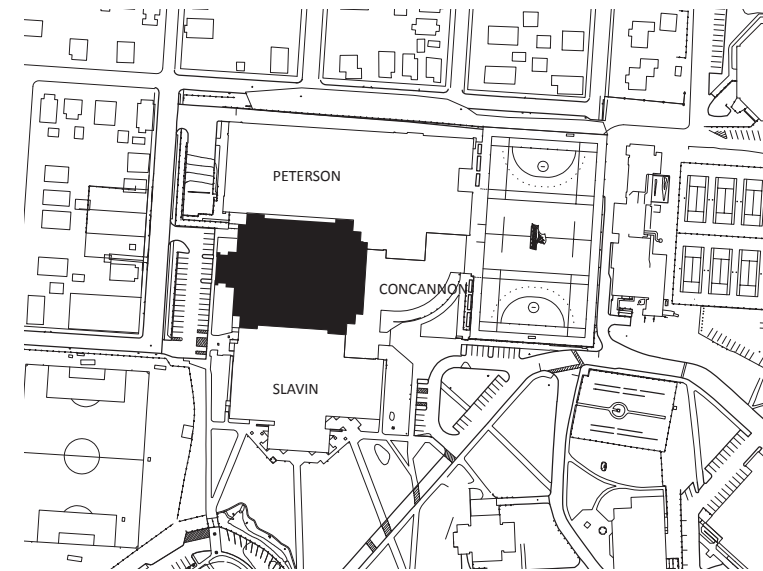
**Square Footage:**

Assigned: 76,602 GSF

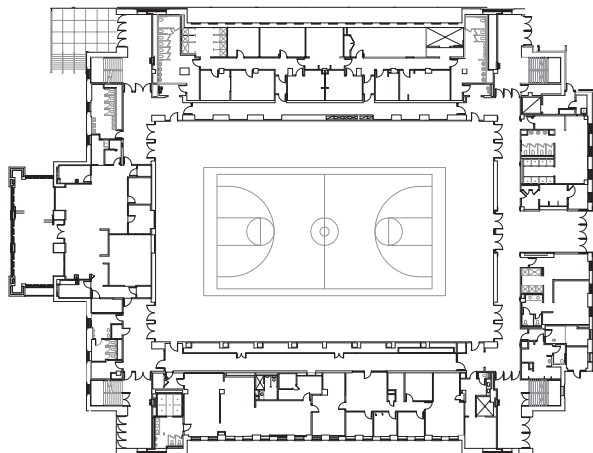
Total: 79,750 GSF



Typical Floor Plan



Context Plan



Typical Floor Plan

**Current Use:**

Alumni Hall houses the main Athletics facilities which include Athletic Department team offices. The food court and associated seating areas, President’s Dining Room, ROTC faculty offices, classrooms and storage areas, are also located in the building.

**General Facts:**

Built: 1955

Construction: Concrete encased steel frame with brick exterior

**Renovations:**

- 2007 New lobby, ticket office, Visiting Team lockers, AD office, Sports Medicine, Laundry and Loading Dock relocation
- 2008 Canavan Sports Medicine addition, ROTC relocation, Slavin link, Kitchen expansion
- 2009 Men’s Basketball, Athletic offices, Club lockers, Spinning studio
- 2011 Dining renovations, The Cowl office (student newspaper)

**Current Conditions:**

Alumni Hall is in generally good condition. The building is connected to the Slavin Center, Concannon Fitness Center, and Peterson Recreation Center.

**Needed Improvements:**

Mullaney Gymnasium is scheduled for mechanical improvements and facility upgrades during Summer 2012. Potential Basketball practice court addition and West Link to Slavin Center in 2-5 years  
Completion of Sprinkler in Food Court in 2-5 years

**Likely Future Use:**

No change in use anticipated.

**Square Footage:**

Assigned: 85,425 GSF  
Total: 102,600 GSF



**PC-4 | SLAVIN CENTER**

**Current Use:**

The Slavin Center houses the offices of various Student Services, including S.A.I.L., Career Services, Residence Life, the College Bookstore, '64 Hall, McPhail's Student function space, an ATM, WDOM, PC TV, as well as offices/meeting rooms for various student clubs.

**General Facts:**

Built: 1972

Construction: Poured-in-place waffle slab with masonry exterior

**Renovations:**

- 2009 Entry Addition, Renovation of PC Perk, Student lounge, PCTV, WDOM, Club offices
- 2011 Residence Life, SAIL, Club offices, President's Dining, Quiet Lounge

**Current Conditions:**

The building is in generally good condition, with selected areas in need of minor renovation. The terrace between Slavin Center and Alumni Hall needs to be made waterproof.

**Needed Improvements:**

Potential expansion of '64 Hall and link to Alumni Hall in 2-5 years.

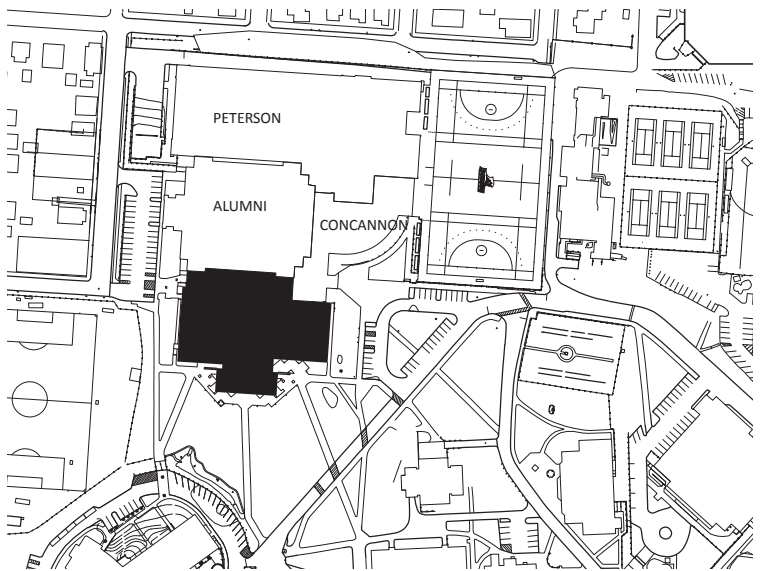
**Likely Future Use:**

No change in use anticipated.

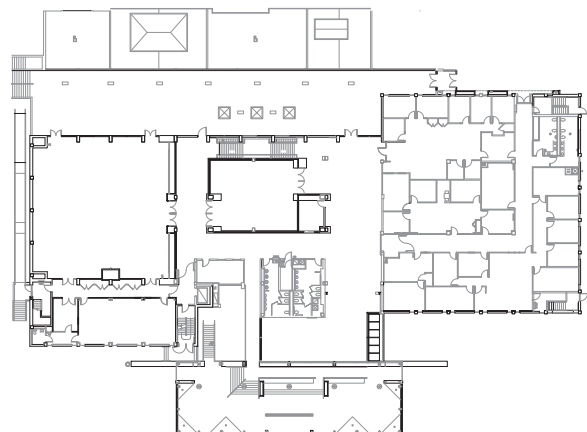
**Square Footage:**

Assigned: 46,754 GSF

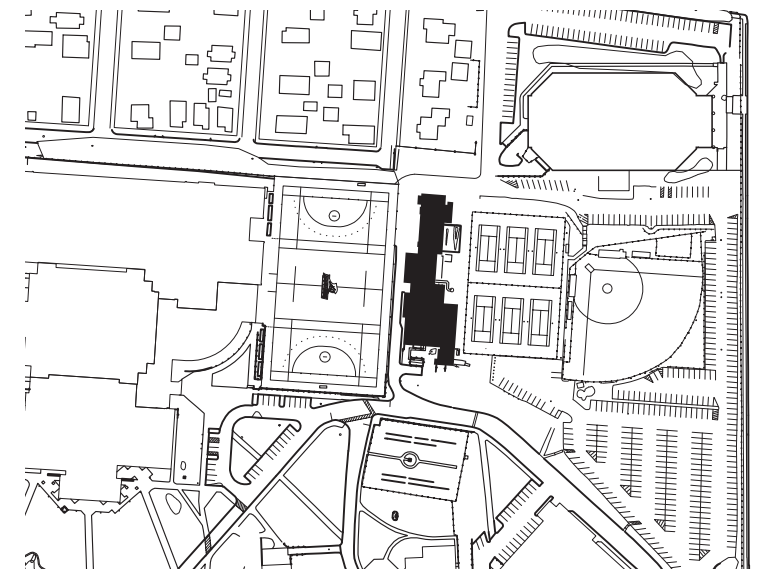
Total: 70,132 GSF



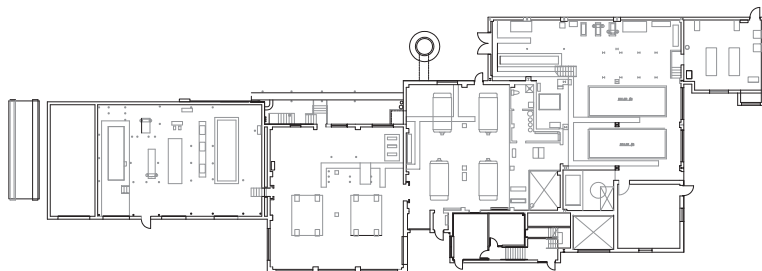
Context Plan



Typical Floor Plan



Context Plan



Typical Floor Plan

**Current Use:**

The Power Plant is the central location of all steam, hot water cooling, and emergency electrical power generated for campus use.

**General Facts:**

Built: 1954

Construction: Steel frame with masonry exterior

**Renovations:**

- 2002 Installation of new underground fuel tanks
- 2004 New generator
- 2005 Replacement of stack
- 2008 Removal of coal boilers, and new chillers and cooling towers

**Current Conditions:**

The building is in generally good condition, with selected areas in need of minor renovation.

**Needed Improvements:**

Replacement of boilers, relocation of brine chillers, add secondary electric service

**Likely Future Use:**

No change in use anticipated.

**Square Footage:**

Assigned: 17,786 GSF

Total: 17,786 GSF

**PC-6 | LENNON FIELD**

**Current Use:**

Lennon Field is a synthetic turf field partially above a parking structure for 101 vehicles. The field is used by Lacrosse, Field Hockey, and Intramural sports. St. Thomas House was demolished to build the field.

**General Facts:**

Built: 2005

Construction: Steel frame with concrete deck

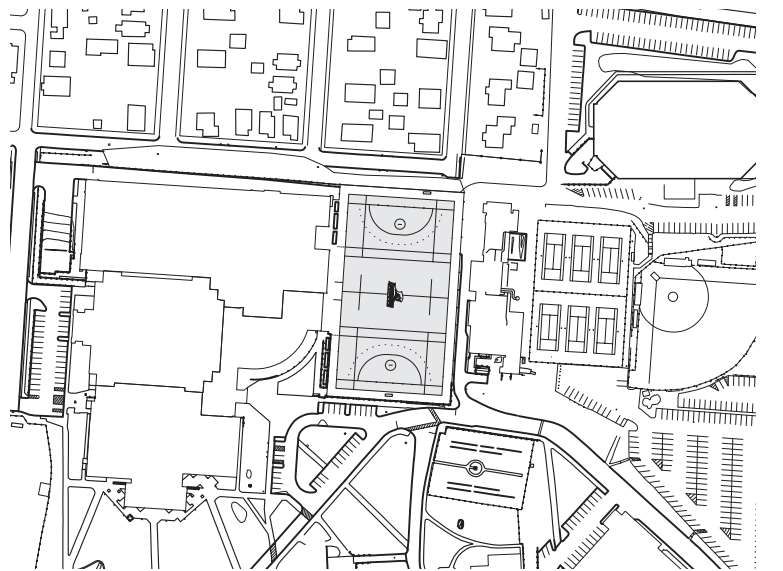


**Current Conditions:**

The field and garage are in good condition.

**Needed Improvements:**

None



Context Plan

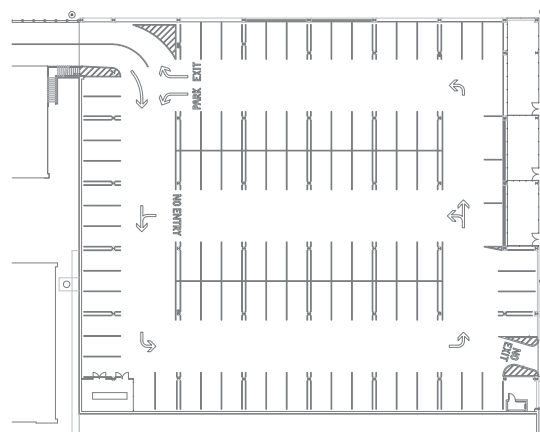
**Likely Future Use:**

No change in use anticipated.

**Square Footage:**

Garage: 37,800 GSF

Field: 75,600 GSF



Typical Floor Plan



**Current Use:**  
McVinney Hall is a 12 story standard style residence hall with common toilet facilities. It typically houses 279 female students.

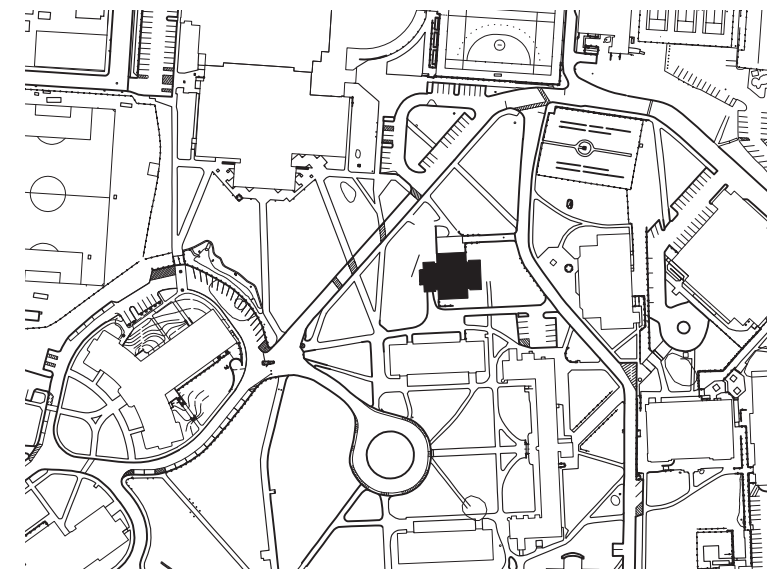
**General Facts:**  
Built: 1969  
Construction: Concrete frame and masonry exterior

**Current Conditions:**  
The building is in generally good condition, but shows the general “wear and tear” of regular use.

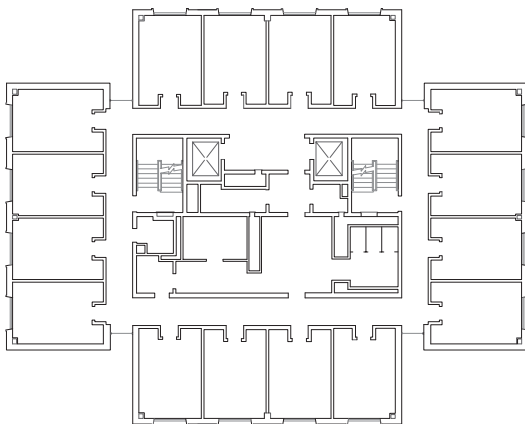
**Needed Improvements:**  
No major improvements are anticipated. A phased full building renovation should be scheduled within the next 5-7 years.

**Likely Future Use:**  
No change in use anticipated.

**Square Footage:**  
Assigned: 47,950 GSF  
Total: 65,693 GSF



Context Plan



Typical Floor Plan

PC-8 | HARKINS HALL

**Current Use:**

Harkins Hall originally housed all of Providence College. The building currently houses the majority of the College's Academic Administration functions, as well as the Admissions Office, Institutional Advancement, School of Continuing Education, Human Resources, and classrooms.

**General Facts:**

Built: 1919 + 1928

Construction: Concrete encased steel structure with masonry exterior

Renovations:

- 2008 Lower Level offices and classrooms
- 2010 Classrooms, Administrative space, and Executive suite
- 2011 Administrative spaces and classrooms

**Current Conditions:**

The building is in good condition, with selected areas in need of minor renovation.

**Needed Improvements:**

Phased renovation to be completed by 2013 to include completion of HVAC upgrades and completion of sprinkler installation. A second elevator and upgrade of the existing elevator may be done in the next 2-5 years.

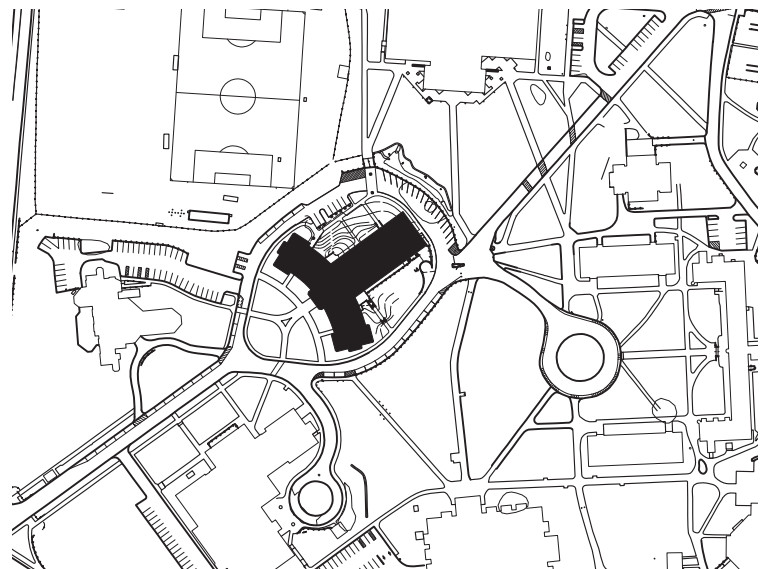
**Likely Future Use:**

No change in use is anticipated.

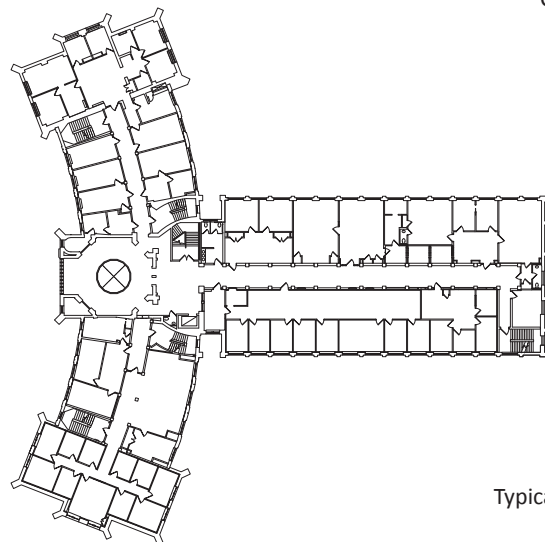
**Square Footage:**

Assigned: 60,566 GSF

Total: 80,520 GSF



Context Plan



Typical Floor Plan



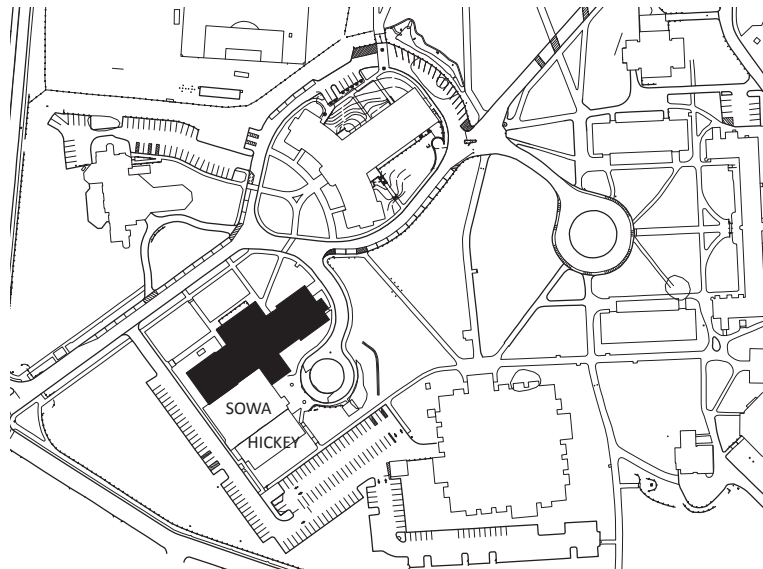
**Current Use:**  
 Albertus Magnus Hall houses laboratories, classrooms, and offices for Biology, Chemistry, Engineering-and-Physical-Sciences, and Psychology Departments.

**General Facts:**

Built: 1948

Construction: Concrete encased steel frame with masonry exterior

Renovations: 1990 Select lab and equipment upgrades

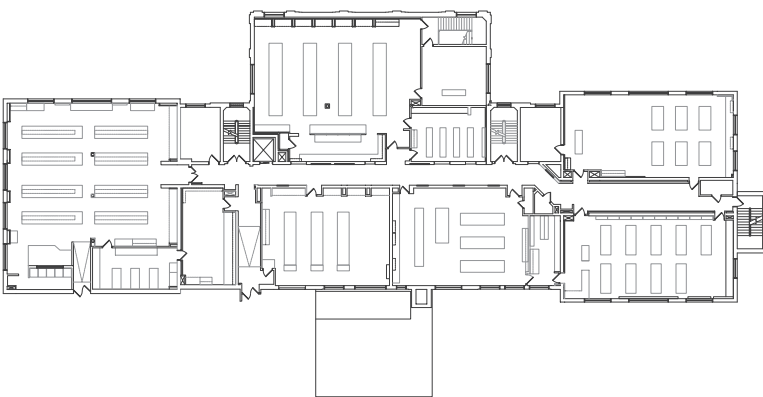


Context Plan

**Current Conditions:**  
 Portions of the interiors have been renovated; however, most of the facilities are in need of renovation and upgrades.

**Needed Improvements:**

Circulation within the science buildings is confusing. A three to four year phased full renovation of the building is anticipated to start in 2013.



Typical Floor Plan

**Likely Future Use:**  
 No change in use is anticipated.

**Square Footage:**

Assigned: 44,369 GSF

Total: 55,808 GSF

**PC-10 | HICKEY HALL**

**Current Use:**

Hickey Hall houses research labs for Chemistry, Biology and Engineering-and-Physical-Sciences, with related support spaces.

**General Facts:**

Built: 1968

Construction: Two-story steel structure with masonry exterior

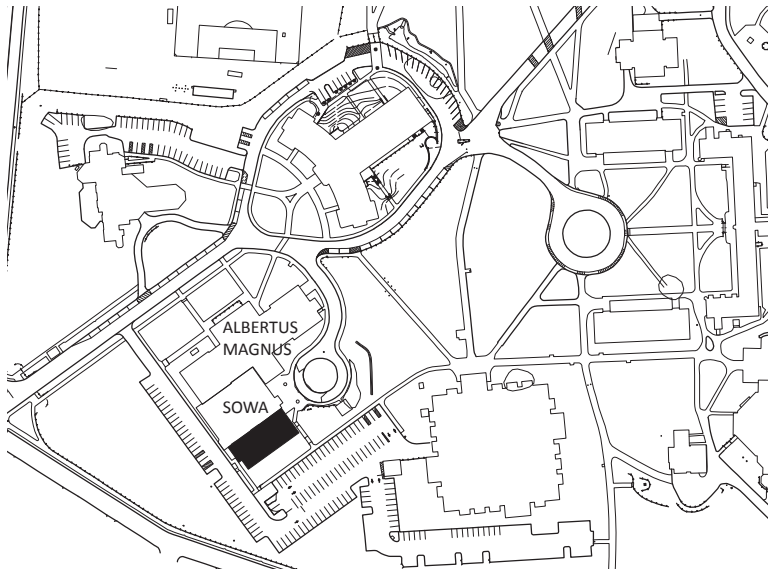
Renovations:

2009 Full building renovation



**Current Conditions:**

The building is in good condition.



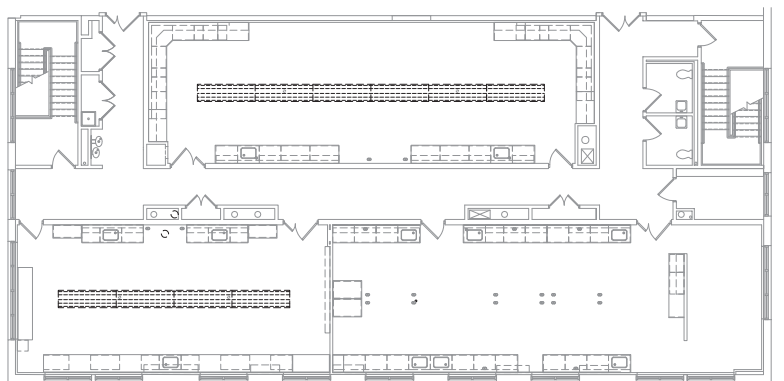
Context Plan

**Needed Improvements:**

None

**Likely Future Use:**

No change in use is anticipated.



Typical Floor Plan

**Square Footage:**

Assigned: 7,558 GSF

Total: 9,974 GSF



**Current Use:**  
 The Phillips Memorial Library is the main library for the College, and also houses the College Archives, a technology lounge, and classrooms on the Lower Level.

**General Facts:**

Built: 1967

Construction: Poured-in-place waffle slab with masonry exterior

**Renovations:**

- 2005 Main floor renovations + updates
- 2008 Second floor renovations
- 2010 Technology lounge on lower level

**Current Conditions:**

The building is in good condition.

**Needed Improvements:**

None

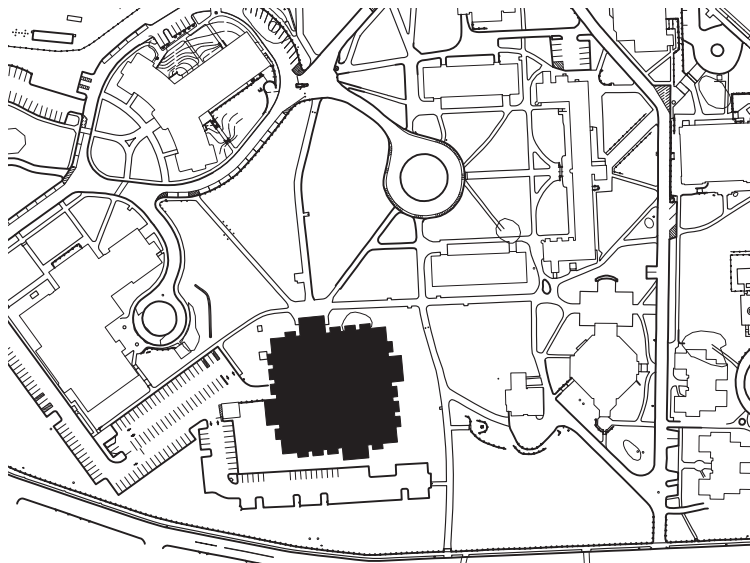
A potential link to the planned new Ruane Center for the Humanities is anticipated.

**Likely Future Use:**

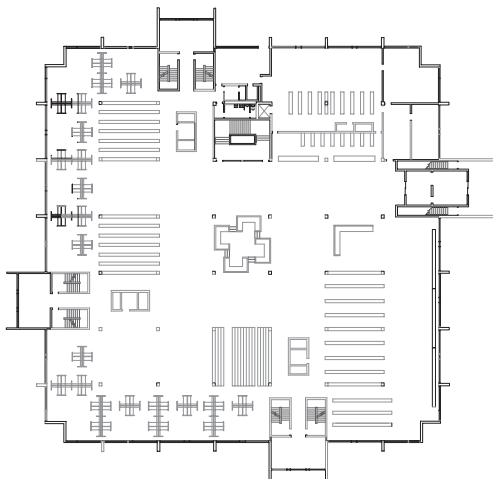
No change in use is anticipated.

**Square Footage:**

Assigned: 71,203 GSF  
 Total: 103,315 GSF



Context Plan



Typical Floor Plan



## BUILDING QUALITY ASSESSMENT

PC-12 | ST. MARTIN HALL

### Current Use:

St. Martin Hall was originally built as a private residence. It currently houses Administrative offices for the Finance and Business (CFO) and the Information Technology departments, and meeting spaces.

### General Facts:

Built: 1850

Construction: Interior wood frame with exterior stone bearing walls

Renovations:

2005 Full building restoration/renovation



### Current Conditions:

The building is in good condition.

### Needed Improvements:

None

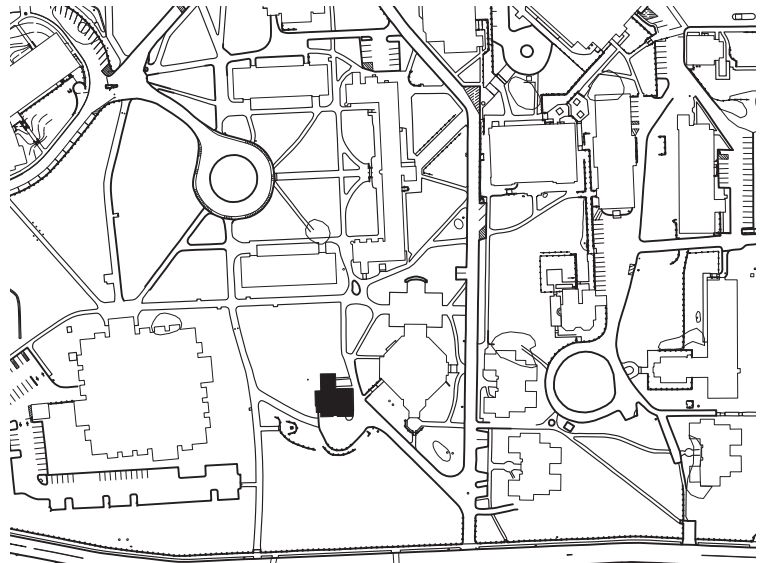
### Likely Future Use:

No change in use is anticipated.

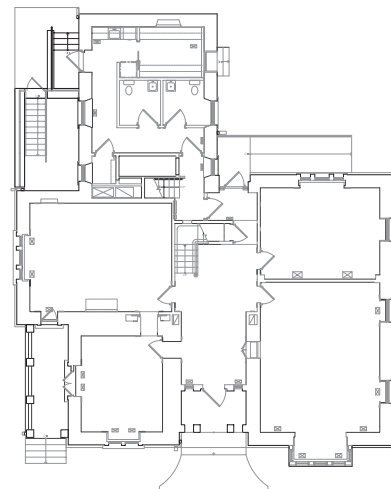
### Square Footage:

Assigned: 4,132 GSF

Total: 7,142 GSF



Context Plan



Typical Floor Plan



**Current Use:**  
 McDermott Hall is a standard style student residence. The corridors are double-loaded with common toilet facilities. It typically houses 197 students. McDermott Hall and Meagher Hall are similar in function and layout.

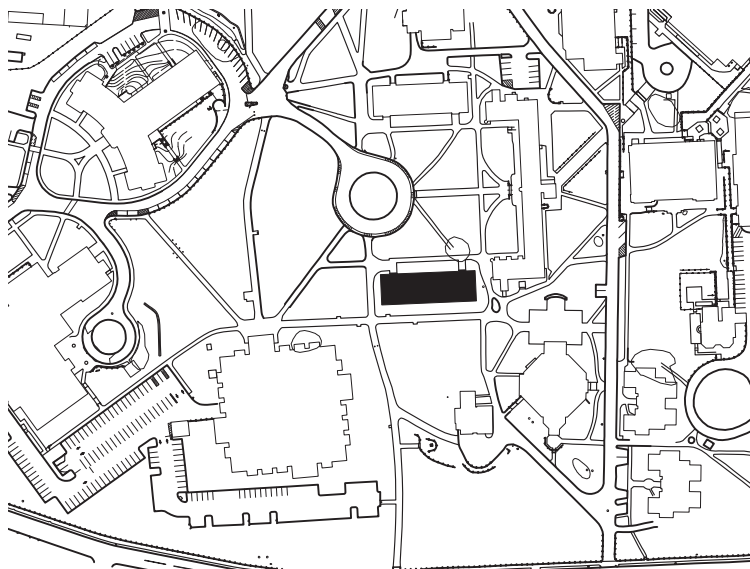
**General Facts:**  
 Built: 1965  
 Construction: Steel frame with open-web joists and concrete slab with masonry exterior

**Current Conditions:**  
 The building is in generally good condition. The residential areas show the “wear and tear” of regular student use.

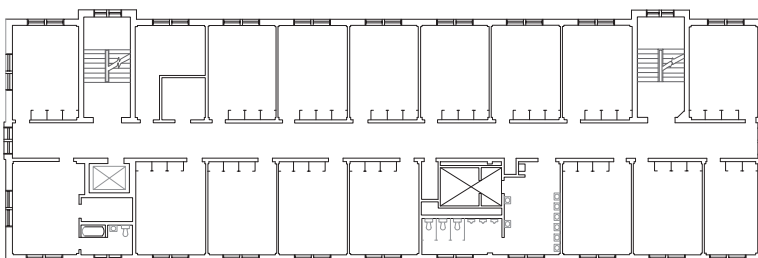
**Needed Improvements:**  
 No significant improvements are anticipated at this time. A phased full building renovation should be scheduled within the next 5-7 years.

**Likely Future Use:**  
 No change in use is anticipated.

**Square Footage:**  
 Assigned: 27,526 GSF  
 Total: 41,200 GSF



Context Plan



Typical Floor Plan

PC-14 | AQUINAS HALL

**Current Use:**

Aquinas Hall is a standard style student residence. The corridors are double-loaded with common toilet facilities. There is a large lounge and the Center for Dominican Studies on the ground floor.

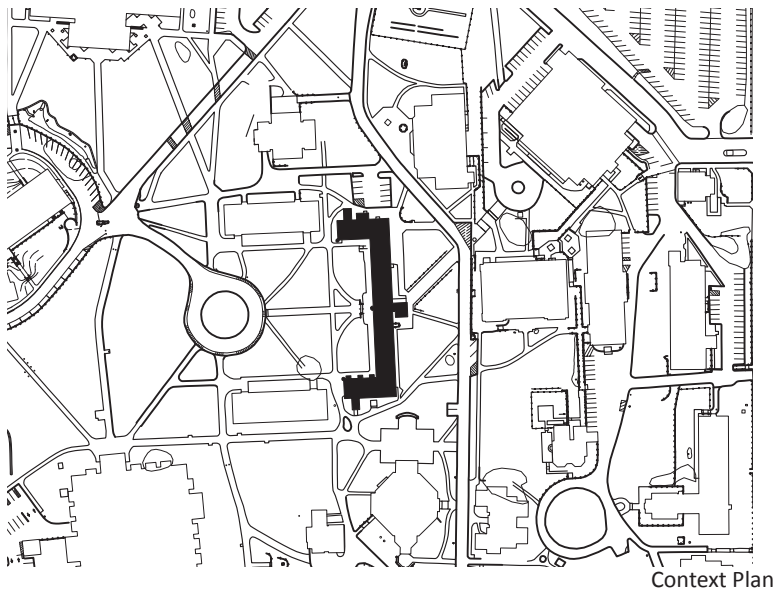
**General Facts:**

Built: 1939  
Construction: Concrete encased steel frame with masonry exterior  
Renovations  
2008 Center for Dominican Studies + partial toilet facilities



**Current Conditions:**

The building is in generally good condition. The residential areas show the “wear and tear” of regular student use.



Context Plan

**Needed Improvements:**

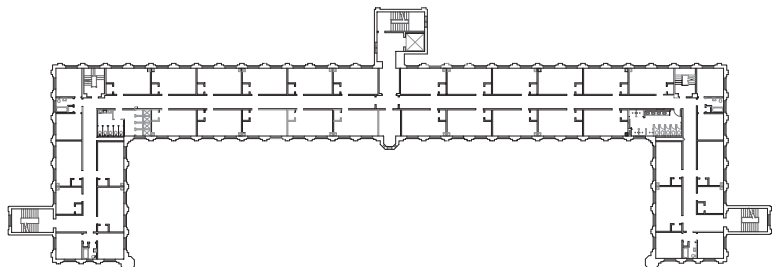
A complete phase renovation of the residence floors and exterior masonry repair should be scheduled within the next 3-5 years.

**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Assigned: 45,988 GSF  
Total: 71,339 GSF



Typical Floor Plan



**Current Use:**  
 Meagher Hall is a standard style student residence. The corridors are double-loaded with common toilet facilities. It typically houses 209 students. Meagher Hall and McDermott Hall are similar in function and layout.

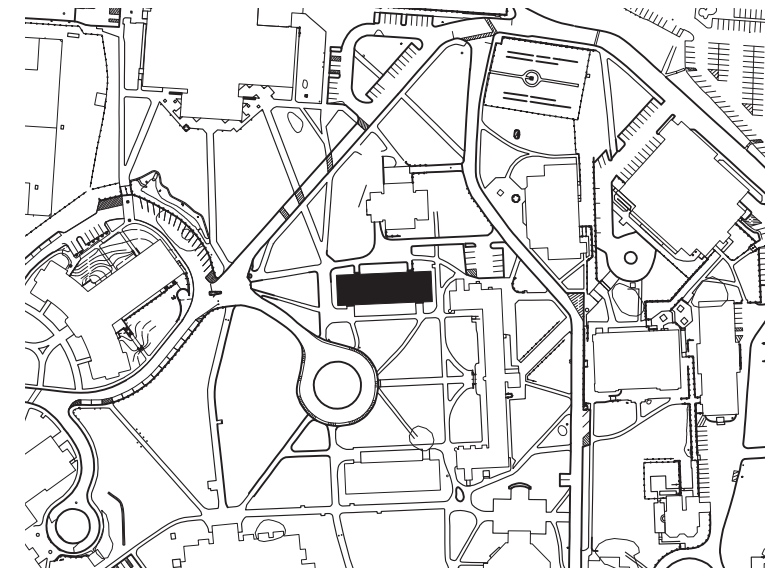
**General Facts:**  
 Built: 1965  
 Construction: Steel frame with open web joists and concrete slab with masonry exterior

**Current Conditions:**  
 The building is in generally good condition. The residential areas show the “wear and tear” of regular student use.

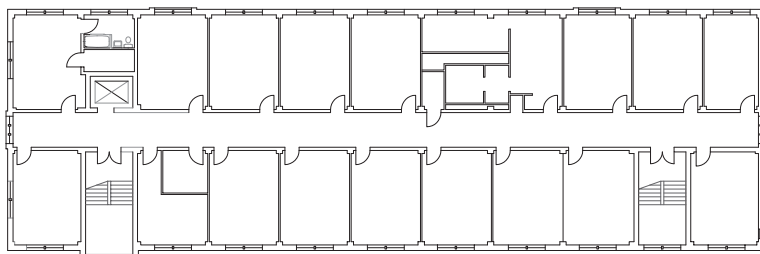
**Needed Improvements:**  
 No significant improvements are anticipated at this time. A phased full building renovation should be scheduled within the next 5-7 years.

**Likely Future Use:**  
 No change in use is anticipated.

**Square Footage:**  
 Assigned: 27,525 GSF  
 Total: 41,200 GSF



Context Plan



Typical Floor Plan

PC-16| MOORE HALL

**Current Use:**

Moore Hall houses the large lecture halls and the offices of the Development of Western Civilization program.

**General Facts:**

Built: 1970

Construction: Steel frame with open web joists and concrete slab with masonry exterior

Renovations:

1988      Renovation and expansion for new classrooms and lecture halls

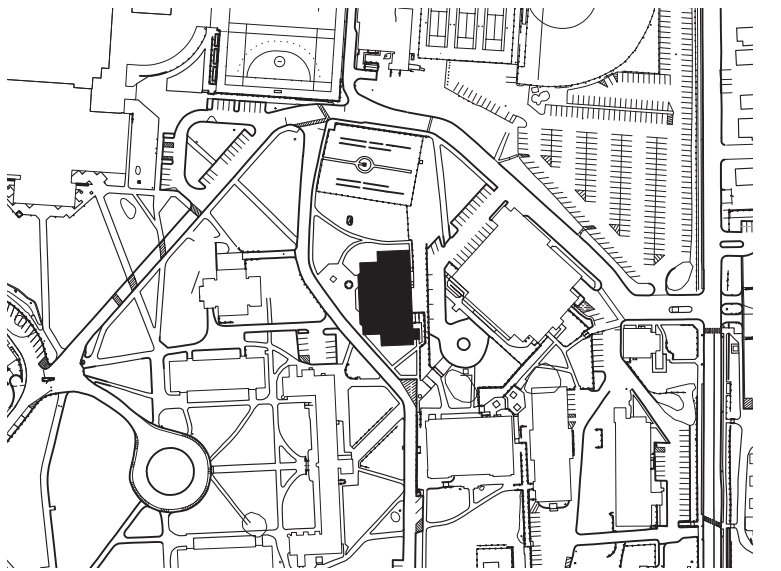


**Current Conditions:**

The building is in generally good condition, but is scheduled for reuse within the next 2-3 years.

**Needed Improvements:**

None



Context Plan

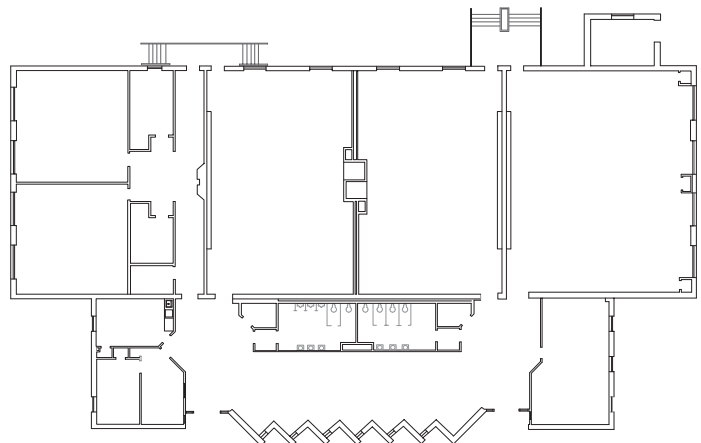
**Likely Future Use:**

To be determined

**Square Footage:**

Assigned: 10,776 GSF

Total: 12,682 GSF



Typical Floor Plan



**Current Use:**  
 Raymond Hall is a standard style student residence with housing for 196 students on the upper three levels. The rooms are configured around a double-loaded corridor with common toilet facilities. The lower three levels contain the main student dining hall, the Food Service department, the mail facilities, and the shipping and receiving area.

**General Facts:**

Built: 1959

Construction: Steel frame with open web joists and concrete slab with masonry exterior

Renovations:

- 2004 Dining Hall addition and full kitchen renovation
- 2011 Bathroom renovations

**Current Conditions:**

The building is generally in good condition. The flooring in the kitchen area is failing. Humidity issues in the dish-washing area.

**Needed Improvements:**

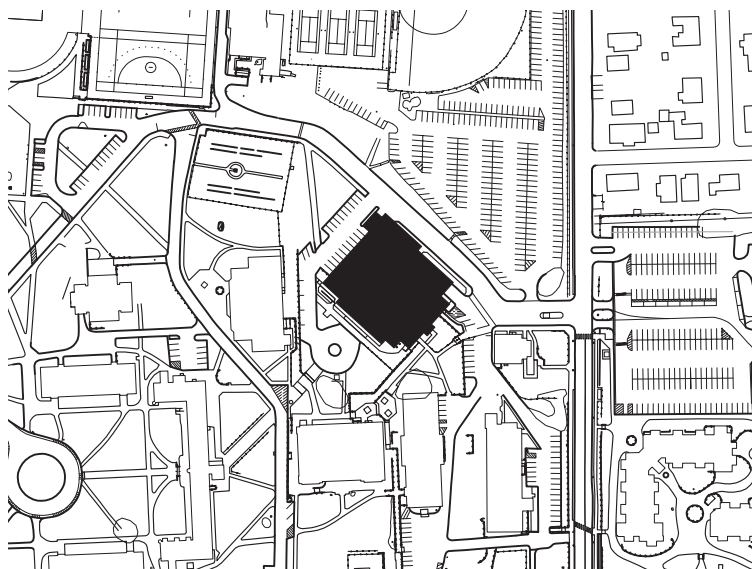
Maintenance/painting/replacement of worn finishes is required on a regular basis. Recommended replacement of the kitchen flooring. Upgrade ventilation in the kitchen. Improve traffic flow in the kitchen and servery. Renovation of the residences should be scheduled in the next 3-5 years.

**Likely Future Use:**

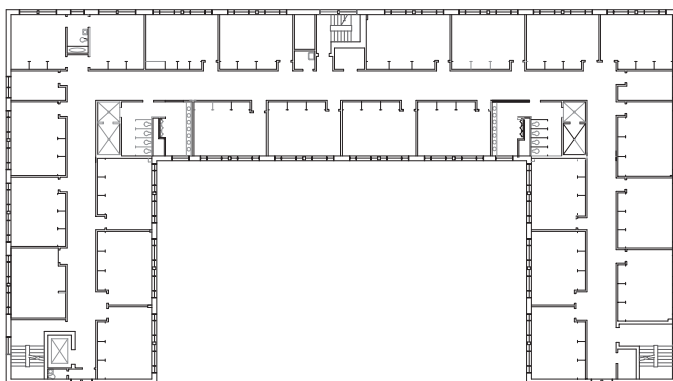
No change in use is anticipated.

**Square Footage:**

Assigned: 85,425 GSF  
 Total: 117,250 GSF



Context Plan



Typical Floor Plan

**PC-18 | FEINSTEIN ACADEMIC CENTER**

**Current Use:**

The Feinstein Academic Center houses classrooms, conference facilities on the top floor, the Copy Center, Academic Media Center, the Feinstein Institute for Public Service, the Liberal Arts Honors Program, the Public and Community Service Program, and the Center for Teaching Excellence.

**General Facts:**

Built: 1936

Construction: Not determined

Renovations:

- 1994     Converted from a dormitory
- 2007     Faculty Conference/Lounge
- 2011     Feinstein Institute



**Current Conditions:**

The building is generally in good condition. There are ongoing moisture problems beneath the fourth floor infill.

**Needed Improvements:**

Improved vertical circulation (elevating) was requested by multiple individuals at the College.

The potential move of Academic Media Services to the Library will require renovation/conversion of the Media area into classrooms.

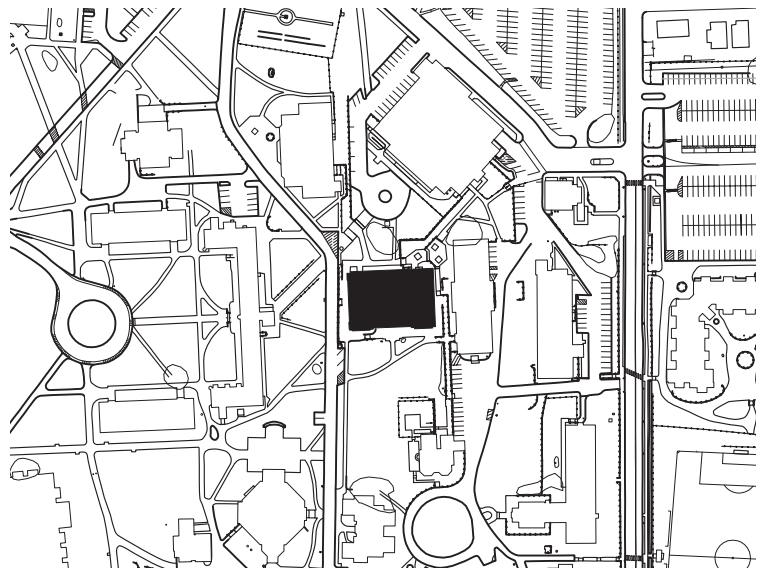
**Likely Future Use:**

No change in use is anticipated.

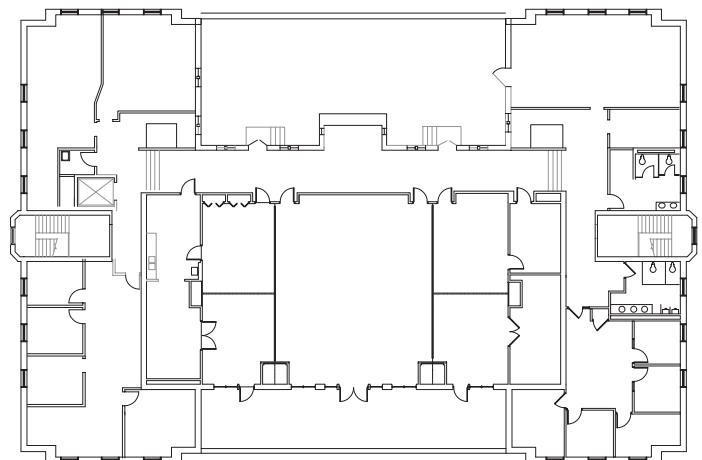
**Square Footage:**

Assigned: 35,492 GSF

Total: 47,282 GSF



Context Plan



Typical Floor Plan



**Current Use:**

St. Joseph Hall is a standard style student residence for 188 students. The rooms are configured off a double-loaded corridor with common toilet facilities.

**General Facts:**

Built: 1936

Construction: Masonry bearing with wood frame interior and masonry exterior

Renovations:

2006 Converted History Dept. to student rooms

**Current Conditions:**

The building is in generally good condition, but shows the general "wear and tear" of regular student use.

**Needed Improvements:**

Residence Life vacated in 2011 - anticipated to be converted to student housing. A phased, full building renovation should be scheduled within the next 3-5 years.

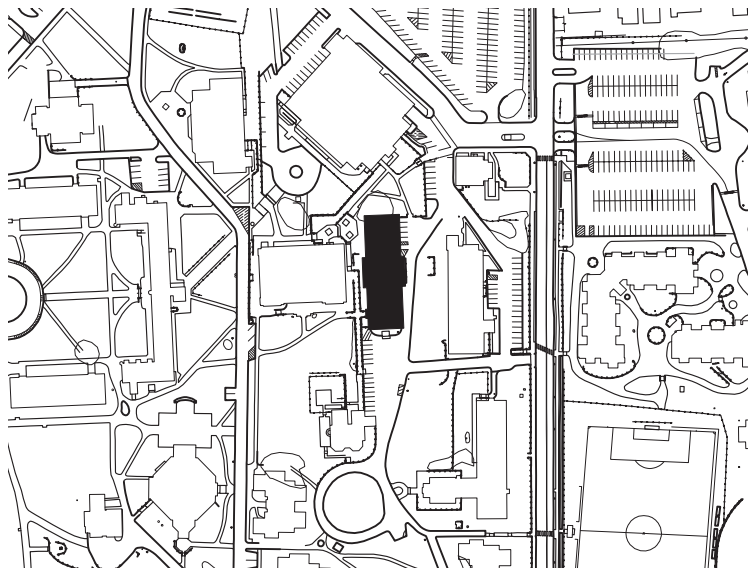
**Likely Future Use:**

No change in use is anticipated.

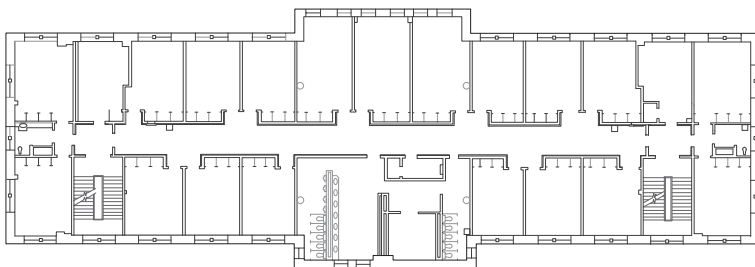
**Square Footage:**

Assigned: 25,024 GSF

Total: 36,704 GSF



Context Plan



Typical Floor Plan



PC-20 | ACCINNO HALL

**Current Use:**

Accinno Hall contains classrooms, computer labs, and the faculty office for the Computer Services/ Telecommunications Department. Computer Services are located on the first floor, with classrooms on the second floor.

**General Facts:**

Built: 1935

Construction: Wood frame with masonry bearing base, metal frame and stucco exterior addition

Renovations:

- 1992 Formerly Physical Plant
- 2011 Institutional Research relocation

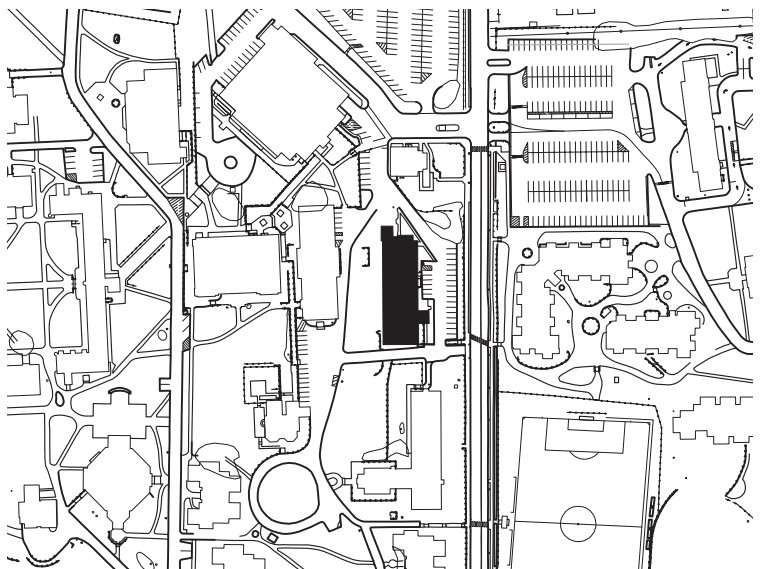


**Current Conditions:**

The building is generally in good condition.

**Needed Improvements:**

Upgrade of technology classroom spaces



Context Plan

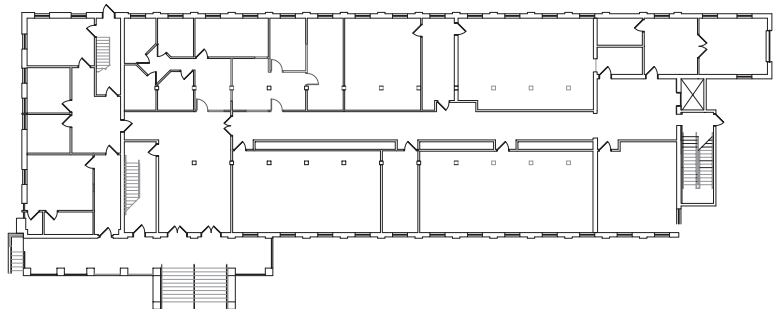
**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Assigned: 18,446 GSF

Total: 23,717 GSF



Typical Floor Plan



**Current Use:**  
 Guzman Hall is a standard style student residence, typically housing 136 students. Rooms are configured off a double-loaded corridor with common toilet facilities. It also includes the Guzman Chapel, the original Chapel for the College, which is currently used by student dance groups.

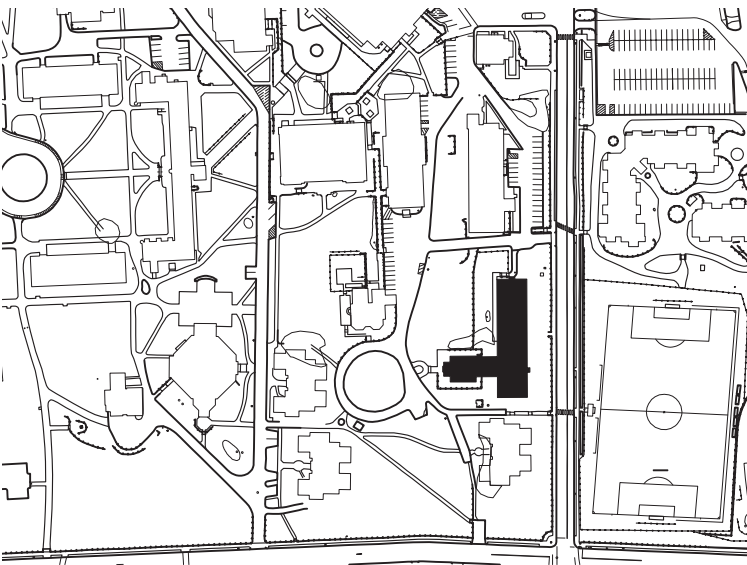
**General Facts:**

Built: 1962

Construction: Concrete frame with masonry infill exterior

**Renovations:**

2011 New shower stalls installed and general bathroom facility upgrade



Context Plan

**Current Conditions:**

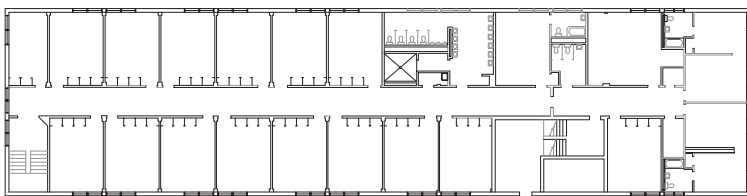
The building is in generally good condition, but shows the general “wear and tear” of regular student use. The radiant floor heating system in the Chapel has deteriorated.

**Needed Improvements:**

Guzman Chapel is in need of renovation - it can possibly be used as a student common space shared with Bedford, Davis, and DiTraglia Halls. Additional trash rooms and support areas are required on the typical residential floors. A phased, full building renovation should be scheduled in the next 5-7 years.

**Likely Future Use:**

No change in use is anticipated.



Typical Floor Plan

**Square Footage:**

Assigned: 23,906 GSF

Total: 31,754 GSF

PC-22 | DITRAGLIA HALL

**Current Use:**

DiTraglia Hall is an apartment style student residence for 142 students. It also includes a small library. A typical apartment includes: 3 bedrooms, living room, kitchen, shared toilets and showers. This building is similar in configuration to Cunningham Hall and Mal Brown Hall.

**General Facts:**

Built: 1988

Construction: Masonry bearing with concrete slabs

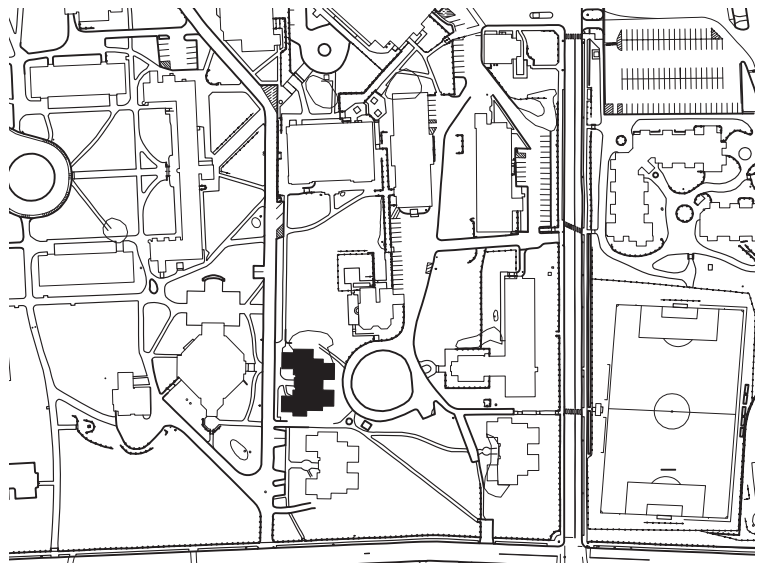


**Current Conditions:**

The building is in generally good condition, but shows the general “wear and tear” of regular student use.

**Needed Improvements:**

No major improvements are anticipated. Maintenance/painting/replacement of worn finishes is required on a regular basis.



Context Plan

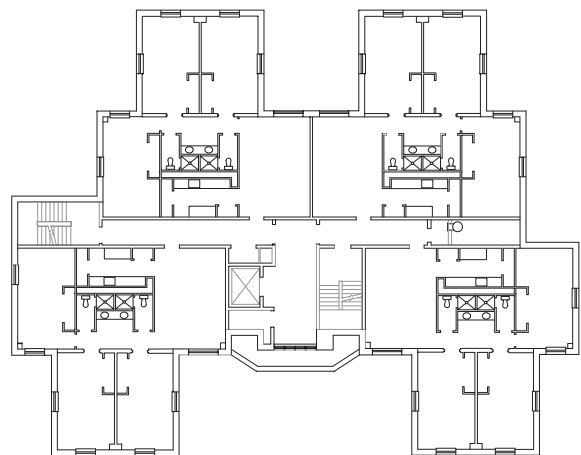
**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Assigned: 38,777 GSF

Total: 50,617 GSF



Typical Floor Plan



**Current Use:**

Dore Hall is a standard style student residence for 132 students. The rooms are configured off a double-loaded corridor with common toilet facilities.

**General Facts:**

Built: 1932  
 Construction: Masonry exterior bearing wall and interior wood frame

**Current Conditions:**

The building is in generally good condition, but shows the general “wear and tear” of regular student use.

**Needed Improvements:**

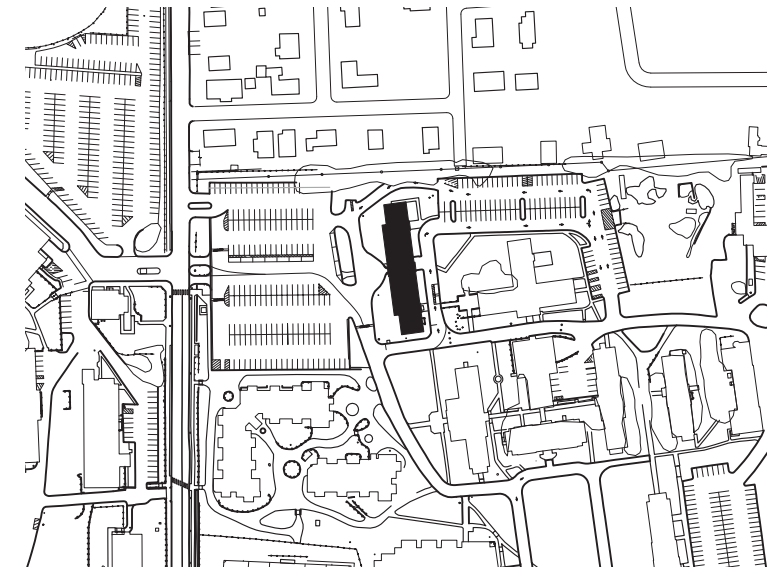
A full building renovation and addition is planned to transition Dore Hall into the School of Business in the next 2-3 years.

**Likely Future Use:**

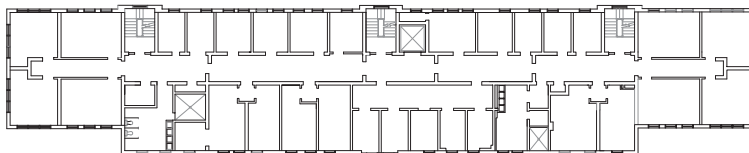
Full building renovation for the School of Business.

**Square Footage:**

Assigned: 20,641 GSF  
 Total: 29,168 GSF



Context Plan



Typical Floor Plan

PC-24 | HUNT-CAVANAGH HALL

**Current Use:**

Hunt-Cavanagh houses the Art and Art History Departments. It also includes an art gallery, art library, and the Thomas McGlynn Collection.

**General Facts:**

Built: 1925

Construction: Interior wood frame with exterior masonry bearing walls

Renovations:

1995 McGlynn wing



**Current Conditions:**

The building is in generally good condition; however, there is an inadequate amount of space for Sculpture.

**Needed Improvements:**

Renovate Basement for Printmaking; however, the relocation of Printmaking out of the building is under consideration.

Improve HVAC system (increase ventilation)

Add fire suppression system

**Likely Future Use:**

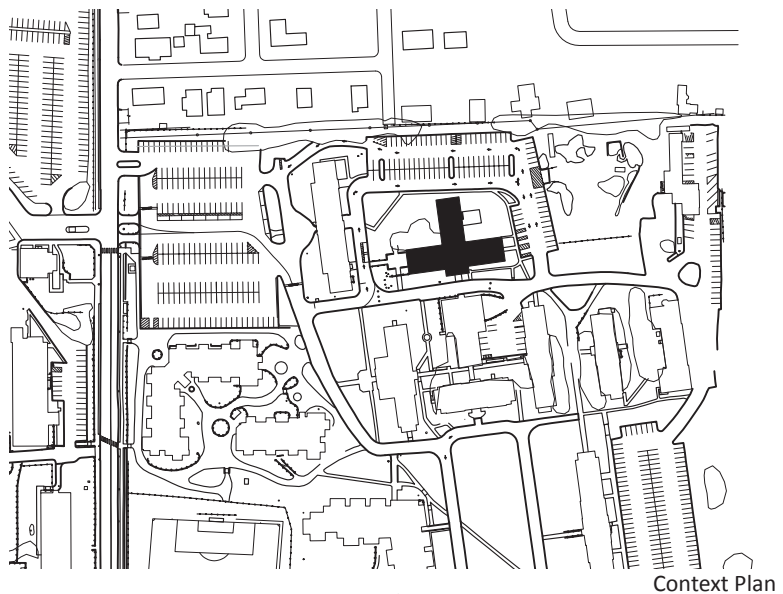
No change in use is anticipated.

Future demolition and replacement of the building is an option under consideration by the College.

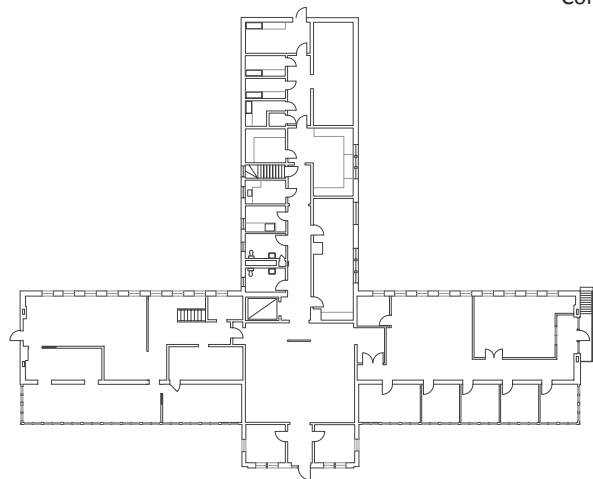
**Square Footage:**

Assigned: 10,689 GSF

Total: 15,660 GSF



Context Plan



Typical Floor Plan



**Current Use:**

St. Catherine of Siena Hall contains Humanities, Philosophy, Graduate Theology, and Theology programs, and an oratory for private prayer. It also includes a number of department-specific classrooms.

**General Facts:**

Built: 1929

Construction: Interior wood frame with exterior masonry bearing walls

**Renovations:**

2006

Full building renovation including: entrance and stair tower addition, elevator and faculty offices

**Current Conditions:**

The building is in good condition.

**Needed Improvements:**

None

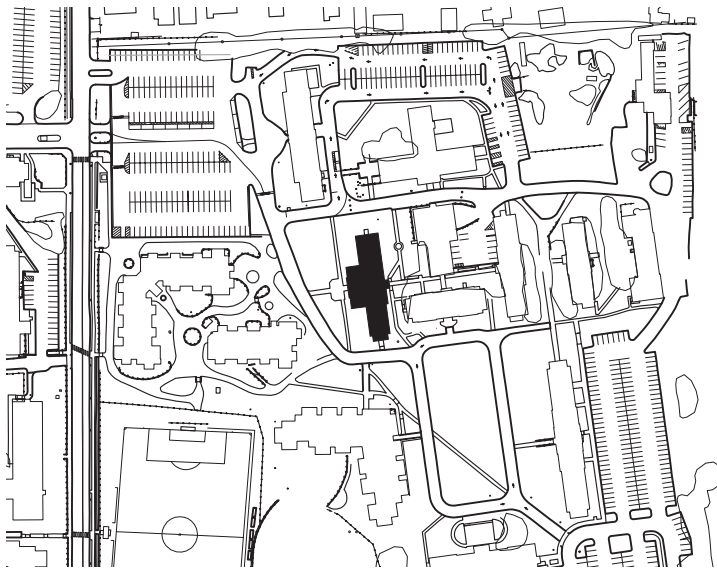
**Likely Future Use:**

No change in use is anticipated.

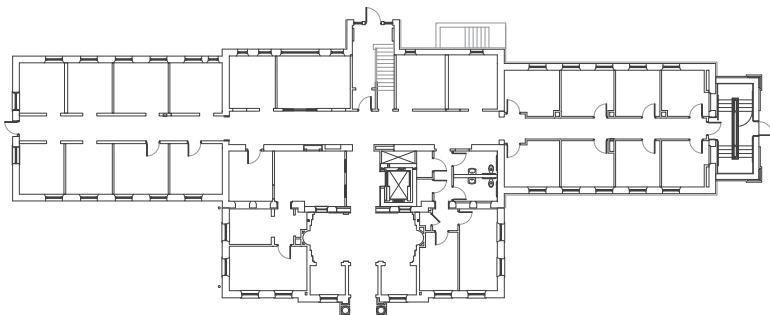
**Square Footage:**

Assigned: 16,090 GSF

Total: 20,987 GSF



Context Plan



Typical Floor Plan

PC-26 | HOWLEY HALL

**Current Use:**

Howley Hall contains Black Studies, Latin American Studies, Mathematics + Computer Sciences, Philosophy, Political Science, Public Administration, Social Science, Social Work, and Sociology. The building is partially sprinklered.

**General Facts:**

Built: 1931

Construction: Interior wood frame with exterior masonry bearing walls

Renovations:

2006 Classroom + computer lab renovation

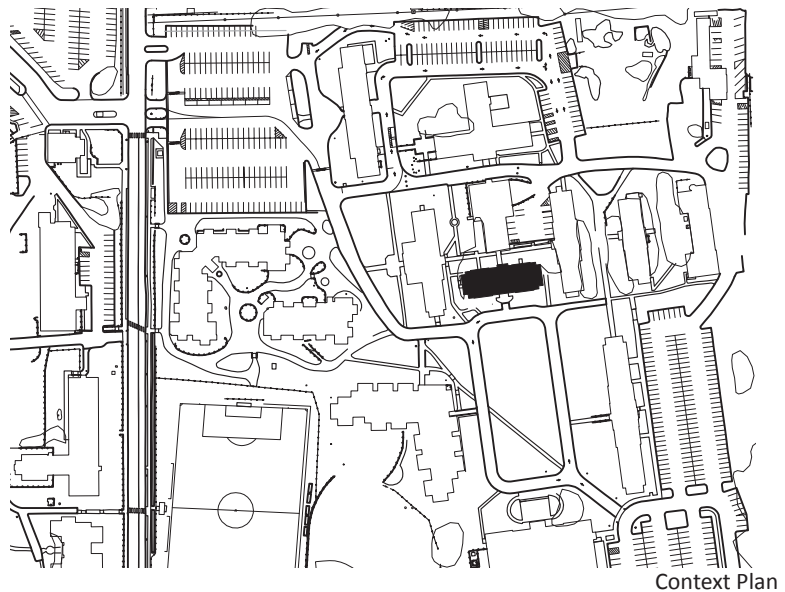


**Current Conditions:**

The building is in generally good condition. The lower level is partially above grade and the windows are boarded over.

**Needed Improvements:**

Renovations to the Basement level may provide additional assignable area within the building. A full building renovation should be scheduled for the next 5-7 years.



Context Plan

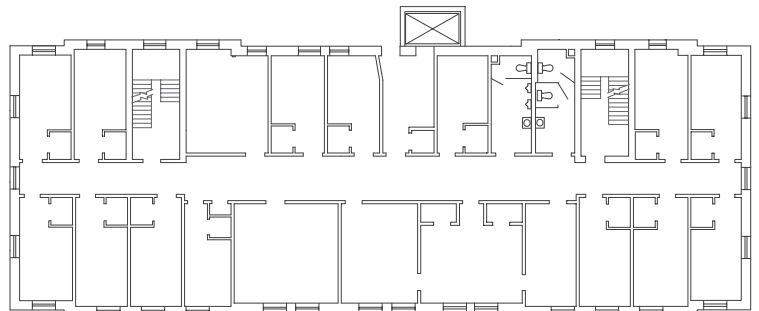
**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Assigned: 11,049 GSF

Total: 19,388 GSF



Typical Floor Plan



**Current Use:**

The Service Building is used by the Art/Art History departments. The Physical Plant has storage on the lower level.

**General Facts:**

Built: 1929

Construction: Interior wood frame with exterior masonry bearing walls

Renovations:

2008 Computer lab, Mathematics

**Current Conditions:**

The building is in good to fair condition. Areas have been renovated over the past 5-7 years.

**Needed Improvements:**

Relocation of the Mathematics department and Physical Plant storage is anticipated. The vacated space will provide additional space for art studio spaces. A full building renovation is required within the next 3-5 years.

**Likely Future Use:**

No change in use is anticipated.

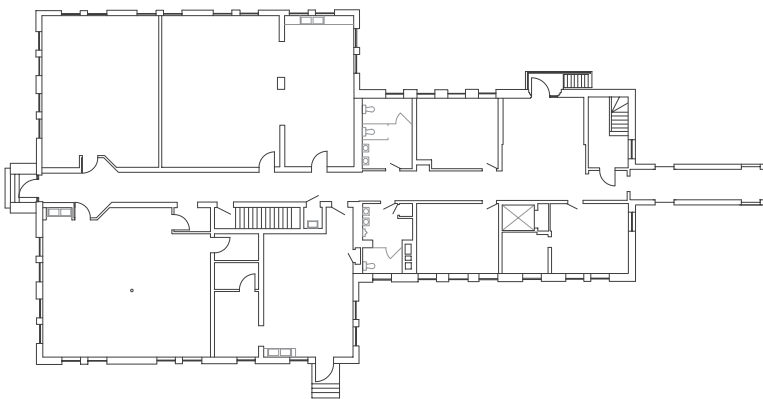
**Square Footage:**

Assigned: 16,757 GSF

Total: 18,684 GSF



Context Plan



Typical Floor Plan



PC-28 | KOFFLER HALL

**Current Use:**

Koffler Hall contains the Accountancy, Business Studies, Finance, and Health Policy and Management, Management, and Marketing departments, and contains the School of Business and the Graduate School of Business.

**General Facts:**

Built: 1929  
Construction: Interior wood frame with exterior masonry bearing walls  
Renovations:  
2007 School of Business

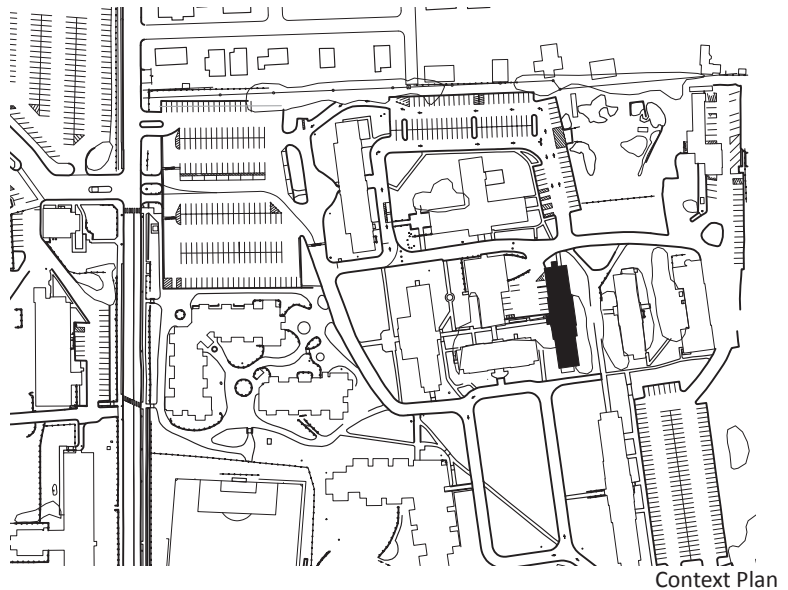


**Current Conditions:**

The building is in generally good condition. The basement is in need of renovation.

**Needed Improvements:**

The School of Business will move to the renovated Dore Hall in the next 2-3 years. Afterwards, a full building renovation for the School of Education is anticipated.



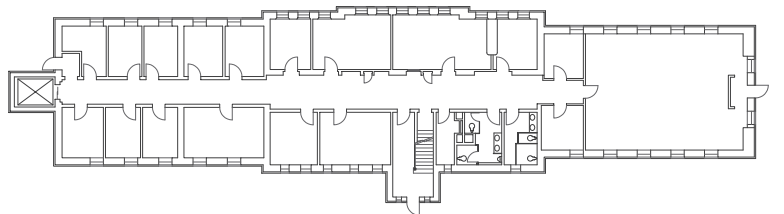
Context Plan

**Likely Future Use:**

School of Education

**Square Footage:**

Assigned: 7,046 GSF  
Total: 15,794 GSF



Typical Floor Plan



**Current Use:**

Sullivan Hall contains Economics, Foreign Language Studies, and Labor Relations (the Quirk Institute). The basement level is used for storage.

**General Facts:**

Built: 1926

Construction: Interior wood frame with exterior masonry bearing walls

**Current Conditions:**

The building is in fair condition.

**Needed Improvements:**

No major improvements are anticipated. A full building renovation should be scheduled within the next 3-5 years.

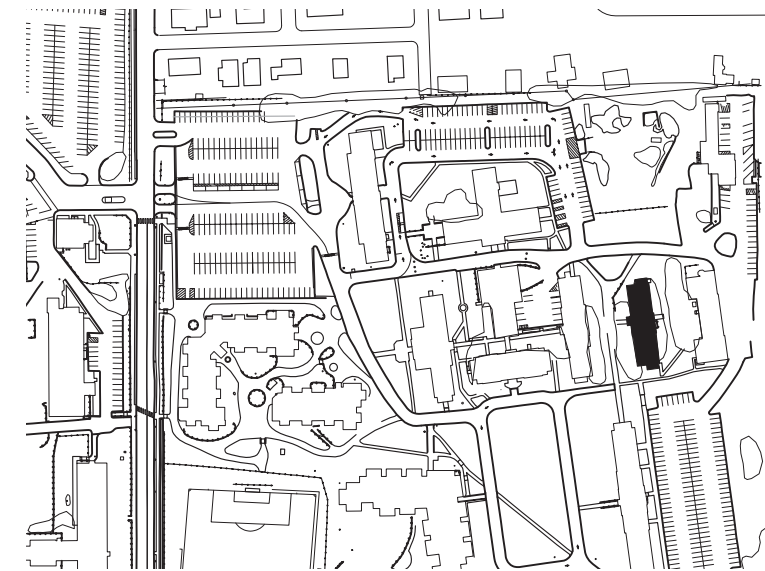
**Likely Future Use:**

Renovation of the building for the School of Education after School of Business is relocated to Dore Hall.

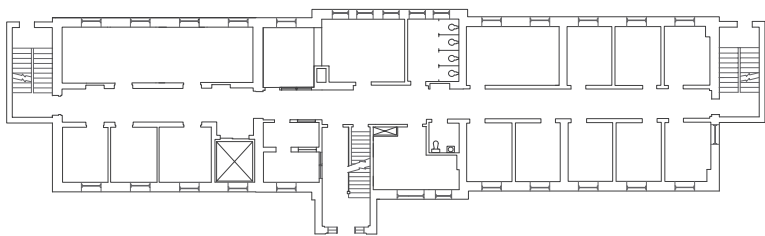
**Square Footage:**

Assigned: 7,598 GSF

Total: 16,134 GSF



Context Plan



Typical Floor Plan

PC-30 | FENNEL HALL

**Current Use:**

Fennell Hall is a standard style student residence for 167 students. The corridors are double-loaded with common toilet facilities. The building also includes a large study lounge with stage.

**General Facts:**

Built: 1929

Construction: Interior wood frame with exterior masonry bearing walls

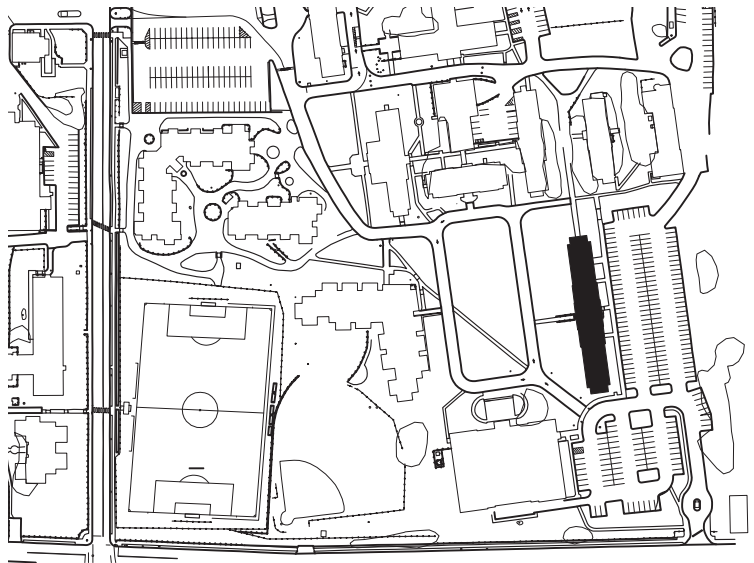


**Current Conditions:**

The building is in generally good condition. The residential areas show the “wear and tear” of regular student use.

**Needed Improvements:**

A phased, full building renovation should be scheduled within the next 3-5 years.



Context Plan

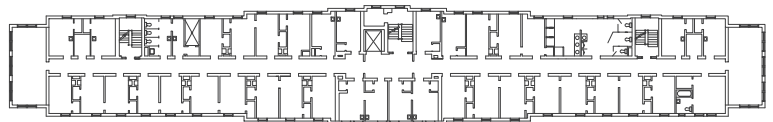
**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Assigned: 31,477 GSF

Total: 48,665 GSF



Typical Floor Plan



**Current Use:**

The Ceramics Building houses the Ceramics Studio on the lower level with Physical Plant offices, lockers, and lunch room on the first level.

**General Facts:**

Built: 1926

Construction: Interior wood frame with exterior masonry bearing walls

**Current Conditions:**

Limited areas within the building are in generally fair to poor condition; however, large portions of the building are in need of significant renovation. The second floor is currently vacant.

**Needed Improvements:**

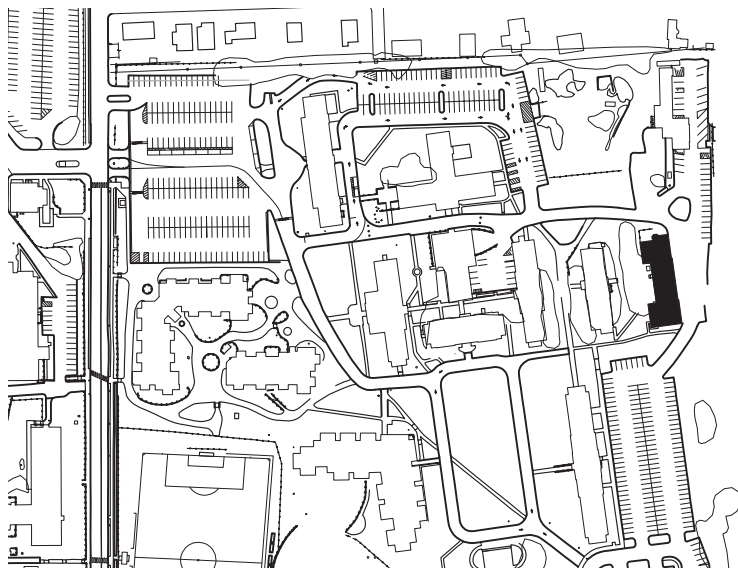
A full building renovation is recommended.  
Demolish existing boiler plant structure.

**Likely Future Use:**

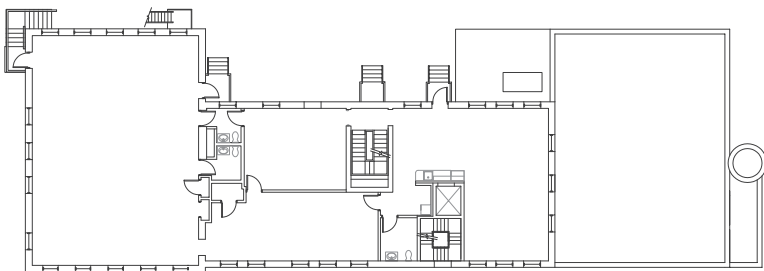
There are a number of potential re-use alternatives under consideration for the building. Potentially relocate Ceramics to the Service Building and centralize Physical Plant services.

**Square Footage:**

Assigned: 6,890 GSF  
Total: 14,693 GSF



Context Plan



Typical Floor Plan

PC-32 | PHYSICAL PLANT

**Current Use:**

This is the main office and center of operations for all physical plant services.

**General Facts:**

Built: 1912

Construction: Interior wood frame with exterior masonry bearing walls

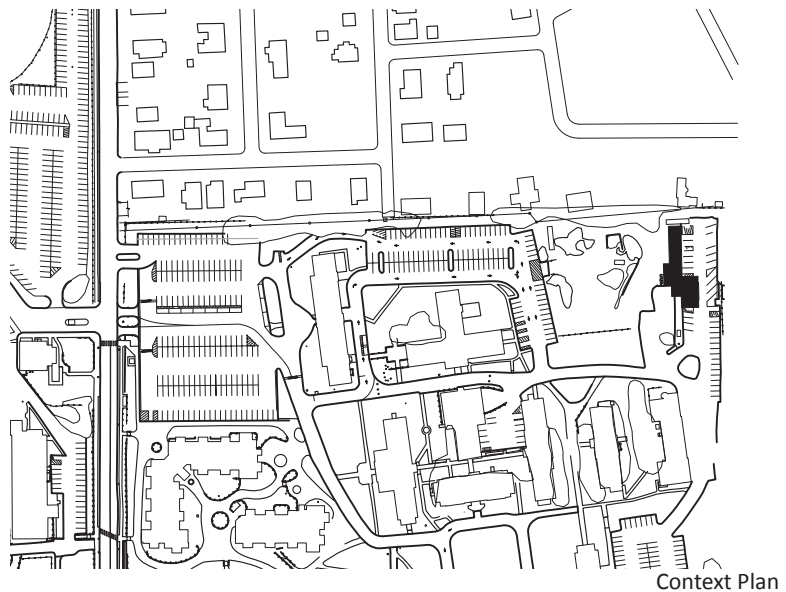


**Current Conditions:**

The exterior of the building is in fair condition. The interior of the building is in fair to poor condition.

**Needed Improvements:**

None



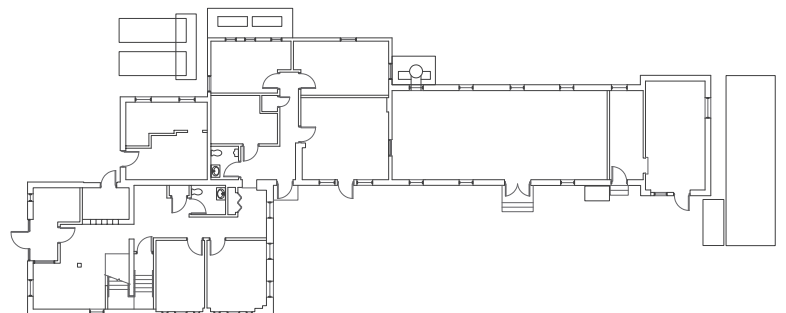
**Likely Future Use:**

Reuse of the building for the Ceramics Studio is under consideration

**Square Footage:**

Assigned: 4,437 GSF

Total: 5,485 GSF





**Current Use:**  
St. Dominic Hall is used for the College President’s housing as well as the President’s functions.

**General Facts:**

Built: 1855

Construction: Wood interior frame with exterior stone bearing walls.

**Renovations:**

1999 Rehabilitation of existing structure, technology updates

**Current Conditions:**

The building is in good condition.

**Needed Improvements:**

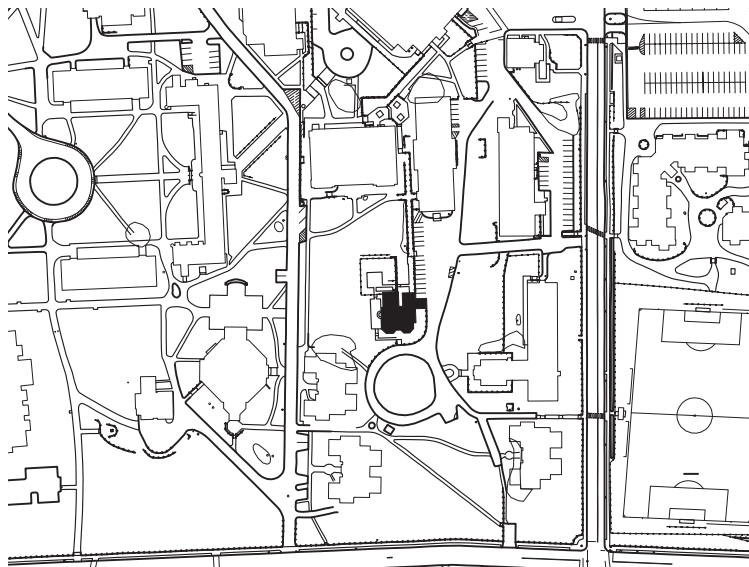
No major improvements are anticipated.

**Likely Future Use:**

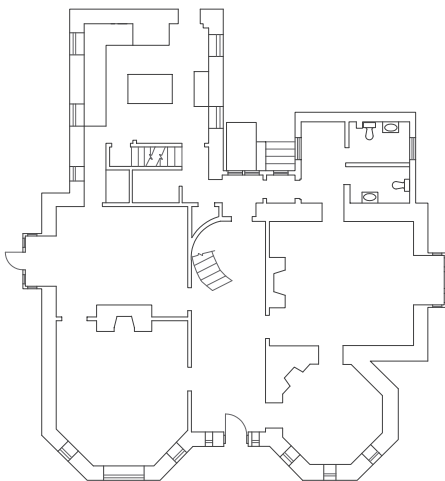
No change in use is anticipated.

**Square Footage:**

Total: 8,345 GSF



Context Plan



Typical Floor Plan

PC-34 | MAL BROWN HALL

**Current Use:**

Mal Brown Hall is a student apartment-style residence. A typical apartment includes: 3 bedrooms, living room, kitchen, shared toilets and showers. This building is similar to DiTraglia Hall and Cunningham Hall.

**General Facts:**

Built: 1988

Construction: Masonry bearing walls with concrete slabs

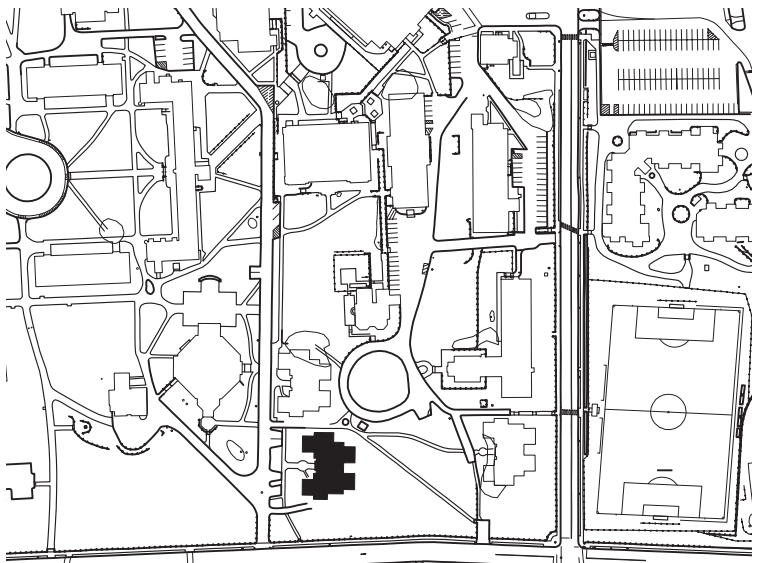


**Current Conditions:**

The building is in generally good condition. The residential areas show the “wear and tear” of regular student use.

**Needed Improvements:**

No major improvements are anticipated. Maintenance/painting/replacement of worn finishes is required on a regular basis.



Context Plan

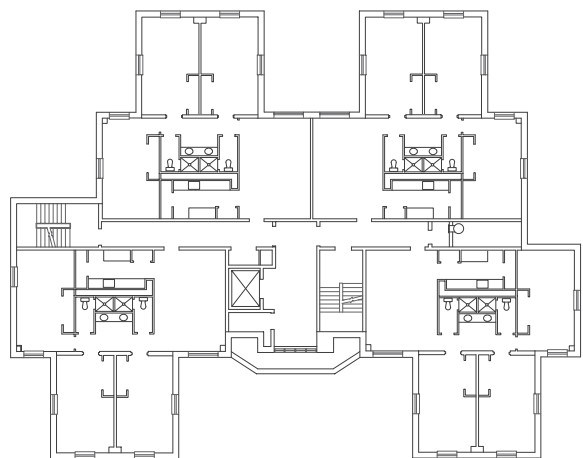
**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Assigned: 38,151 GSF

Total: 50,617 GSF



Typical Floor Plan



**Current Use:**

Cunningham Hall is a student apartment-style residence. A typical apartment includes: 3 bedrooms, living room, kitchen, shared toilets and showers. This building is similar to DiTraglia Hall and Mal Brown Hall.

**General Facts:**

Built: 1988  
Construction: Masonry bearing wall with concrete slabs

**Current Conditions:**

The building is in generally good condition. The residential areas show the “wear and tear” of regular student use.

**Needed Improvements:**

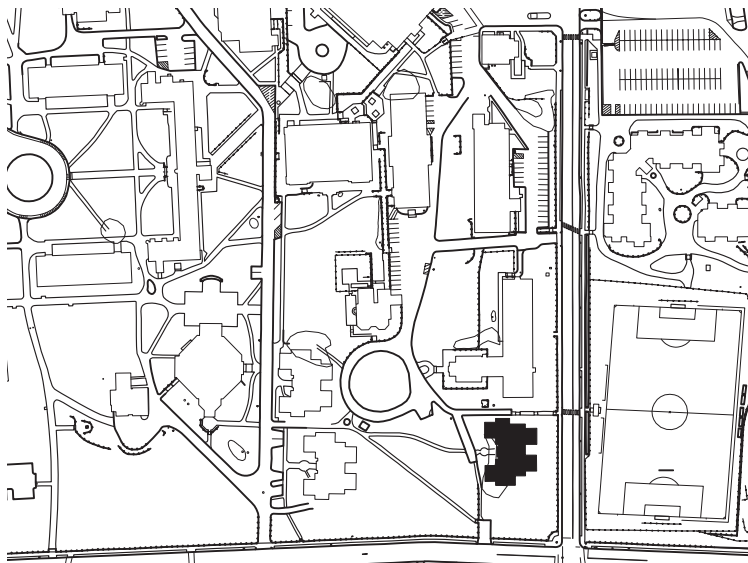
No major improvements are anticipated. Maintenance/painting/replacement of worn finishes is required on a regular basis.

**Likely Future Use:**

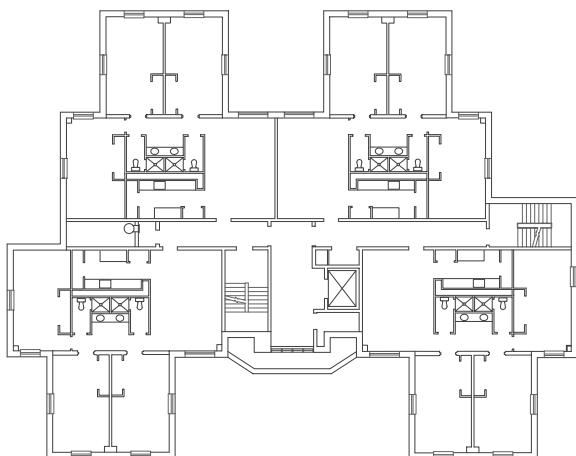
No change in use is anticipated.

**Square Footage:**

Assigned: 38,151 GSF  
Total: 50,617 GSF



Context Plan



Typical Floor Plan



PC-36 | ST. THOMAS AQUINAS PRIORY

**Current Use:**

St. Thomas Aquinas Priory provides living quarters for the College's Dominican faculty. In addition to living space, there are dining facilities and a chapel in the building.

**General Facts:**

Built: 1985

Construction: Masonry bearing walls with concrete slab

Renovations:

2009 Elevator addition



**Current Conditions:**

The building is in good condition.

**Needed Improvements:**

No major improvements anticipated.

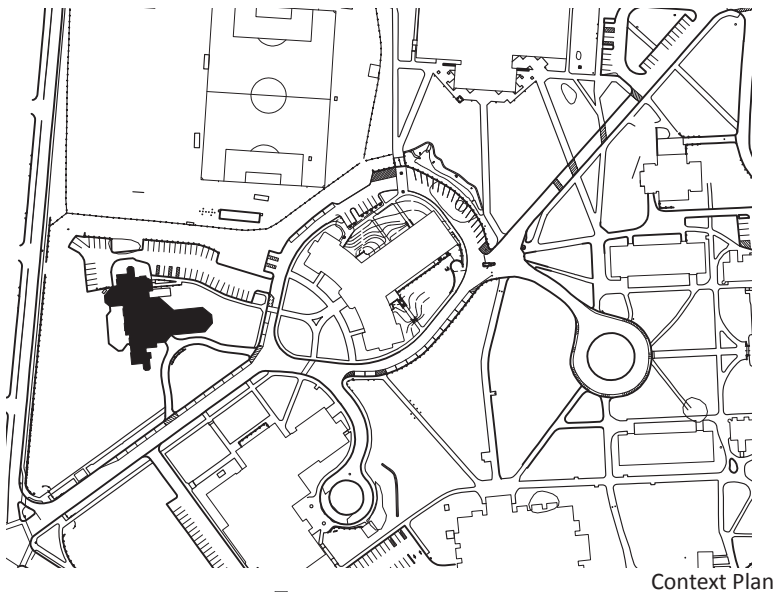
**Likely Future Use:**

No change in use is anticipated.

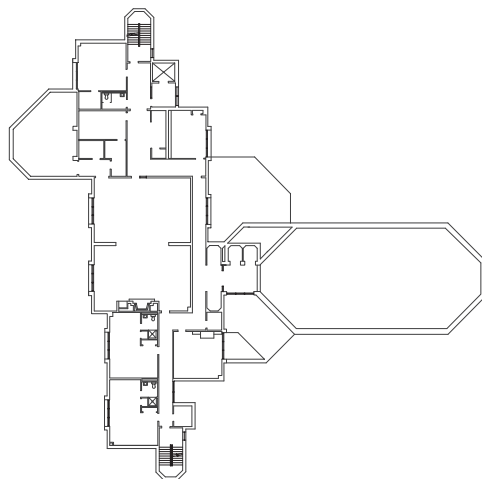
**Square Footage:**

Assigned: 39,884 GSF

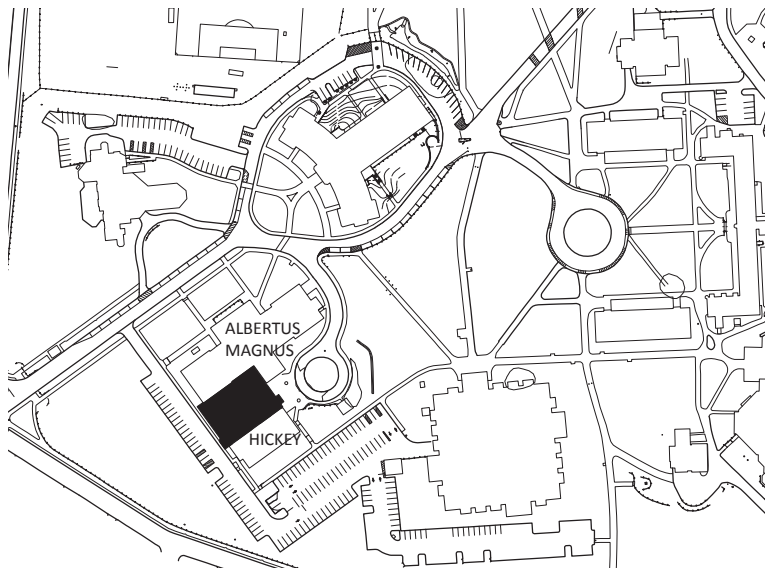
Total: 46,554 GSF



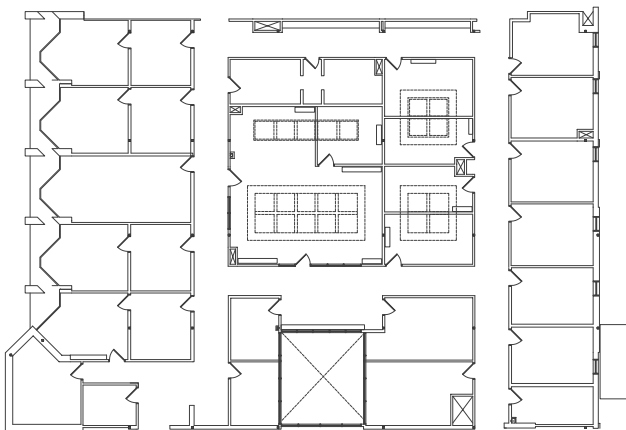
Context Plan



Typical Floor Plan



Context Plan



Typical Floor Plan

**Current Use:**

Sowa Hall houses departmental and faculty offices for Biology, Chemistry, and Engineering-and-Physical Sciences. In addition to the offices, there are Psychology laboratory spaces and a science student resource center located on the second level.

**General Facts:**

Built: 1987

Construction: Steel frame with masonry exterior

**Renovations:**

2011 Science student resource center

**Current Conditions:**

The building is generally in good condition.

**Needed Improvements:**

No major improvements anticipated

**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Assigned: 9,862 GSF

Total: 12,820 GSF

PC-38 | CAMPUS SAFETY AND SECURITY

**Current Use:**

Campus Safety and Security (formerly The O'Reilly Center) houses the Campus Safety and Security offices.

**General Facts:**

Built: 1935

Construction: Interior wood frame with exterior masonry bearing walls

Renovations:

2002 Renovation into Campus Safety and Security building from O'Reilly Center

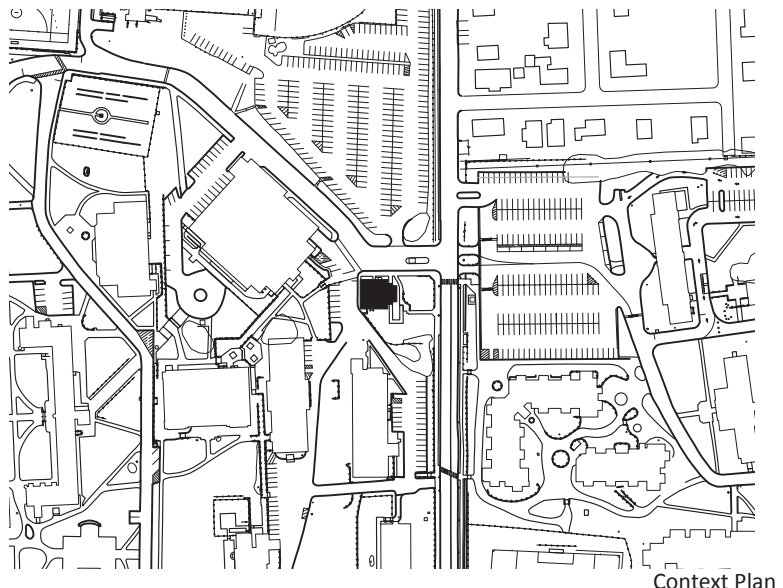


**Current Conditions:**

The exterior is in generally good condition. The interior was renovated in 2002 to house the Campus Security office.

**Needed Improvements:**

No major improvements are anticipated.



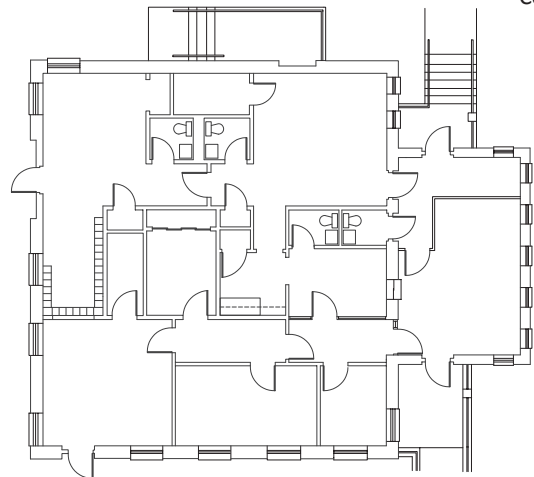
Context Plan

**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Total: 2,248 GSF

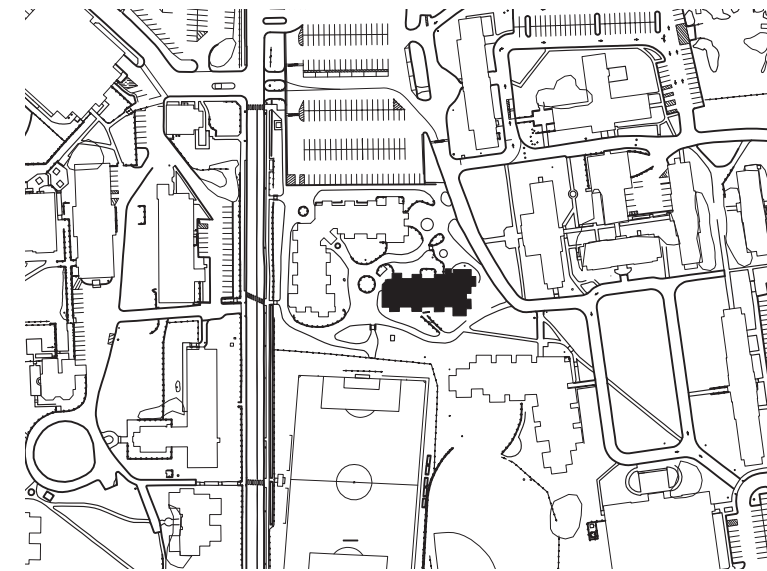


Typical Floor Plan



**Current Use:**  
Bedford Hall is a student apartment-style residence. Each apartment includes two bedrooms, kitchen, shared toilet and shower. Student Health Services is located on the Lower Level.

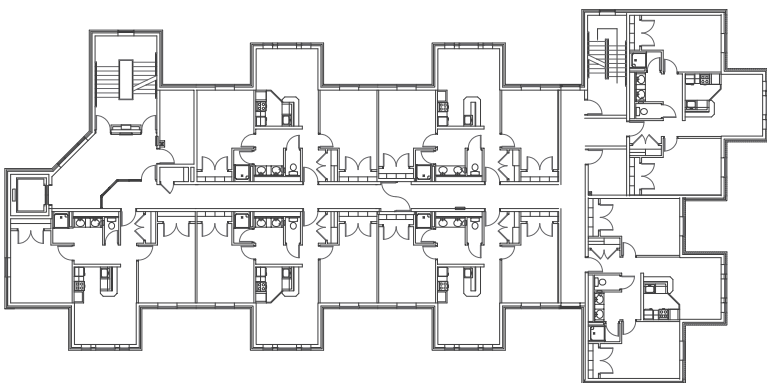
**General Facts:**  
Built: 1994  
Construction: Exterior masonry bearing wall with concrete slabs  
Renovations:  
2011 Elevator upgrade



**Current Conditions:**  
The building is in generally good condition. The residential areas show the “wear and tear” of regular student use.

**Needed Improvements:**  
No major improvements are anticipated. Maintenance/painting/replacement of worn finishes is required on a regular basis.

Context Plan



**Likely Future Use:**  
No change in use is anticipated.

**Square Footage:**  
Assigned: 46,644 GSF  
Total: 59,439 GSF

Typical Floor Plan

PC-40 | DAVIS HALL

**Current Use:**

Davis Hall is a student apartment-style residence. Each apartment includes two bedrooms, kitchen, shared toilet and shower. The Lower level has a student lounge, coffee shop, and convenience store. It is similar in configuration to Bedford Hall.

**General Facts:**

Built: 1994

Construction: Exterior masonry bearing walls with concrete slabs

Renovations:

2011 Renovations to student apartments, service and elevator upgrades



**Current Conditions:**

The building is in generally good condition. The residential areas show the “wear and tear” of regular student use.

**Needed Improvements:**

No major improvements are anticipated. Maintenance/painting/replacement of worn finishes is required on a regular basis.



Context Plan

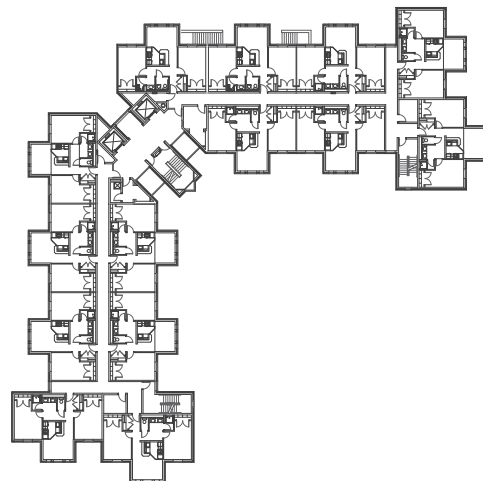
**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Assigned: 73,340 GSF

Total: 82,002 GSF



Typical Floor Plan



**Current Use:**

Antoninus House is a Dominican residence.

**General Facts:**

Built: 1884

Construction: Wood frame construction

**Renovations:**

2003

Renovation to convert into Dominican residence from former two-family residence

**Current Conditions:**

The building is in generally good condition.

**Needed Improvements:**

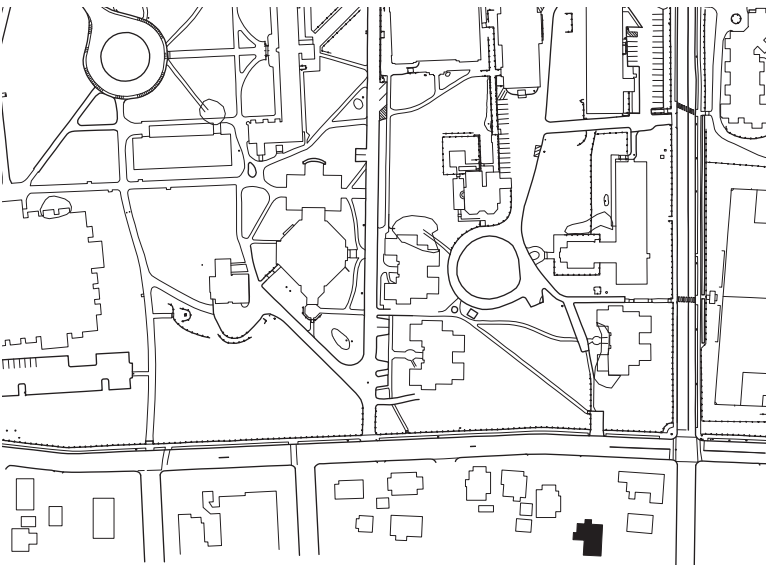
No major improvements are anticipated. Maintenance/painting/replacement of worn finishes is required on a regular basis.

**Likely Future Use:**

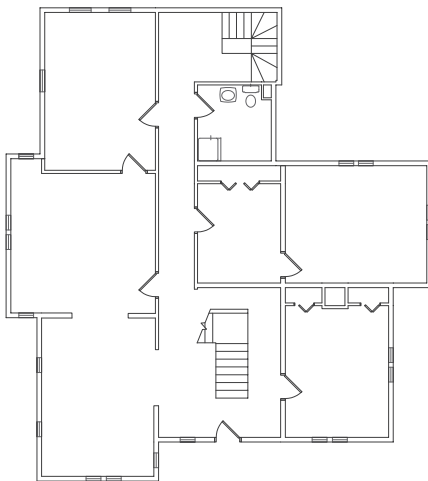
No change in use is anticipated.

**Square Footage:**

Total: 4,993 GSF



Context Plan



Typical Floor Plan

PC-42 | ST. DOMINIC CHAPEL

**Current Use:**

St. Dominic Chapel is the “spiritual heart” of the campus. It also houses the office of the Chaplain.

**General Facts:**

Built: 2001  
Construction: Wood frame with cement batten-board exterior.

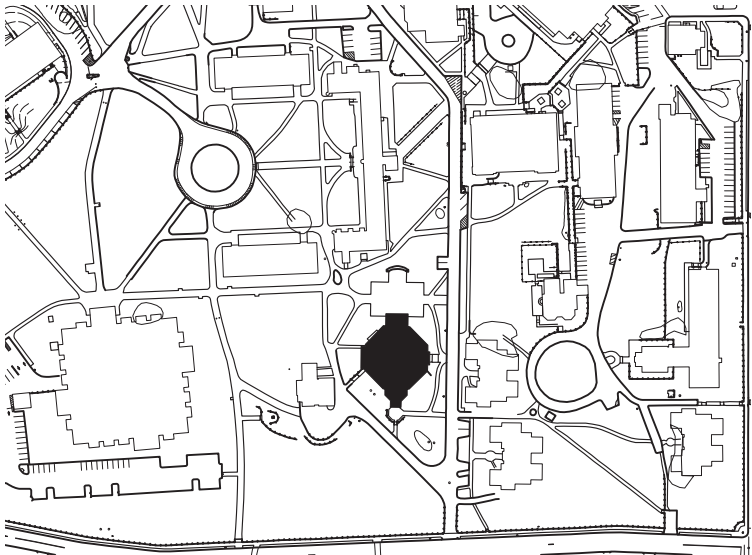


**Current Conditions:**

The building is in good condition.

**Needed Improvements:**

No major improvements are anticipated.



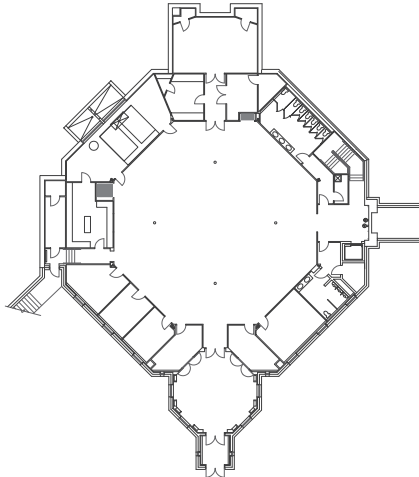
Context Plan

**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Total: 18,566 GSF



Typical Floor Plan



**Current Use:**  
 Suites Hall is a suites-style apartment residence. The building typically houses 354 students. A typical suite configuration is 2 or 3 double rooms with a shared living room with a kitchenette and shared toilet facilities. Located on the Ground Floor is a Commons Room shared with the East Campus.

**General Facts:**  
 Built: 2005  
 Construction: Steel frame, precast slabs with concrete plank

**Current Conditions:**  
 The building is in good condition. The residential areas show the “wear and tear” of regular student use.

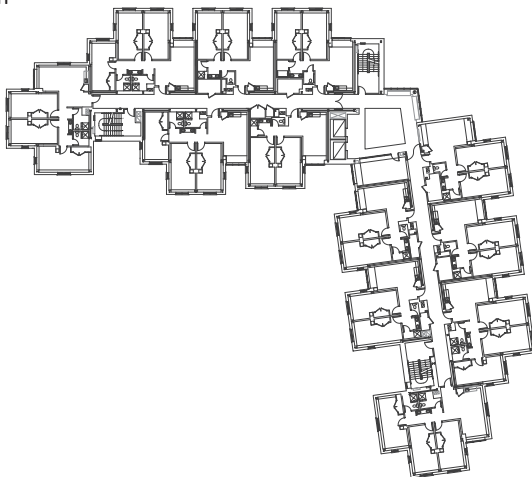
**Needed Improvements:**  
 No major improvements are anticipated. Maintenance/painting/replacement of worn finishes is required on a regular basis.

**Likely Future Use:**  
 No change in use is anticipated.

**Square Footage:**  
 Total: 112,038 GSF



Context Plan



Typical Floor Plan



**PC-44 | SMITH CENTER FOR THE ARTS**

**Current Use:**

Smith Center for the Arts is the center for the College's performance spaces. The building contains the Angell Blackfriars Theatre, the John Bowab Studio Theatre, the Ryan Concert Hall, and the Reilly Gallery. The Smith Center also houses the Music, Theater, Dance, and Film departments and support spaces.

**General Facts:**

Built: 2006

Construction: Concrete block with masonry exterior

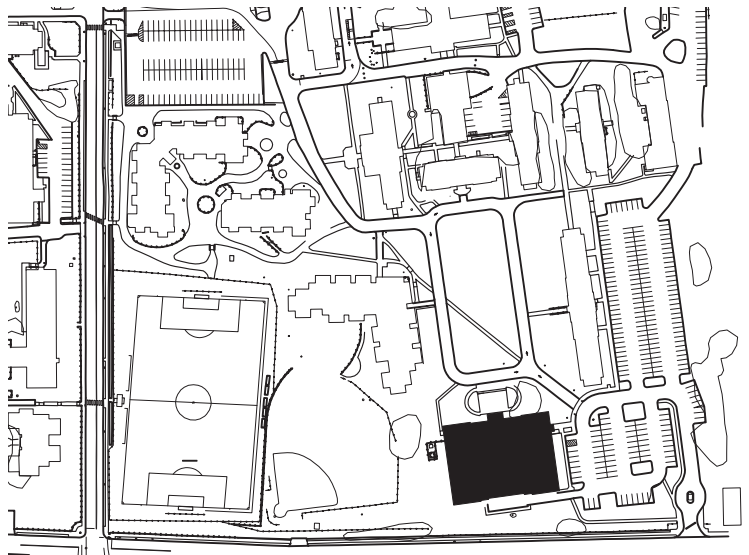


**Current Conditions:**

The building is in good condition.

**Needed Improvements:**

None



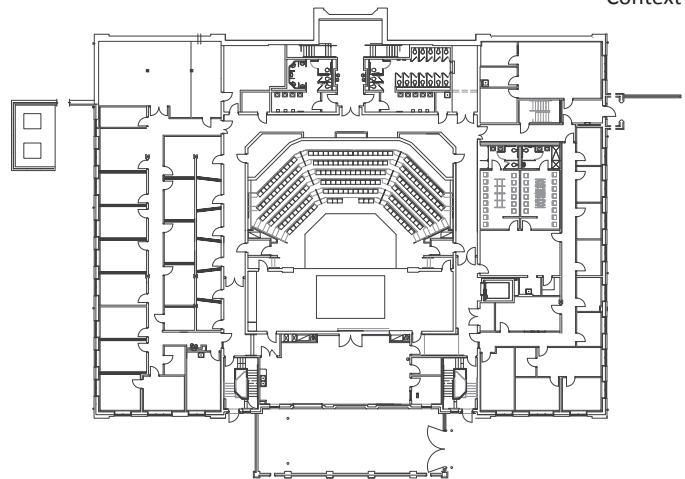
Context Plan

**Likely Future Use:**

No change in use is anticipated.

**Square Footage:**

Total: 59,439 GSF

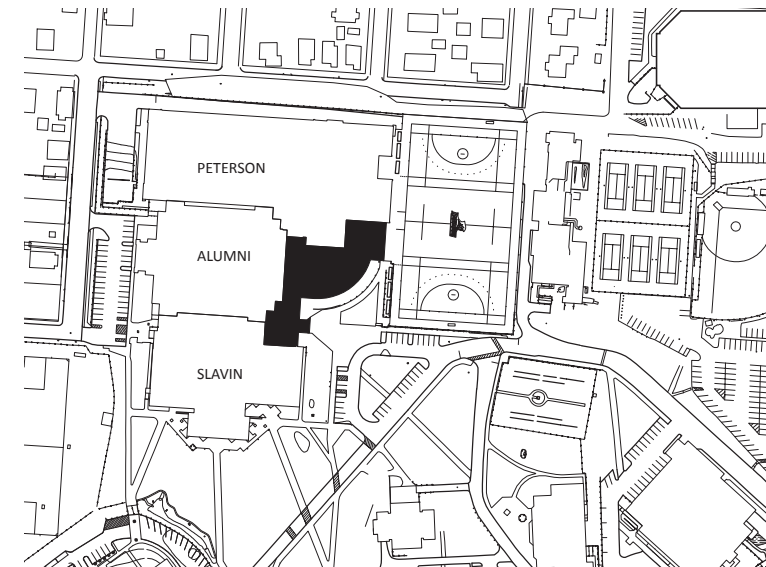


Typical Floor Plan



**Current Use:**  
The Concannon Fitness Center houses the recreational fitness space and Varsity athlete training space. It links Peterson Atrium and Slavin Center and serves as a new entrance for Peterson Recreational Facility.

**General Facts:**  
Built: 2007  
Construction: Steel frame with glass and metal panel exterior



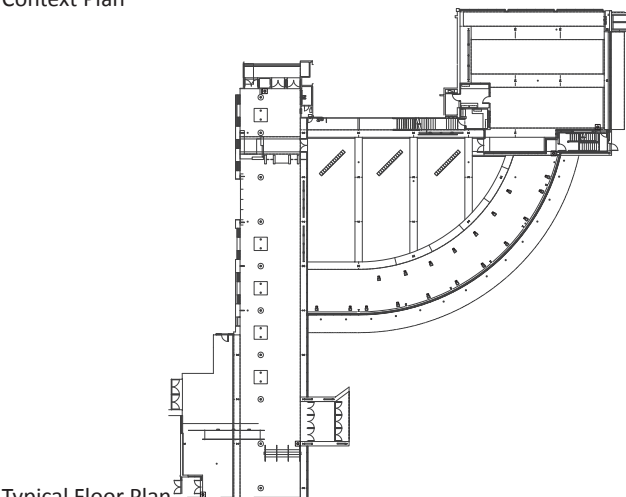
Context Plan

**Current Conditions:**  
The building is in good condition.

**Needed Improvements:**  
None

**Likely Future Use:**  
No change in use is anticipated.

**Square Footage:**  
Total: 29,667 GSF



Typical Floor Plan



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## SECTION 03 | HISTORIC PROPERTIES



There are two buildings on the campus which have been entered onto the National Register of Historic Places. A description of the properties, along with a map that indicates their location on the campus, appears on the following pages.

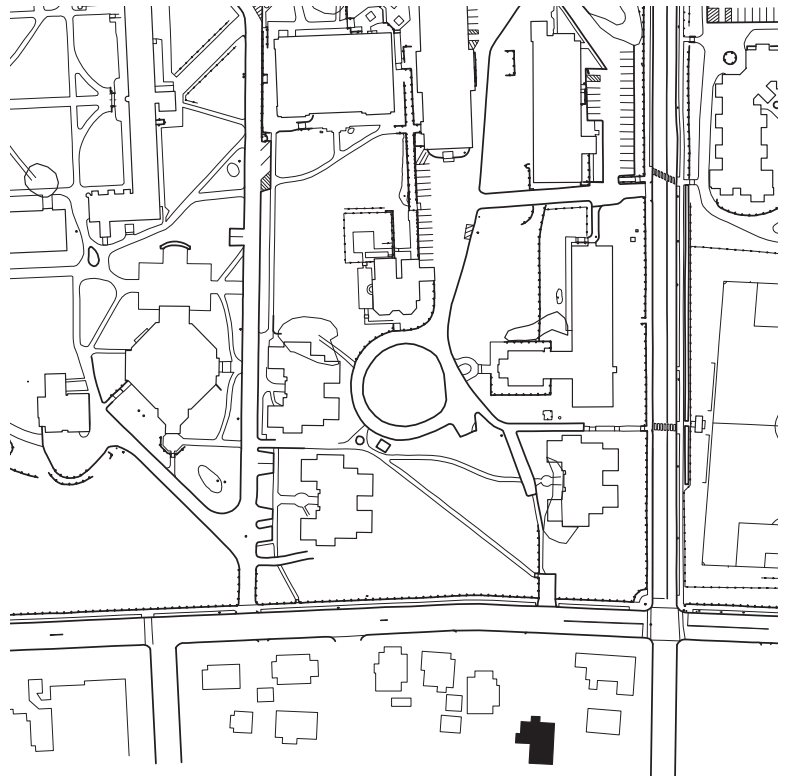
As of this writing, the College has not committed to any work that would change the exterior of these buildings.

In addition to the two properties that are listed on the National Register, the College owns an historic home registered with the Rhode Island Historical Society. That property is listed as the William M. Harris house located at 176 Eaton Street.

Also, there are approximately 17 properties that pre-date 1945 which may qualify as historical properties in the future; however, at this time the College has not been notified that any of these are being considered for Historic designation.

**WILLIAM M. HARRIS HOUSE | 1884**

A large 2-1/2 story, gable-hip-roof, clapboard-and-patterned-shingle, asymmetrical Queen Anne house with pierced bargeboards and a large spindlework porch on the north and east sides. This is one of the best preserved, large, suburban houses built in Mount Pleasant in the late 19th century. Harris was a lumber dealer and his family founded Harris Lumber, the largest business of its kind in the state today.

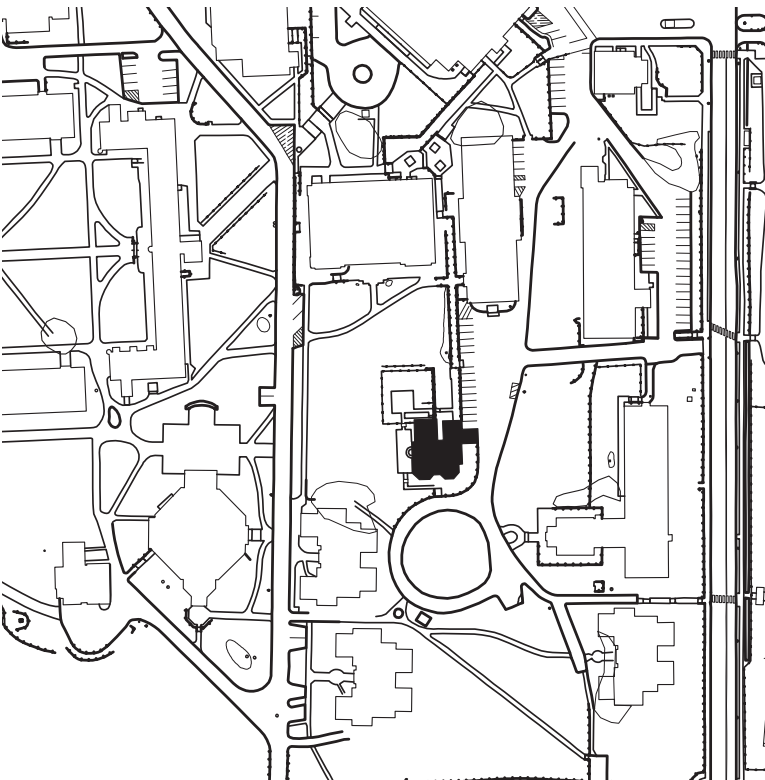


SOURCE:  
Woodward, W. and Edward Sanderson. *Providence: A Citywide Survey Of Historic Resources*. Rhode Island Historical Commission, 1986.



**WILLIAM BAILEY ESTATE "HILLWOOD" | ca. 1855**

A stone, 2-1/2 story, asymmetrical Italian villa. The building's composition is nicely balanced, with spatial interplay between the solid mass of the semi-octagonal bay window and octagonal 4-story tower and the void of the hexagonal-plan porch. This handsome house, built as a country estate in then-rural North Providence, may have been designed by the important Providence architect Thomas Tefft, who designed the adjacent Bradley estate(q.v.). William Mason Bailey (1815-97) was involved in cotton manufacturing before the Civil War and served in the General Assembly during the Civil War. He was active in real estate management, particularly as principal in the West Providence Land. Co., established in 1853, and as commissioner for the building of Providence City Hall at 25 Dorrance Street (q.v.). After Bailey's death, his dwelling became the "House of the Good Sheperd," a Roman Catholic institution for [young women] ; in 1955 it was sold to Providence College, and is now used as a residence for college administrators.



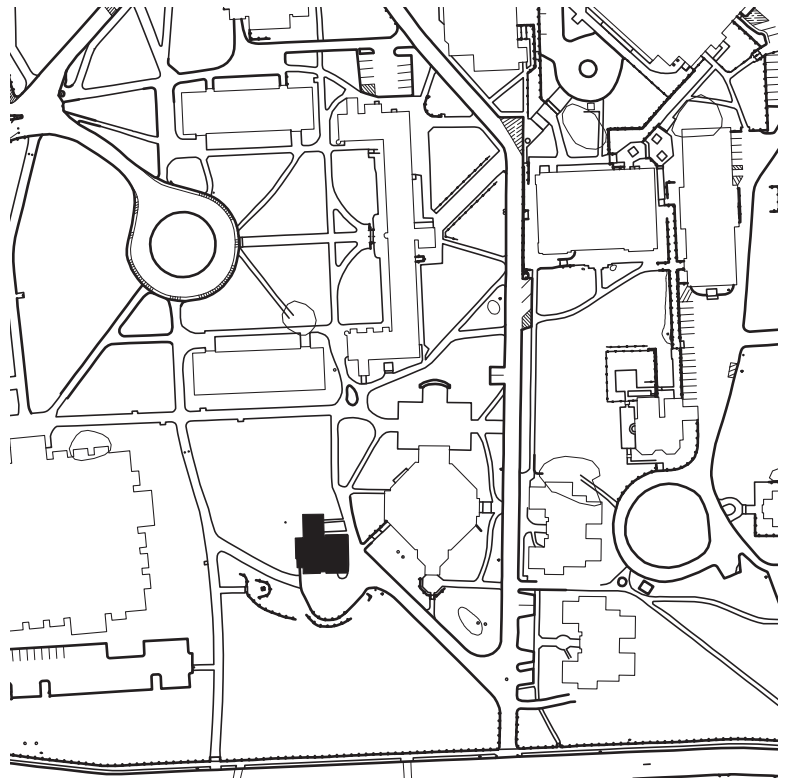
SOURCE:

Woodward, W. and Edward Sanderson. *Providence: A Citywide Survey Of Historic Resources*. Rhode Island Historical Commission, 1986.



**CHARLES S. BRADLEY HOUSE | ca. 1855**

Thomas Tefft, architect. A 2-1/2 story, granite-ashlar; low-gable roof, asymmetrical Italianate villa with a recessed, arcaded entrance and a square, 3-story corner tower with a balcony on the 2nd floor. Bradley (1819-88) was a graduate of Brown University (q.v.), class of 1838, and Harvard Law School; he served as a state senator from North Providence beginning in 1854 and was elected chief justice of the Supreme Court of Rhode Island in 1866. His house is an extremely important building architecturally as the city's only extant country estate known to have been designed by Tefft; its immediate source is the Edward King House (1845-47) in Newport, designed by Richard Upjohn. The house remained in the Bradley family until 1926, when it became part of Providence College.



SOURCE:  
 Woodward, W. and Edward Sanderson. *Providence: A Citywide Survey Of Historic Resources*. Rhode Island Historical Commission, 1986.

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## SECTION 04 | STRATEGIC PLAN

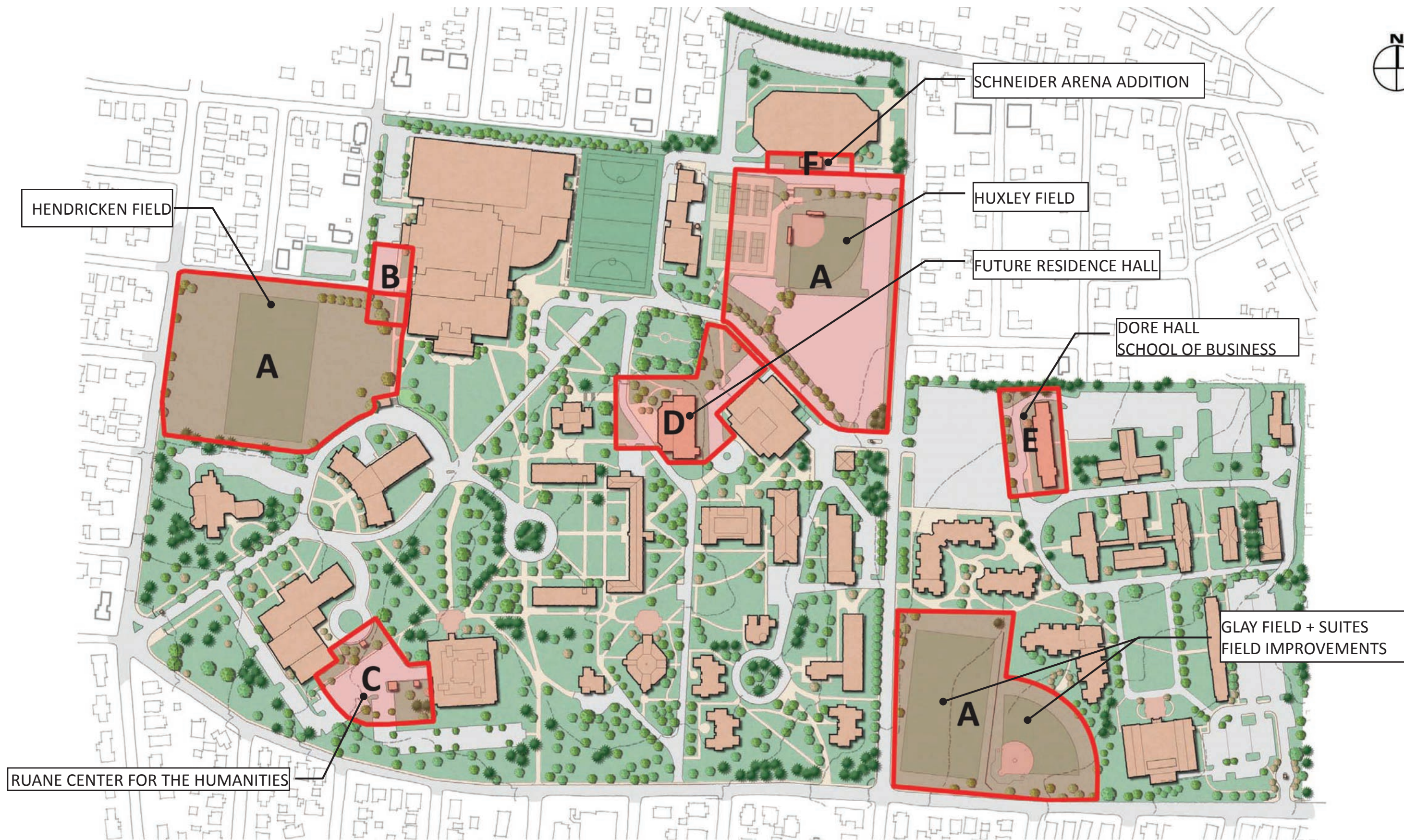


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## **SECTION 05 | STRATEGIC INITIATIVES**

*INITIATIVES TO SUPPORT THE STRATEGIC PLAN*







A | ATHLETIC FIELDS

The athletic field projects support Providence College's initiative to utilize existing land resources to the fullest extent. The College will add two, new on-grade turf infill fields on campus in order to accommodate year-round use of facilities by the athletic and intramural sports programs. Along with the new fields, there will be a new track at Hendricken Field and the Tennis and Softball programs will be relocated on campus with new facilities.

Currently, a Women's Varsity Softball field, six tennis courts, and parking are located south of Schneider Arena. The athletic fields and a portion of the parking will be relocated to Glay Field to provide space for the new Schneider Arena addition and the new Huxley Field. The Glay Field improvements will include: six regulation tennis courts, spectator seating, equipment storage and parking. The Suites Field improvements (the current intramural softball field) will include: a NCAA Women's Varsity Softball field, dugouts, bullpens, and a batting cage, as well as spectator seating for games.

The new Huxley Field will be a synthetic infill turf field designed to accommodate both NCAA Lacrosse and Soccer. The field will also include: a 1,500 seat (approx.) grandstand, a press box, and equipment storage. The field will include a new rainwater retention system. The new Schneider Arena addition will provide support space to the field spectators (concessions and public toilets), as well as the team locker and meeting rooms.

Hendricken Field will be re-graded and redeveloped for track and intramural/club sports. The synthetic surface 100 meter track will also include: a steeple chase pit, long jump pits, high jump, discus throw and pole vaulting areas. The intramural sports field inside the track will be a new synthetic infill turf field with a storm water-retention system. The field will provide portable seating for 150 (approx.) Track and Field event spectators. A structure for track equipment storage will be located at the new field.

ON-GRADE TURF FIELD FOR LACROSSE AND SOCCER  
 GRANDSTAND FOR 1,500 SPECTATORS WITH PRESS BOX  
 PARKING LOT WITH 300 SPACES





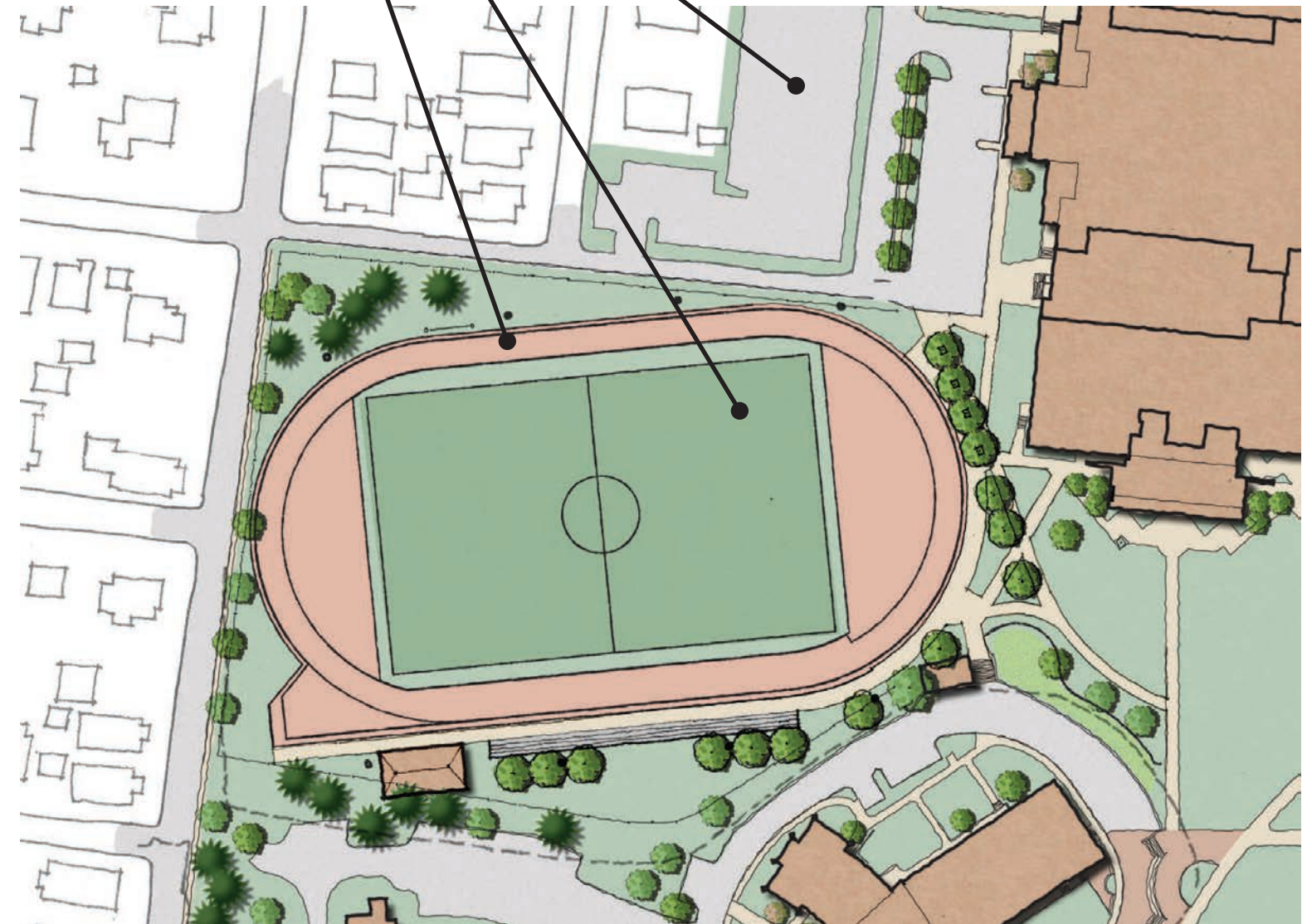


GLAY FIELD | TENNIS COURTS

84 SPACE PARKING LOT

ARTIFICIAL TURF RUGBY FIELD

TRACK



HENDRICKEN FIELD | TRACK + RUGBY

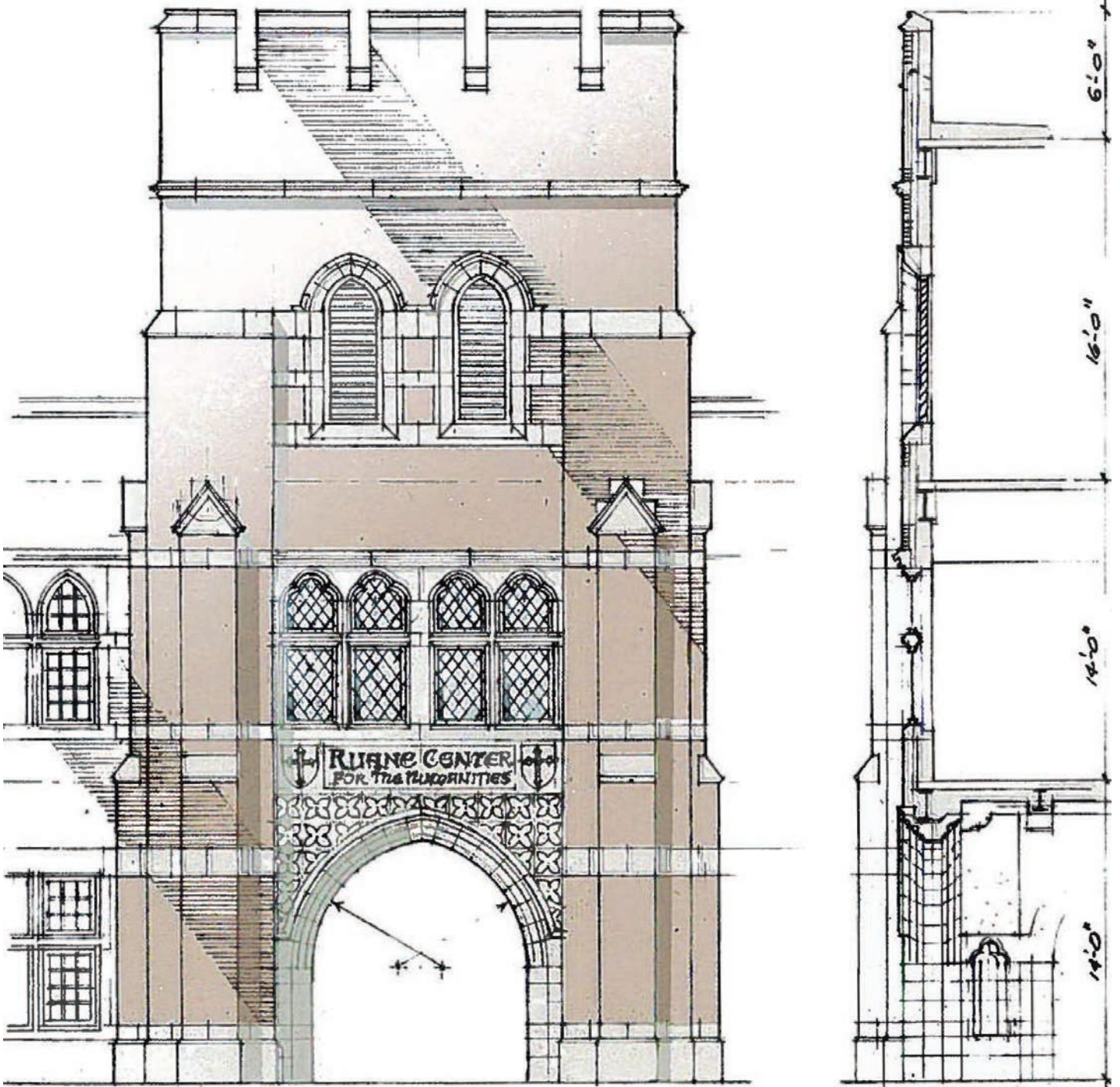


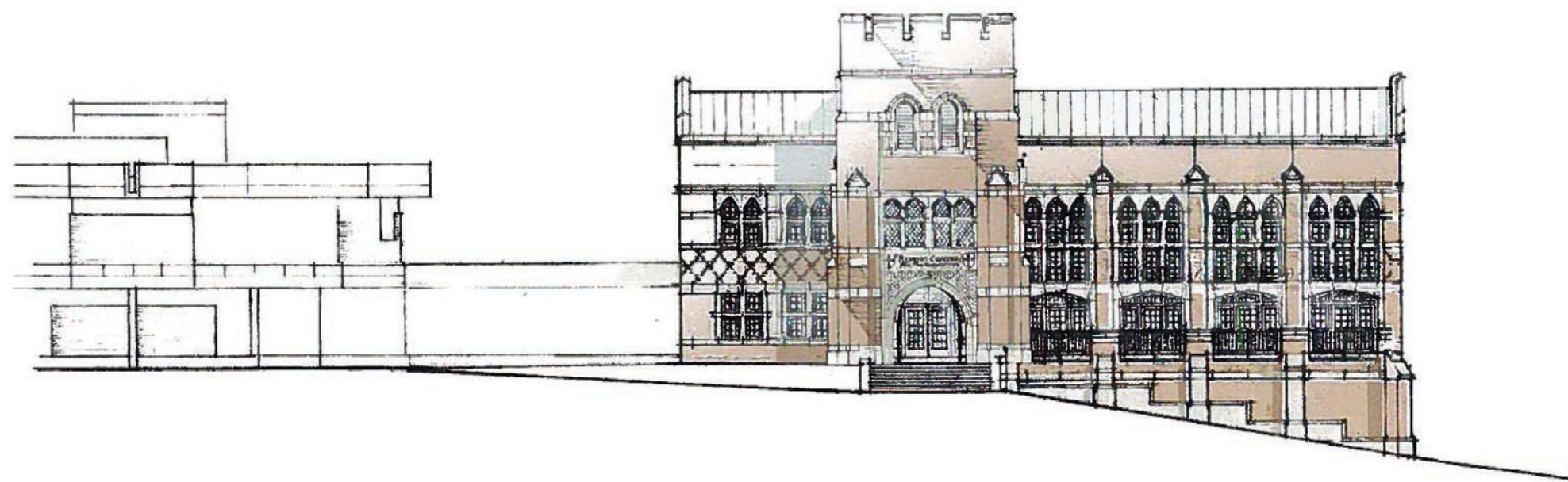
Site Plan for the new Ruane Center for the Humanities.

### C | RUANE CENTER FOR THE HUMANITIES

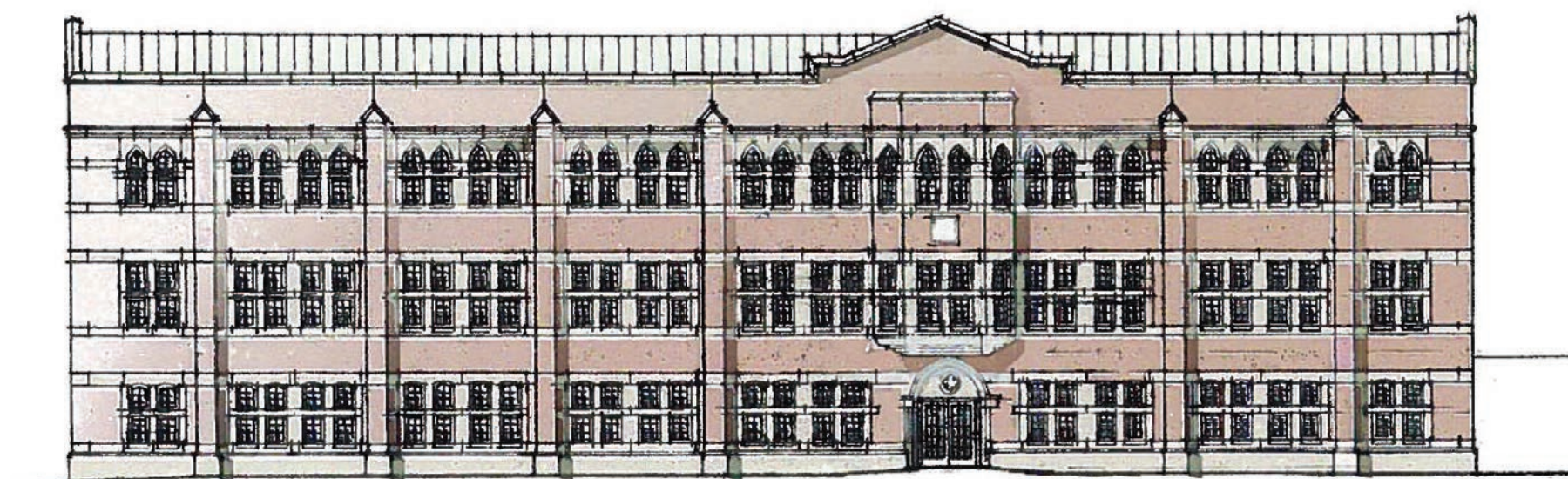
The Ruane Center for the Humanities is designed primarily to accommodate Providence College's revamped courses in the Development of Western Civilization. It will also house offices for the School of Arts and Sciences, the center for the Study of the Humanities, the Liberal Arts Honors Program, and the Departments of English and History. The site for the new building is located between the science laboratories and the Phillips Library, to which it will be linked by a glass passageway. Due to the site's pronounced north-to south slope, the building will present a two-story front to the campus, but rise to three stories on the Eaton Street side. The Ruane Center's architectural style is Collegiate Gothic, which is intended to highlight its affinity with Harkins and Aquinas Halls, the first – and most distinctive – buildings designed for Providence College. The new building's most prominent feature, visible from the east, west, and north, is a sturdy square tower, which marks its main entrance. The masonry façade includes both precast concrete and brick and is terminated by a thermoplastic PVC roof.

The building provides 63,000 square feet of additional space and is divided into three parts. The first part, near the tower, is largely devoted to a large, double-height common room. This room, furnished with comfortable sofas, and chairs, is expected to be a lively space for conversation and informal study throughout the day and into the evening. An outdoor terrace connects directly to this space. The second part, centrally located, is devoted to teaching spaces, including ten seminar rooms, two large lecture halls, and two classrooms of intermediate size. The third part, closest to Eaton Street, consists of offices for individual faculty members and department headquarters.

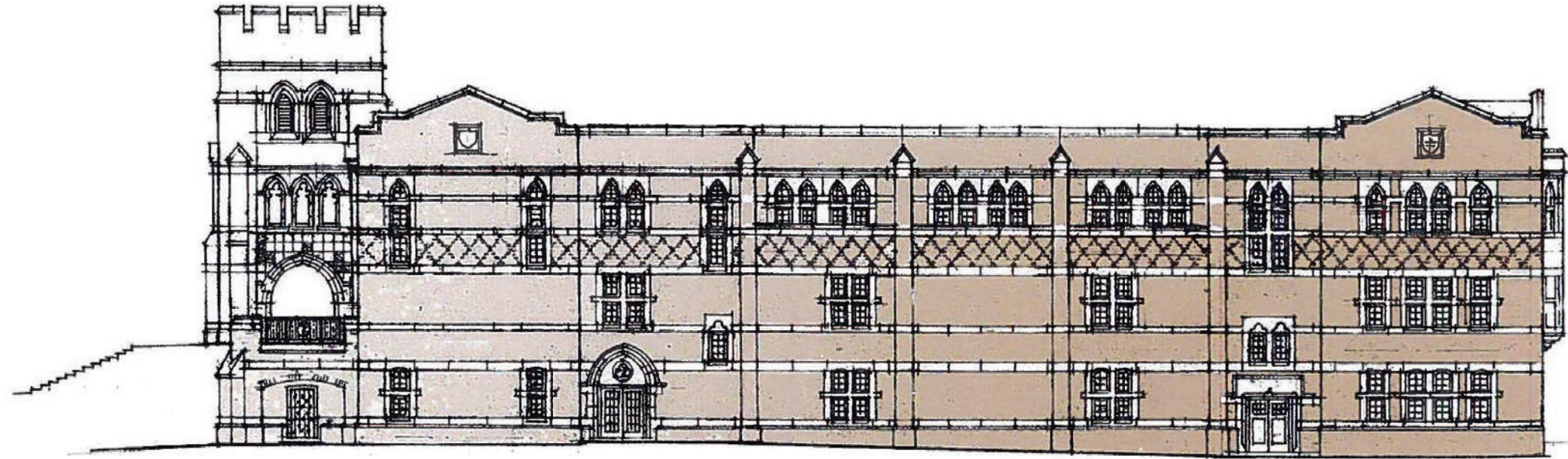




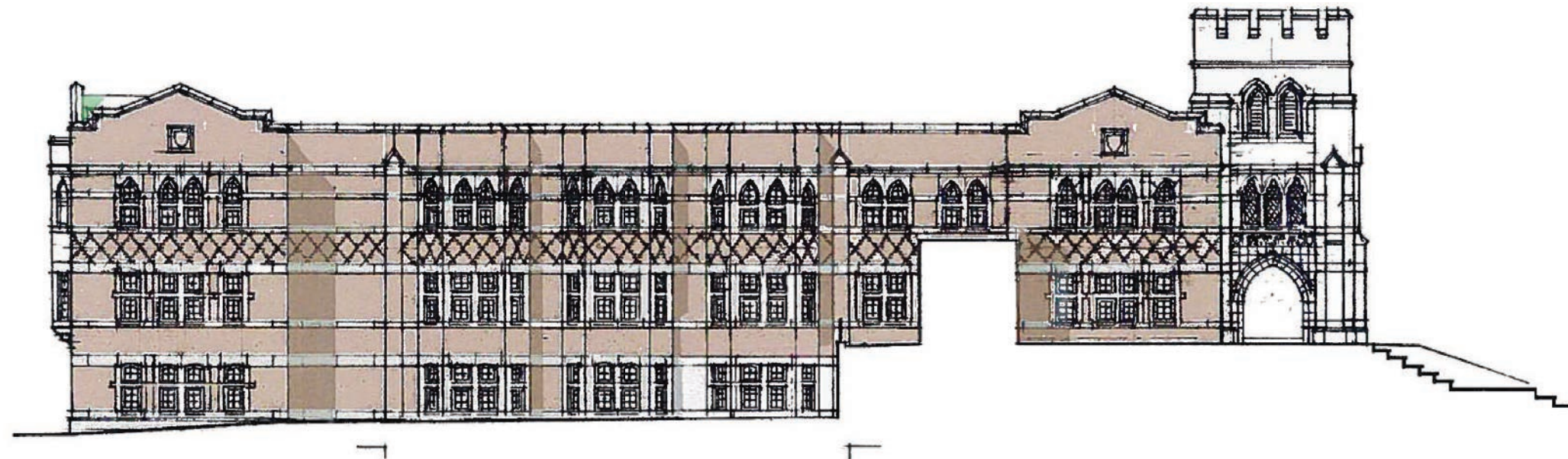
NORTH ELEVATION



SOUTH ELEVATION

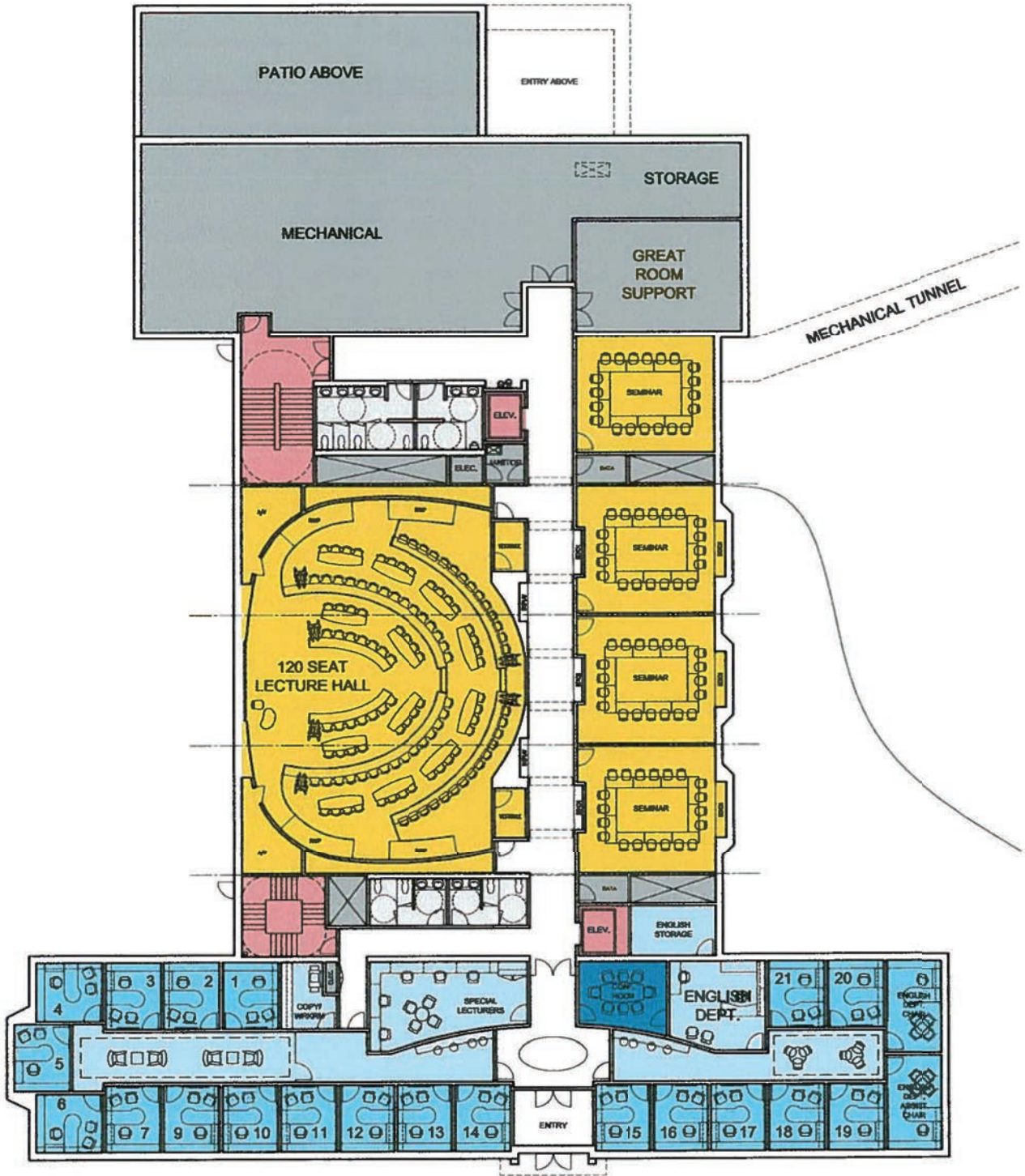


WEST ELEVATION

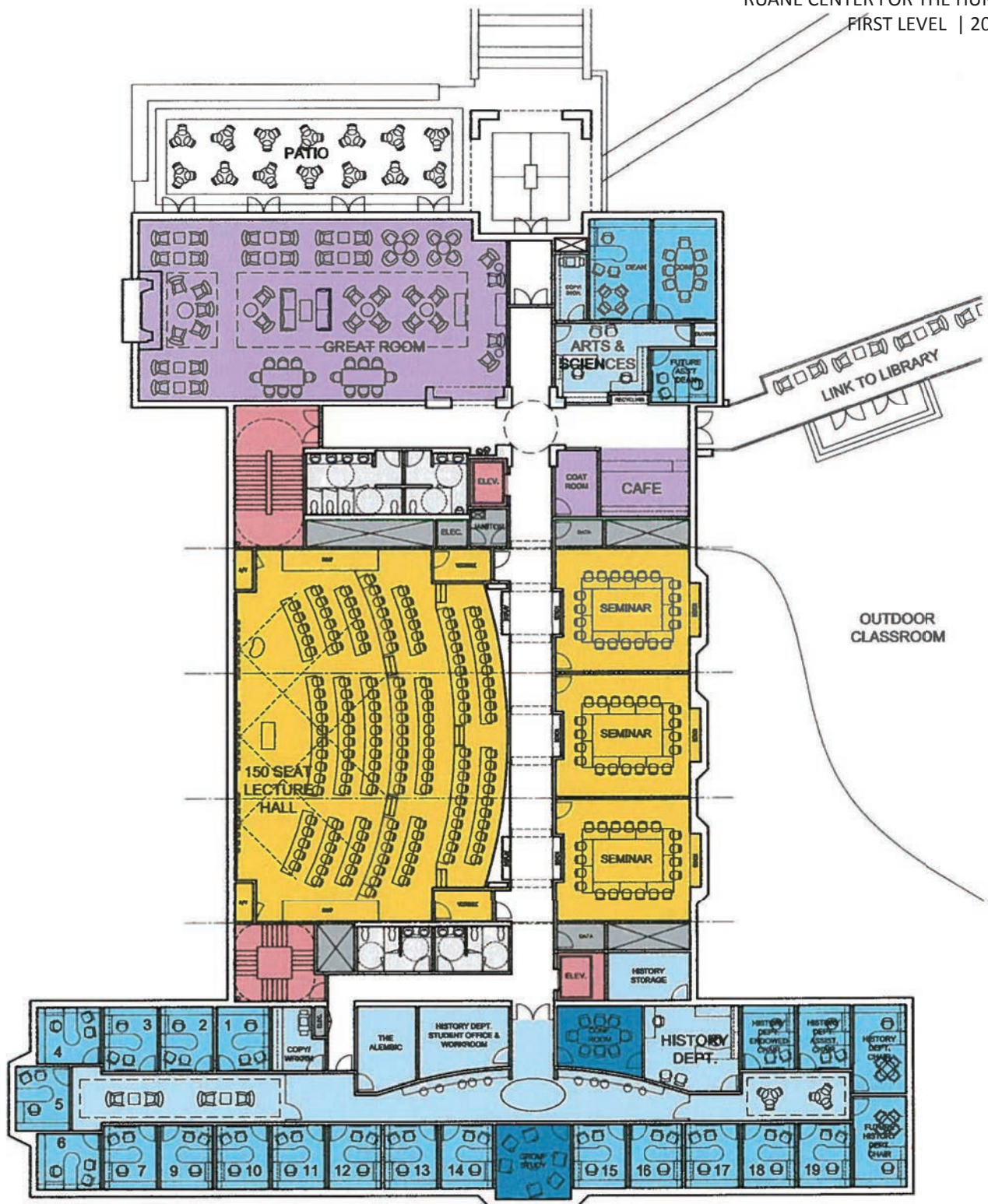


EAST ELEVATION

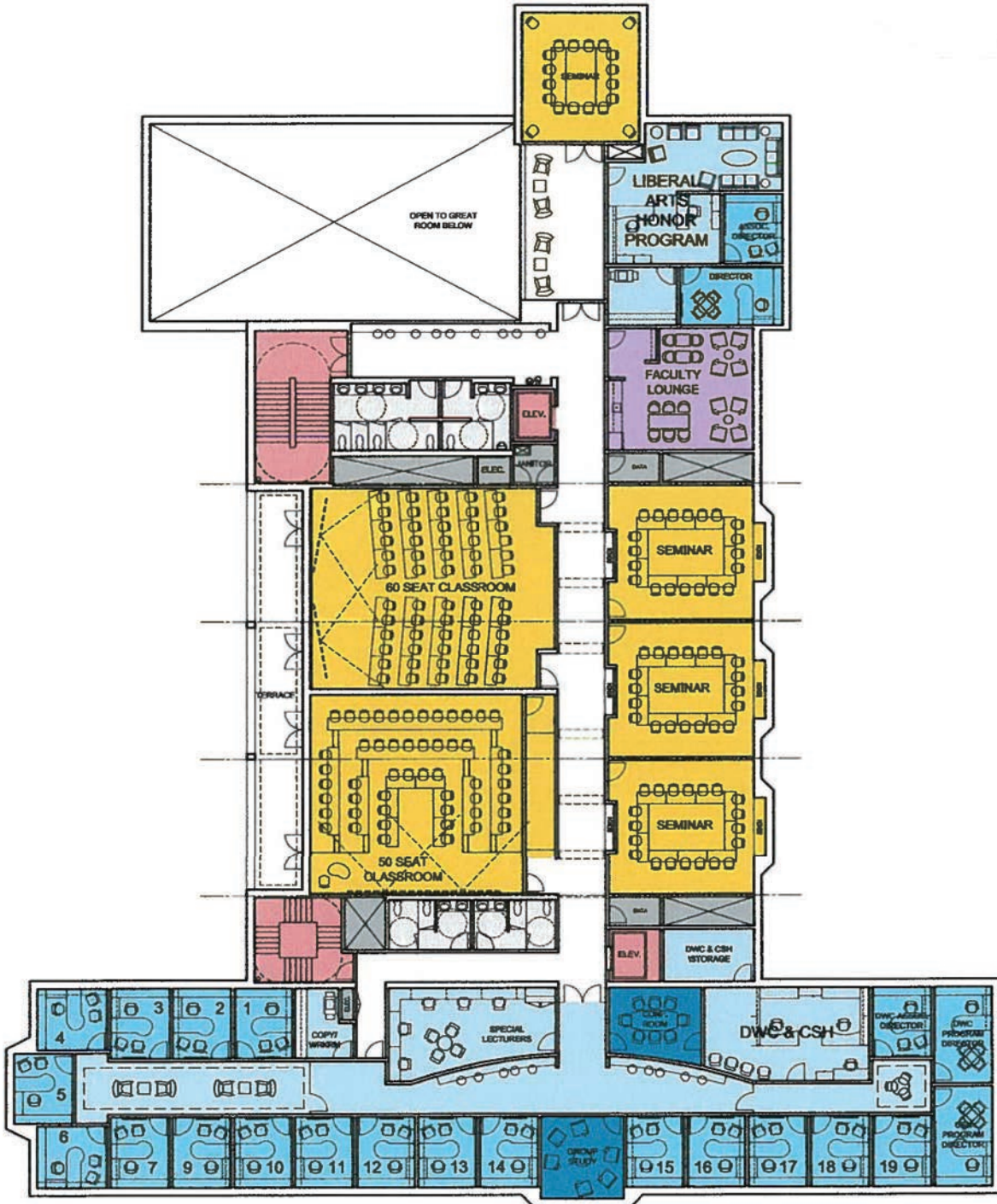
RUANE CENTER FOR THE HUMANITIES  
LOWER LEVEL | 21,500 GSF



RUANE CENTER FOR THE HUMANITIES  
FIRST LEVEL | 20,000 GSF



RUANE CENTER FOR THE HUMANITIES  
SECOND LEVEL | 17,600 GSF







**D | STUDENT RESIDENCE**

Upon completion and occupation of the Ruane Center for the Humanities (anticipated 2013), the functions currently located in Moore Hall will be relocated to the Humanities Building. It is proposed to demolish the existing building and construct a new student residence hall on the site. This permits the subsequent vacating and renovation of Dore Hall for the School of Business.

The proposed residence hall supports the notion that the College must utilize its land resources to the fullest extent. Placing this building on a land “footprint” presently occupied by a single story structure allows the College to maximize the net programmable square footage for that same footprint.

The new Residence Hall will be six stories on the sloping site. The top five stories will be dedicated freshman housing clustered in groups sharing a common living room space. There will be approximately 5 clusters per floor, all sharing common facilities such as toilets, shower, trash room, study room, etc. It is proposed that the half lower level will have building common spaces such as laundry, storage, lower lobby, mechanicals, and a campus common space, such as a convenience store. A reservable space for small group functions, office space, and the Main Lobby will be on the first level. An opening in the building at grade is currently planned to maintain a direct path from the Concannon Fitness Center to the main campus east-west pedestrian spine.



FUTURE RESIDENCE HALL

EACH POD = 10 BEDS + COMMON SPACE CONNECTED TO MAIN CORRIDOR  
6 PODS/FLOOR = 60 BEDS TYPICAL PER FLOOR

LOWER LEVEL TO INCLUDE STUDENT CONVENIENCE AND COMMON LOUNGE SPACE



**E | DORE HALL | SCHOOL OF BUSINESS**

Dore Hall, originally built in 1932, has served in recent decades as a residence hall. The college plans to renovate and enlarge the building in order to consolidate the faculty and course offerings in business and economics into a single building. In addition to making its interior spaces suitable for their new uses, the renovation will produce an exterior worthy of its new academic role and its prominent place on the East Campus.

Internally, the Business School and Economics Department require numerous faculty offices, seminars rooms, larger interactive lecture rooms, and a modest library. An added 1,900 square feet on each of the three floors will expand the building by a total of 5,700 square feet. With teaching spaces as well as offices on the upper floors, a new, more generous, main staircase will be needed. This staircase, centrally located and lit from above, will be a focal point of the new interior.

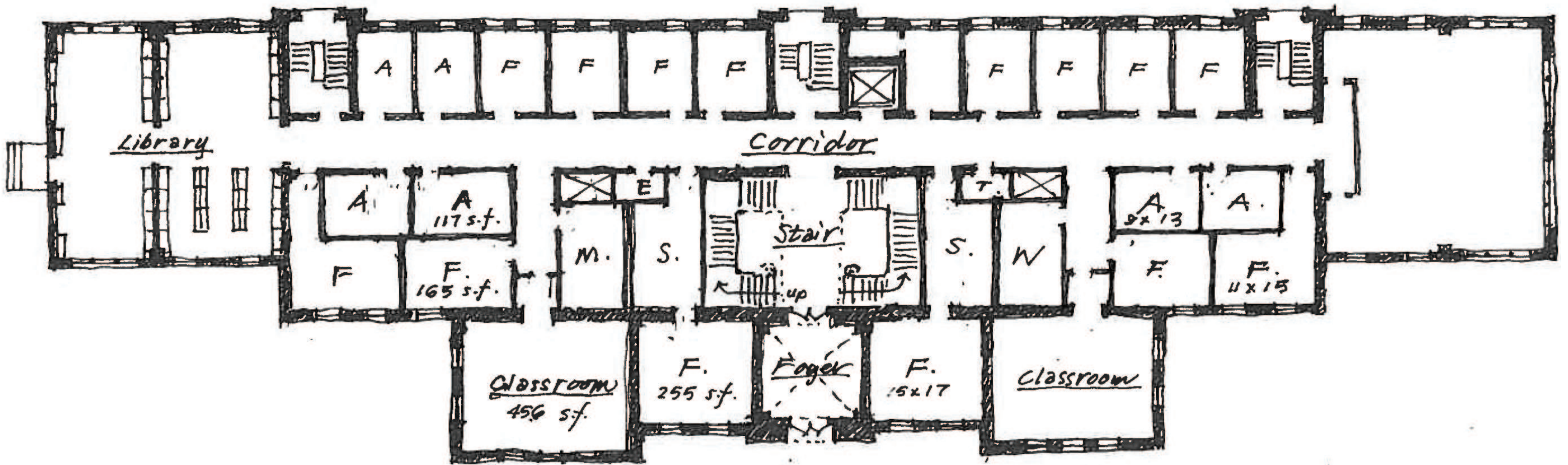
Externally, the addition will adhere to the Georgian style of the existing brick facades, but will enliven it with more vigorous massing and more varied fenestration. Since the existing flat roof is due for replacement, the College proposes to replace it with a new hipped roof of asphalt shingles. Besides requiring less maintenance, the pitched roof will also facilitate the installation of a new ventilating and air-conditioning system. At cornice level, a distinctive curved pediment will mark the location of the main entrance, while atop the new roof, a cupola will signal the transformed structure's new role on the college campus.



DORE HALL | SCHOOL OF BUSINESS  
FIRST LEVEL PLAN

- F FACULTY OFFICE
- A ADJUNCT OFFICE
- S ADMINISTRATIVE RECEPTION

21 OFFICES PER FLOOR



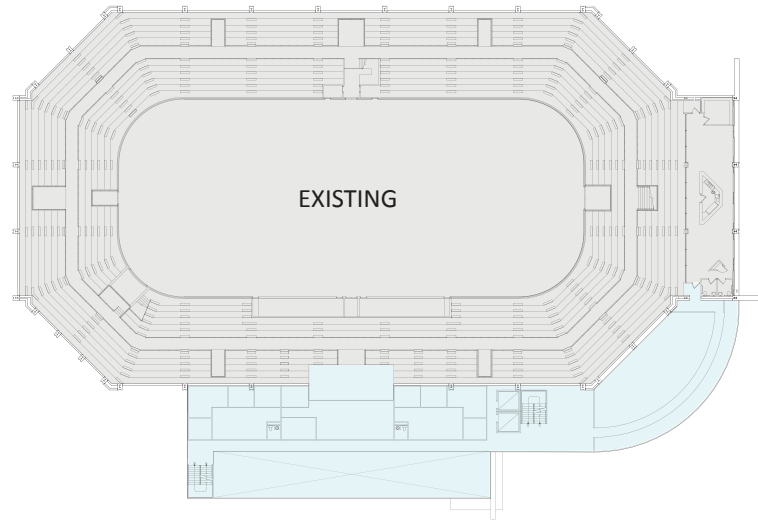
**F | SCHNEIDER ARENA ADDITION**

Schneider Arena was constructed in 1973. Since then, only limited renovations have been done on the building. With the growth of team sizes, Title IX requirements, the desire for year-round use, an increase in club hockey programs, and the growth of tournament play, the building no longer meets the College's programmatic needs.

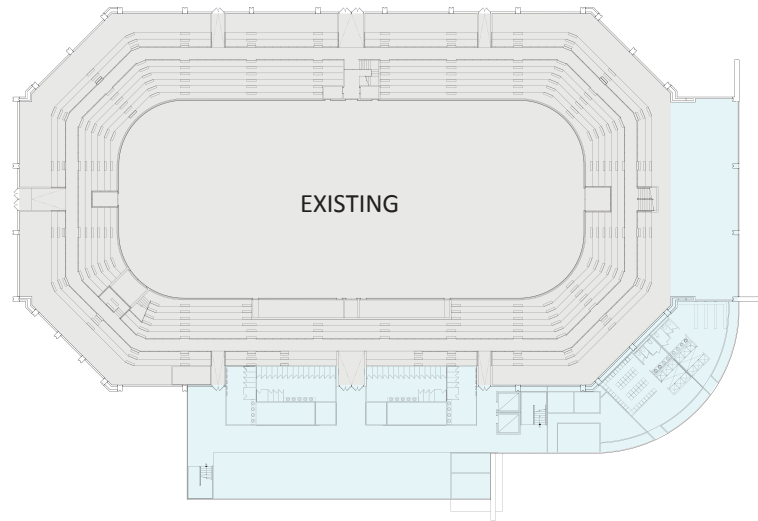
The proposed multi-phased renovation and addition project is introduced in support of one of the core values stated in the 2011-2015 Strategic Plan. The first phase would include the partial demolition of an existing building office wing and the construction of a new addition. The addition will be approximately 26,000 square feet of program space on three levels. The lower level will include new Men's and Women's Ice Hockey locker rooms, support functions, and Varsity training facility. The first (grade) level would include a new accessible main entrance with ticket sales, two-story Lobby, concessions, public toilets, and miscellaneous public support functions. In the future, these support spaces will also serve the proposed Huxley Lacrosse and Soccer Field. Also located on this level will be locker rooms and support for the Home and Visiting Field teams. The second level will house a new press box for the arena, hockey coaching offices that overlook the arena, and an accessible path to the Friends of Friars room.

The second phase of the project will renovate approximately 18,000 square feet of vacated spaces beneath the existing arena seating. Included in these renovations would be: visiting team hockey lockers, coach's lockers, a synthetic surfaced shooting practice room, a new sports medicine facility, hockey equipment spaces, new laundry, a multipurpose room, and new club and youth hockey locker rooms.

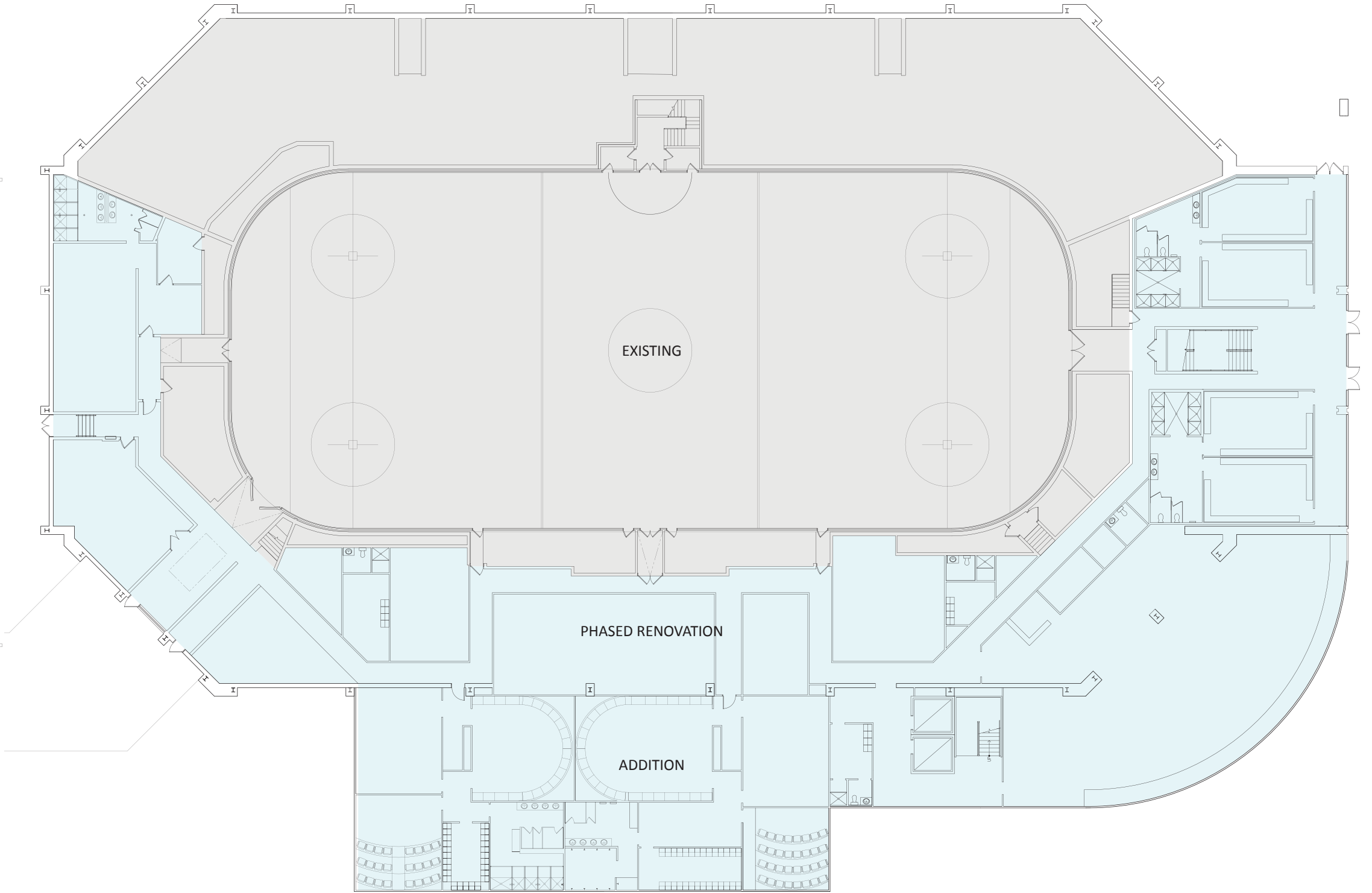




SCHNEIDER ARENA PHASED RENOVATION + ADDITION  
LEVEL 2



SCHNEIDER ARENA PHASED RENOVATION + ADDITION  
LEVEL 1



SCHNEIDER ARENA RENOVATION + ADDITION - LOWER LEVEL

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## SECTION 06 | DEMOLITION





Being a “land-locked” campus, Providence College needs to consider all available options regarding how to maximize the usage of square footage and building footprint. The College presently has two buildings that could be considered single story: Hunt-Cavanagh<sup>1</sup> and Moore Hall.<sup>2</sup> Although there are no eminent plans to demolish either building in the immediate future, the College acknowledges that the single story footprint is one that could be used to maximize needed program space without giving up green space. These two buildings may be considered for demolition in the future if a greater need could be satisfied by a reuse of their existing footprint.

The College also owns houses<sup>3</sup> on the west side of Cumberland Street across from Alumni Hall. It is hoped that these homes may be demolished to make room for additional parking. The College recognizes that this College-owned property is presently located outside the College’s established institutional zone and that permission from the City would need to be granted before this land could be considered for reuse as parking.

1. Hunt-Cavanagh Hall (PC-24), see “Section 2 | Properties,” page 2-32.
2. Moore Hall (PC-16), see “Section 2 | Properties,” page 2-24.
3. 10 Cumberland Street (OC-4) and 26 Cumberland Street (OC-5), see “Section 2 | Properties,” page 2-6 for location.



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## SECTION 07 | PARKING



CODE OF ORDINANCES  
CITY OF PROVIDENCE, RHODE ISLAND

SECTION 703: PARKING SPACE REQUIREMENTS

The following sections specify the minimum number of off-street parking spaces required for each use code as designated in the Use Regulations in Article III and Appendix A.

703.2

Parking requirements for all other zones. The following table specifies the minimum number of off-street parking spaces required for each use. All parking facilities shall conform with the Rhode Island State Building Code with respect to number of spaces designated for handicapped persons. In determining parking requirements, all calculations shall be rounded up to the next whole number.

USE CODE	USE	PARKING SPACES
<b>2.0 INSTITUTIONAL AND GOVERNMENTAL SERVICES</b>		
21-22	Educational Services/ Special Schools	1 per 3 employees and staff (calculated according to the largest number in attendance for any work shift during an average day), plus 1 per 8 noncommuting students who are over the driving age, plus 1 per 2 commuting students for colleges and universities (calculated according to the largest number in attendance for any work shift during an average day), plus 1 per 4 students over the driving age, in high school and other secondary educational institution, plus 1 per 10 seats for all auditoriums, skating rinks, stadiums or other buildings with provision for exhibitions or athletic events. Parking spaces provided for other which are available at the time of the exhibition or athletic event may be counted towards the parking required herein.

# PARKING

## EXISTING CAMPUS PARKING

### EDUCATIONAL FACILITIES PARKING WORK SHEET I-2 ZONE

A. Full time employee and approved vacancies (Largest in attendance at any work shift)	= <u>753</u> / 3 per space	= <u>251</u>
B. Number of non-commuting students on campus	= <u>2,836</u> / 8 per space	= <u>355</u>
C. Number of commuting students on campus (Including continuing education, largest number in attendance during day or night)	= <u>200</u> / 2 per space	= <u>100</u>
D. Number of seats in auditorium, swimming pools, stadiums, gymnasiums	= <u>6,200</u> / 10 per space	= <u>620</u>

(These spaces may be provided in areas occupied by faculty or commuting students, provided that the faculty and commuting students will not be occupying these spaces at the time that events are held. All seats in each facility do not have to be counted if there is sufficient evidence that there is absolutely no way that the events cannot be taking place simultaneously on campus)

Required spaces to be provided from following areas:

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Total Number of Spaces Required A+B+C	= - <u>1,326</u>
Total Number of Spaces Provided on Campus	= + <u>1,597</u>
Shortage	= _____
Excess	= + <u>271</u>

Number of Non-conforming Parking Spaces at Time of Passage of Institutional Zone	= _____
TOTAL	= <u>1,597</u>

Based upon the above calculation, the present parking conforms to the institutional requirement.

PROPOSED CAMPUS PARKING

EDUCATIONAL FACILITIES PARKING WORK SHEET I-2 ZONE

A. Full time employee and approved vacancies (Largest in attendance at any work shift)	= <u>753</u> / 3 per space	= <u>251</u>
B. Number of non-commuting students on campus	= <u>2,836</u> / 8 per space	= <u>355</u>
C. Number of commuting students on campus (Including continuing education, largest number in attendance during day or night)	= <u>200</u> / 2 per space	= <u>100</u>
D. Number of seats in auditorium, swimming pools, stadiums, gymnasiums	= <u>6,905</u> / 10 per space	= <u>691</u>

(These spaces may be provided in areas occupied by faculty or commuting students, provided that the faculty and commuting students will not be occupying these spaces at the time that events are held. All seats in each facility do not have to be counted if there is sufficient evidence that there is absolutely no way that the events cannot be taking place simultaneously on campus)

Required spaces to be provided from following areas:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

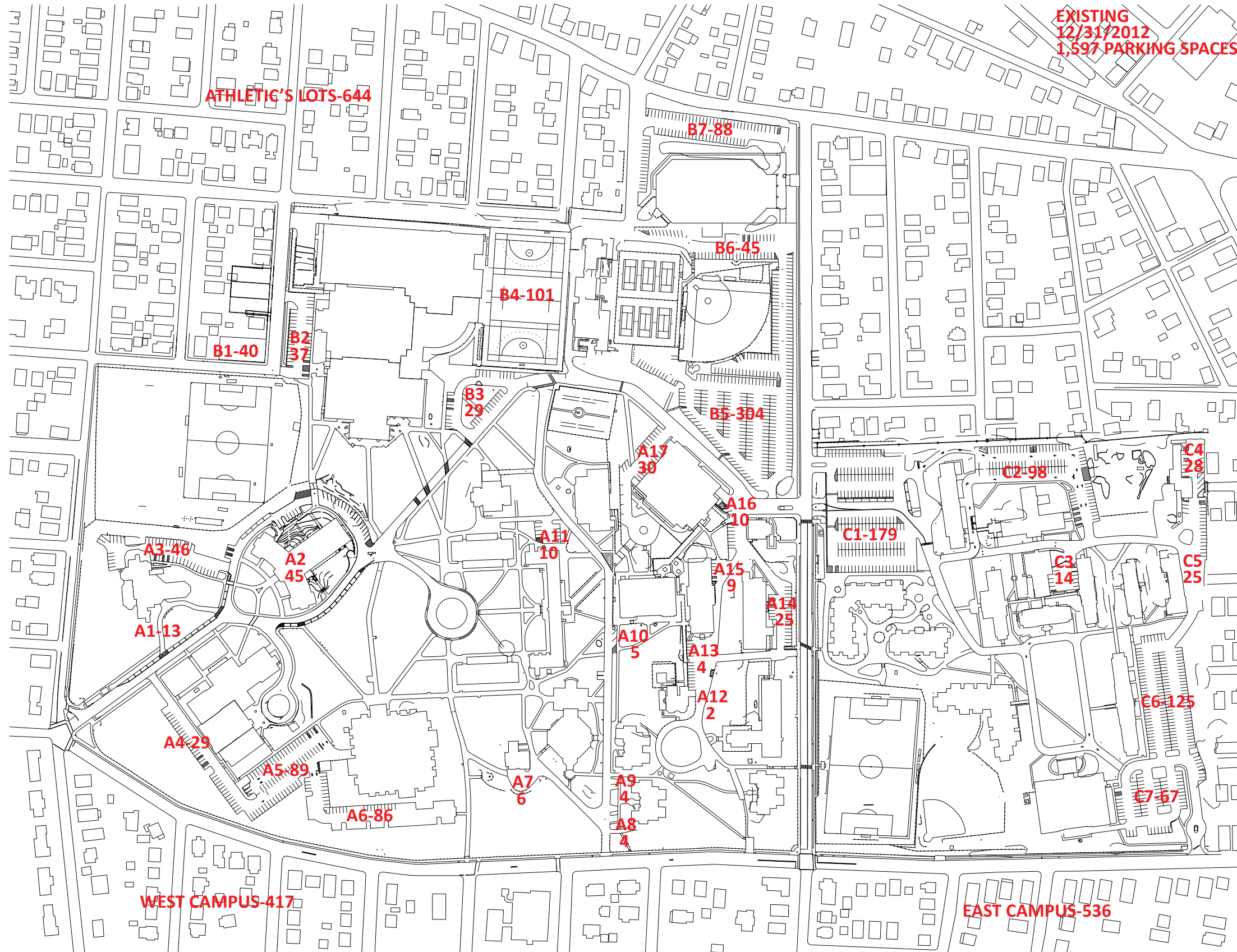
Total Number of Spaces Required A+B+C	= - <u>1,397</u>
Total Number of Spaces Provided on Campus	= <u>+ 1,712</u>
	Shortage = _____
	Excess = <u>+ 315</u>
Number of Non-conforming Parking Spaces at Time of Passage of Institutional Zone	= _____
	TOTAL = <u>1,712</u>

Based upon the above calculation, the present parking conforms to the institutional requirement.





EXISTING CAMPUS PARKING PLAN

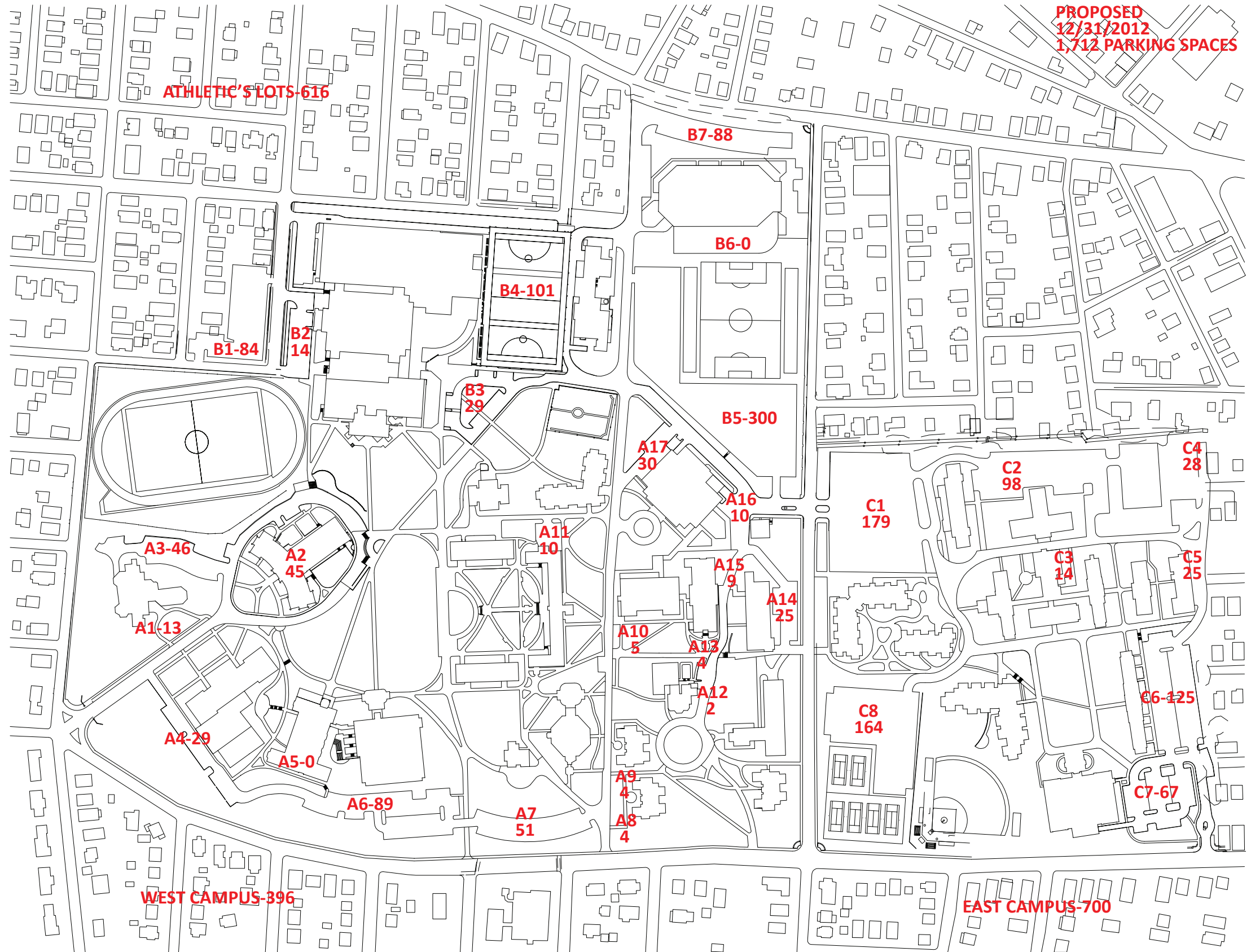


LOT NO.	LOT NAME	EXISTING COUNT
A01	Harkins Drive	13
A02	Harkins Rear	45
A03	Priory	46
A04	Sowa	29
A05	Hickey	89
A06	Library	86
A07	St. Martin	6
A08	Mal Brown	4
A09	DeTraglia	4
A10	Feinstein	5
A11	Aquinas	10
A12	Dominic House	2
A13	St. Joseph	4
A14	Accinno	25
A15	St. Joseph	9
A16	Security	10
A17	Raymond	30
Sub Total West Campus		417
B01	Wardlaw	40
B02	Alumni	37
B03	Concannon	29
B04	Lennon	101
B05	Softball	304
B06	Schneider Front	45
B07	Schneider Rear	88
Sub Total Athletics Lots		644
C01	Dore	179
C02	Hunt-Cavanagh	98
C03	Service	14
C04	Physical Plant	28
C05	Ceramics	25
C06	Fennell	125
C07	Smith	67
C08	Glax	0
Sub Total East Campus		536
<b>Campus Total</b>		<b>1,597</b>



PROPOSED CAMPUS PARKING

LOT NO.	LOT NAME	PROPOSED COUNT
A01	Harkins Drive	13
A02	Harkins Rear	45
A03	Priory	46
A04	Sowa	29
A05	Hickey	0
A06	Library	89
A07	St. Martin	71
A08	Mal Brown	4
A09	DeTraglia	4
A10	Feinstein	5
A11	Aquinas	10
A12	Dominic House	2
A13	St. Joseph	4
A14	Accinno	25
A15	St. Joseph	9
A16	Security	10
A17	Raymond	30
Sub Total West Campus		396
B01	Wardlaw	84
B02	Alumni	14
B03	Concannon	29
B04	Lennon	101
B05	Softball	300
B06	Schneider Front	0
B07	Schneider Rear	88
Sub Total Athletics Lots		616
C01	Dore	179
C02	Hunt-Cavanagh	98
C03	Service	14
C04	Physical Plant	28
C05	Ceramics	25
C06	Fennell	125
C07	Smith	67
C08	Glax	164
Sub Total East Campus		700
Campus Total		1,712



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## SECTION 08 | CAMPUS PLANS





EXISTING NEIGHBORHOOD ZONING MAP

- COMMERCIAL 2
- COMMERCIAL 1
- MIXED USE - COMMERCIAL/INDUSTRIAL
- INDUSTRIAL
- INSTITUTIONAL
- RECREATIONAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM-HIGH DENSITY RESIDENTIAL
- VACANT LAND
- PC-OWNED LAND

EXISTING CAMPUS MAP  
SPRING 2011



PROPOSED CAMPUS PLAN





EXISTING CAMPUS SQUARE FOOTAGES PLAN

	SQUARE FOOTAGE	ACRES
BUILDING FOOTPRINT	658,730	15.12
ROADWAY	316,606	7.27
PARKING	517,702	11.88
WALKWAY	349,765	8.03
OPEN SPACE	1,752,555	40.23
FIELDS	329,863	7.57
TURF FIELD	75,600	1.74
TENNIS COURTS	37,432	0.86
CEMETERY	19,128	0.44
STOCKPILE	17,414	0.40
OUTPARCELS (APPROX LOT SIZE)	139,384	3.20

