

Providence City Plan Commission

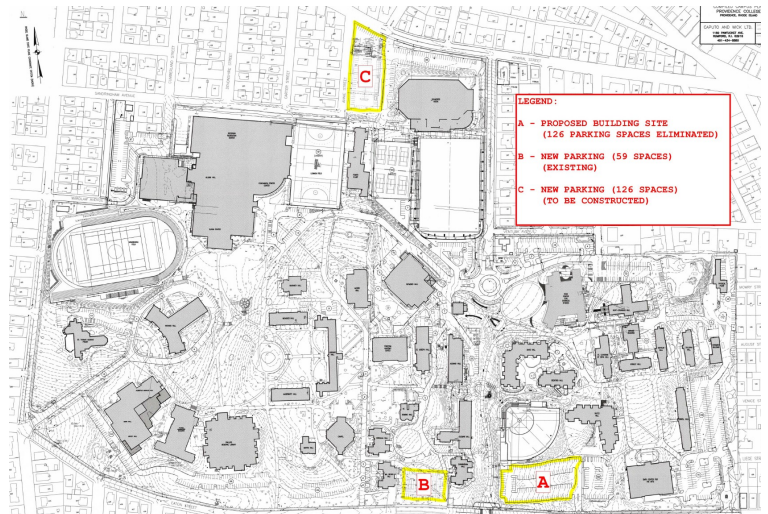
March 15, 2022



AGENDA ITEM 2 ■ PROVIDENCE COLLEGE—INSTITUTIONAL MASTER PLAN AMENDMENT



Rendering of the building from the northeast



Campus parking map

OVERVIEW

OWNER/ APPLICANT:	Providence College (PC)	PROJECT DESCRIPTION:	Amendment to Providence College's Institutional Master Plan (IMP) for construction of a 350 bed residence hall and relocation of affected parking.
CASE NO./ PROJECT TYPE:	Providence College Institutional Master Plan Amendment		
NEIGHBORHOODS:	Elmhurst; I-2 zoning district	RECOMMENDATION:	Approval of the Institutional Master Plan Amendment
		PROJECT PLANNER:	Choyon Manjrekar

Institutional Master Plan (IMP) Purpose and Overview

Section 1910 of the Zoning Ordinance requires all higher education institutions to file an Institutional Master Plan (IMP) with the City Plan Commission (CPC) that describes the institution's proposed development over the next five years or more. The CPC reviews master plans and amendments for compliance with the City's Comprehensive Plan and Zoning Ordinance. The applicant Providence College (PC) is requesting an amendment to their plan which focuses on construction of a six-story, 350 bed student housing facility on the south eastern portion of campus. The proposed site is currently used as a parking area and will displace some parking spaces that will be relocated to the northern portion of the campus.

Shanley Hall

The six-story, 350 bed dormitory was proposed based on the findings of a 2019 residential/dining study. The proposed site is currently a parking lot providing 191 spaces, with 126 of those displaced by the dorm, leaving 55 spaces. The displaced spaces will be relocated to the northern portion of campus. Per the amendment, the location was selected to create an urban edge along Benzie Way, retain parking and maintain parking entry from Tyndall Ave.

The building consists of two connected wings, built on a site with uneven topography. The applicant will need to demonstrate that the height from average grade does not exceed the 75' maximum height for the I-2 zone. Rooms will consist of double units with shared bathrooms. The exterior will be composed of brick with precast concrete details and aluminum curtain walls, which are materials permitted by the ordinance.

Parking configuration

Construction of the dorm will displace 126 spaces out of 181, leaving 55 on the current site. The total parking count will not be affected as a parking area for 126 spaces will be constructed in the northern portion of campus, adjacent to Schneider arena. The parking lot shall be developed in accordance with article 15 of the ordinance and the subject lots merged to create a single lot. A 59 space lot created west of the site to allow for student parking during construction will remain, providing a parking surplus.

Public Outreach

The applicant conducted a virtual public outreach meeting for abutting residents on February 28, 2022. The recording was also available for those unable to attend the meeting.

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. All activity included in this amendment will occur on campus and is not expected to affect the surrounding neighborhood. The applicant has documented a public meeting with abutting neighbors to inform them of the proposed changes, which is in conformance with the comprehensive plan's objectives of keeping the public informed of institutional changes. With this amendment, PC has satisfactorily described development and infrastructure changes.

Zoning Ordinance

In reviewing the campus plan, the DPD has identified that the lot lines of AP 81 lots 189, 190, 191, 192 and 193 in the northwest portion of the campus intersect a building, which is not permitted by the building code. PC is required to extinguish these lot lines in order to conform to building code. The lots comprising the building's parking should also be merged. The applicant has provided the information required by the Zoning Ordinance for this amendment.

RECOMMENDATION

The DPD recommends that the CPC should approve the amendment to the IMP subject to the following conditions:

1. The applicant shall merge the lots for the proposed relocated parking area adjacent to Schneider arena.
2. The applicant shall merge AP 81 lots 189, 190, 191, 192 and 193 to prevent lot lines from passing through the existing building, as well as the lots comprising the associated parking area.

Providence College Shanley Hall

Institutional Master Plan

March 15, 2022



Executive Summary

Shanley Hall Executive Summary

Based on the findings of the 2019 Residential /Dining Study, Providence College intends to construct a new 350+/- bed Sophomore Residence Hall. The new building will be located on the West end of the existing Eaton Street parking lot, between the Smith Center for the Arts and Cunningham Hall. The building will be 6 floors in height.

The existing parking lot entrance will remain, and the parking capacity reduced to approximately 65 spaces. The loss of parking spaces at this site are to be relocated on campus in newly created parking lots along the campus edge on Eaton St. and the campus edge along Anne St.

Program

The beds will be in a Semi Suite configuration with two double rooms sharing one shower, one bathroom and a common vestibule with a vanity, sink and closet. RA's will occupy a double room as a single. Specialty rooms will include: accessible rooms, medical singles suites, and a Dominican and Hall Director apartment which will include a kitchens.

Suites will be arranged in RA groups of approximately 40 beds and two RA's per floor.

Common floor functions includes: Floor Lounge, Study Room, four small Quiet Alcoves, Trash/Recycling, Janitor's Closet, Electric, and Tel/Data room.

Building common spaces include: Building Common Livingroom, Communal Kitchen, three Group Study/Meeting rooms, Lobby, RA office, Hall Director Office, Laundry, Game Room, and miscellaneous Storage and Mechanical space

Exterior

The exterior of the building will be brick with architectural precast concrete details. The Bedrooms will have aluminum punched window, The floor Lounges and Quiet Alcoves will be enclosed with full height aluminum curtainwall.

The roof will have standing seam sloped metal mansards with a flat membrane roof at the top of the slopes.

Basis of Design

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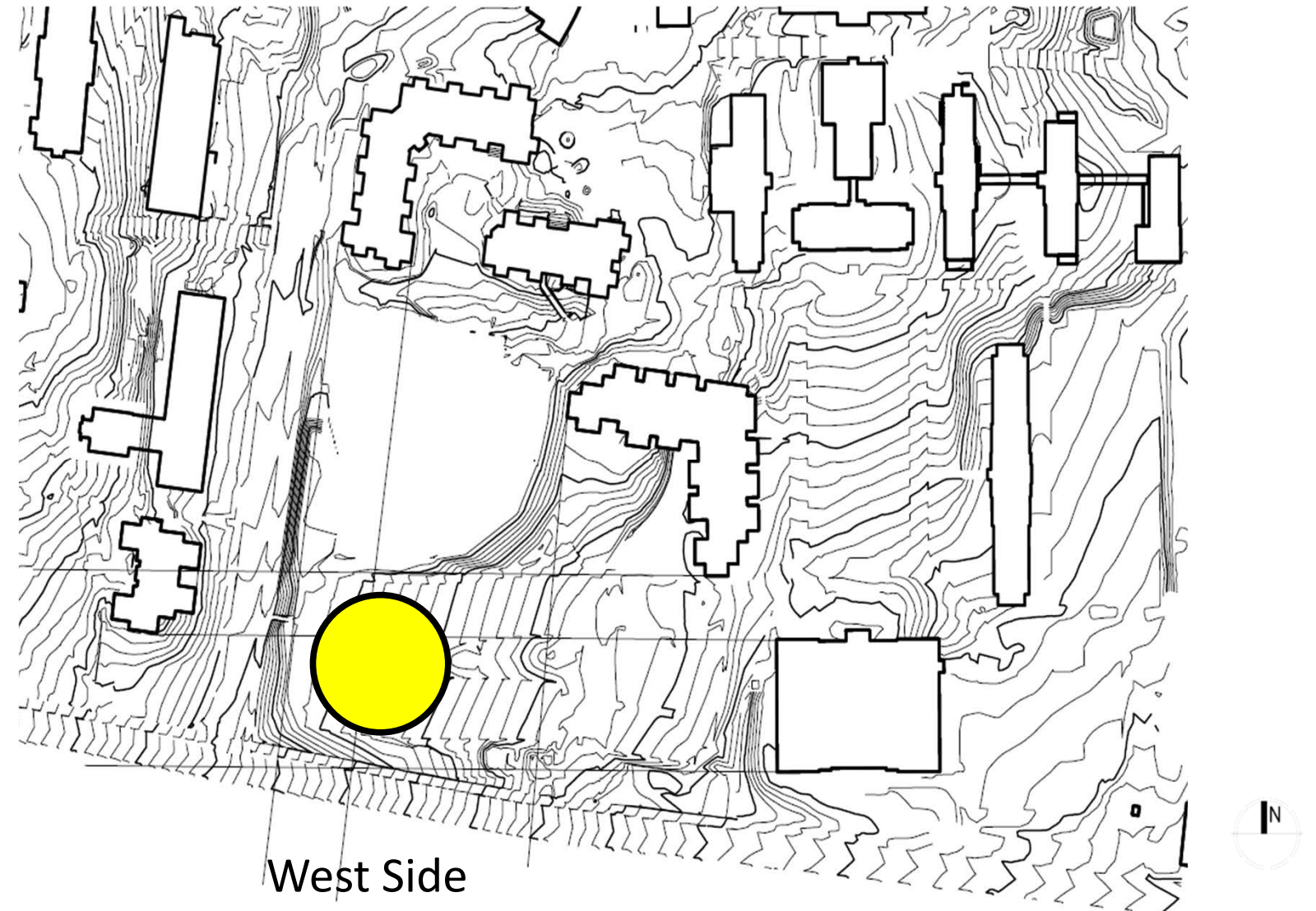
- Program Based on Current Student Enrollment
- Contextual Design- Building Massing/Configuration/ Materials
- Creates “Urban Edge” Along Peter Benzie Way
- Primary Building Entry From Peter Benzie Way
- Maintains View From St. Dominic’s Plaza
- Maintains Parking Entry at Tyndall Avenue
- Retains Maximum Number Of Parking Spaces

Challenges

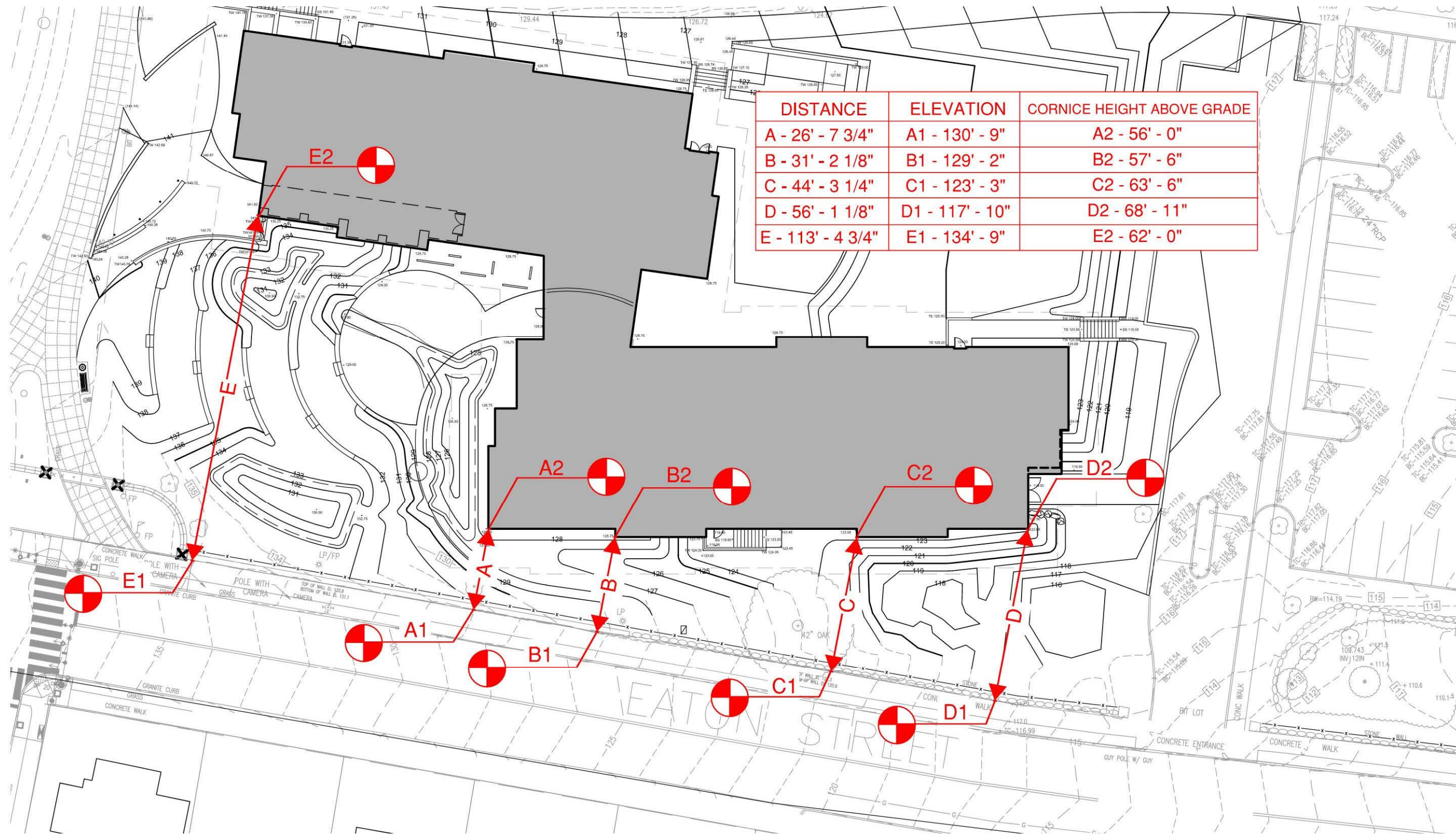
- In Site Depression; West to East Grade Change 25 Feet
- Constricted Site Between Eaton St and Glay Field
- Large Trees Along Property Line

Building Elements / Schedule

- North Wing – 6 Stories, 128 Beds
- South Wing – 5 Stories, 230 Beds
- Occupancy: August 2023



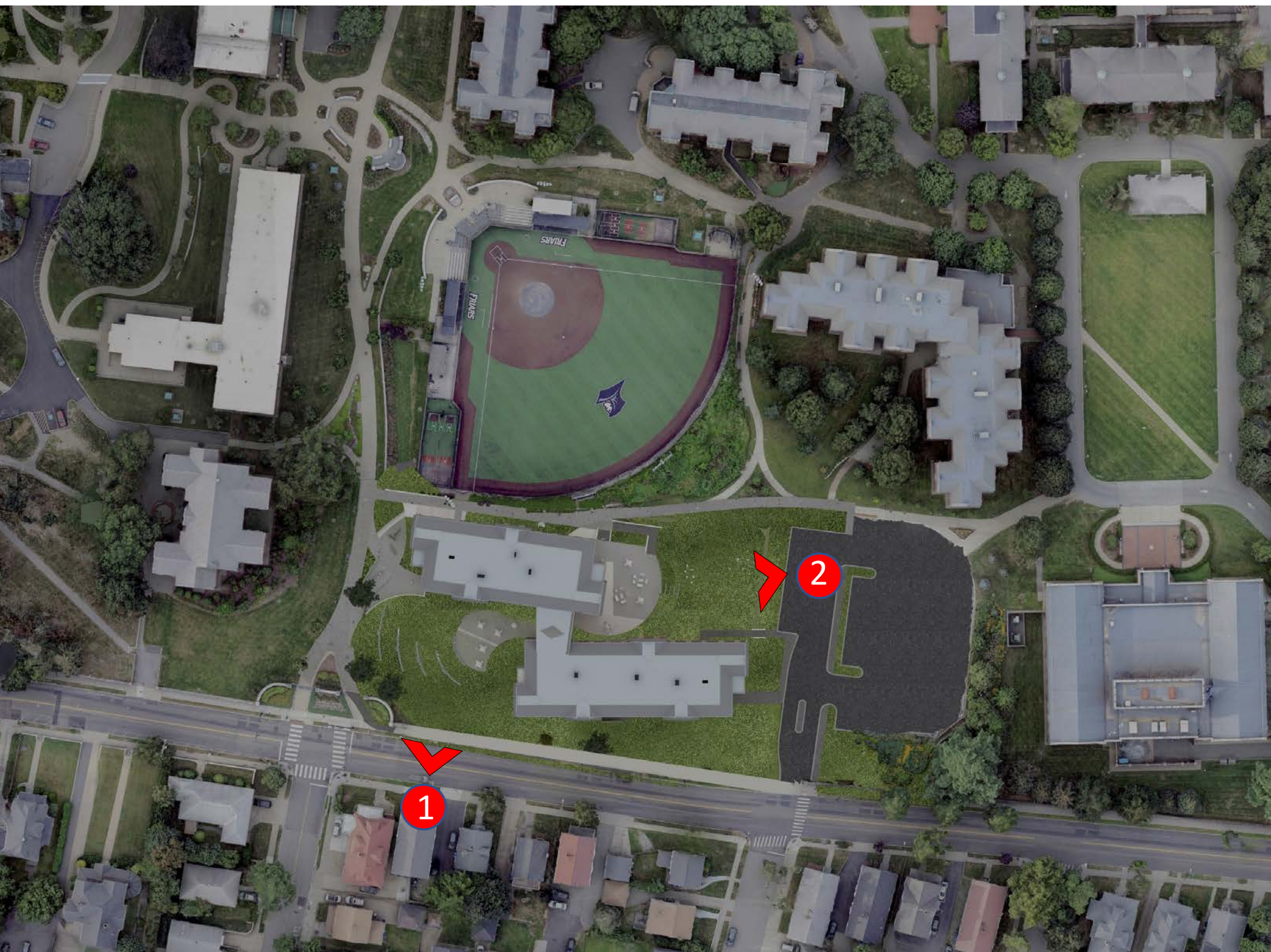
Site Plan



South Elevation



Site Plan



1) View from Eaton Street



2) View from Southwest

View From St. Dominic Plaza



Plan Level 01



Enlarged Plan - Level 01 North Wing / Link

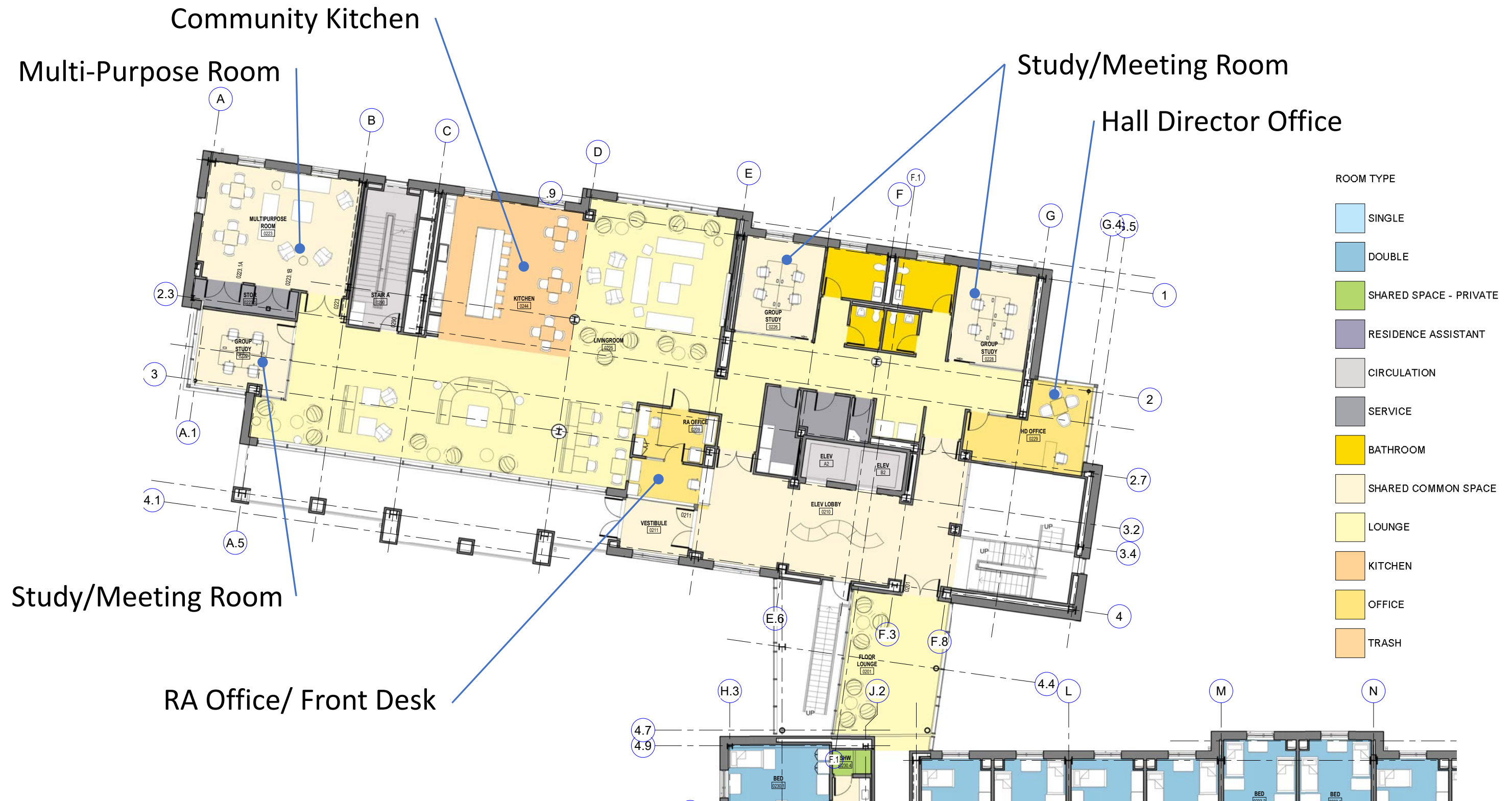


Plan Level 02



- ROOM TYPE
- SINGLE
 - DOUBLE
 - SHARED SPACE - PRIVATE
 - RESIDENCE ASSISTANT
 - CIRCULATION
 - SERVICE
 - BATHROOM
 - SHARED COMMON SPACE
 - LOUNGE
 - KITCHEN
 - OFFICE
 - TRASH

Enlarged Plan - Level 02 North Wing / Commons



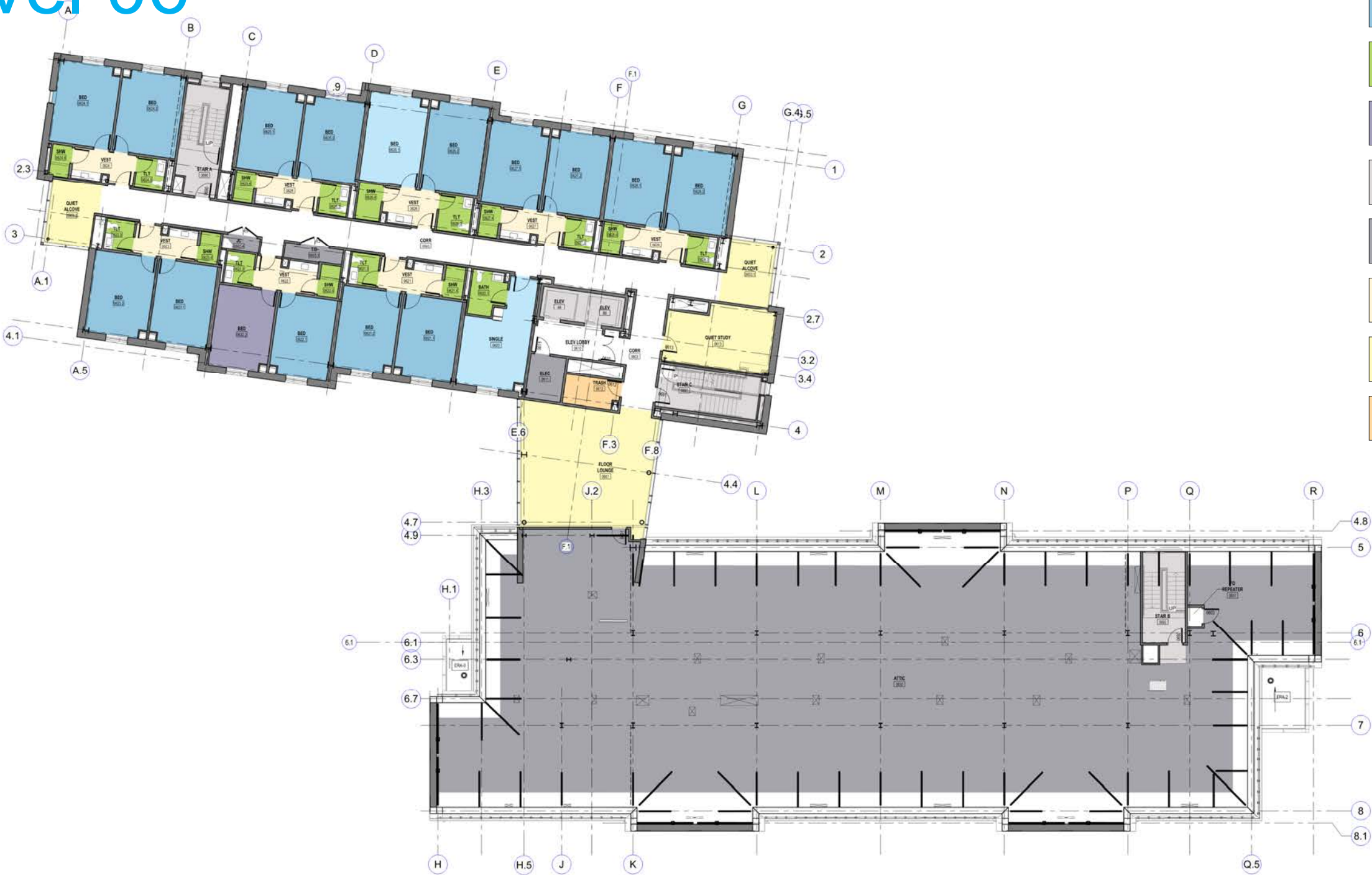
Plan Level 03 - 04



Plan Level 05



Plan Level 06



- ROOM TYPE
- SINGLE
 - DOUBLE
 - SHARED SPACE - PRIVATE
 - RESIDENCE ASSISTANT
 - CIRCULATION
 - SERVICE
 - SHARED COMMON SPACE
 - LOUNGE
 - TRASH

View From Southwest



View From Southwest



View From Peter Benzie Way



View From Eaton Street



View From Southeast



View From Southeast



View From Northeast



View From Northeast



View Towards Lower East Entry



View From Northwest



View From Northwest



View From Southwest



View From Southeast





**A - PROPOSED BUILDING SITE
(126 PARKING SPACES ELIMINATED)**

**C - NEW PARKING (126 SPACES)
(TO BE CONSTRUCTED)**