



RISD

**2018  
Institutional  
Master Plan**







On March 22, 1877, the Rhode Island General Assembly ratified "*An Act to Incorporate the Rhode Island School of Design.*" The Corporation, comprised of a forward-thinking group of men and women, artists and business leaders, educators and politicians, was formed "for the purpose of aiding in the cultivation of the arts of design." The original bylaws set forth the following key objectives for RISD:

**First.** The instruction of artisans in drawing, painting, modeling, and designing, that they may successfully apply the principles of Art to the requirements of trade and manufacture.

**Second.** The systematic training of students in the practice of Art, in order that they may understand its principles, give instruction to others, or become artists.

**Third.** The general advancement of public Art Education, by the exhibition of works of Art and of Art school studies, and by lectures on Art.

# Contents

4	<b>A</b>	<b>Mission Statement</b>
10	<b>B</b>	<b>Existing Conditions</b>
12	<b>C</b>	<b>Historic Properties</b>
16	<b>D</b>	<b>Ten-Year Goals &amp; Five-Year Objectives</b>
22	<b>E</b>	<b>Property Changes</b>
23	<b>F</b>	<b>Streets</b>
23	<b>G</b>	<b>Major Renovations</b>
23	<b>H</b>	<b>New Structures</b>
23	<b>I</b>	<b>Proposed Demolition</b>
26	<b>J</b>	<b>Parking Plan</b>
34	<b>K</b>	<b>Potential Zoning Board Action</b>
35	<b>M</b>	<b>Traffic Study</b>
36	<b>N</b>	<b>Implementation/Public Actions</b>
57	<b>O</b>	<b>Public Participation Process</b>
38	<b>P</b>	<b>Tree and Landscaping Inventory</b>
42	<b>Q</b>	<b>Public Access to Campus and Grounds</b>
42	<b>R</b>	<b>Approval Requested</b>

A

# Our Mission

The mission of Rhode Island School of Design, through its college and museum, is to educate its students and the public in the creation and appreciation of works of art and design, to discover and transmit knowledge and to make lasting contributions to a global society through critical thinking, scholarship and innovation.













## Academic Programs

RISD has from its beginning offered Continuing Education courses and other programs of study. From 61 day and 79 evening students in 1878, RISD has grown to encompass 19 academic programs for full time students with a total enrollment of 2,440 in fall 2017 (464 in graduate programs). In 2017, we served 2,882 Continuing Education students and our Museum hosted 121,388 total visitors and provided programs for more than 7,000 school children.

## 2015 Campus Master Plan

Our 2015 Campus Master Plan identifies the Providence River as a major organizing feature of the campus, with RISD buildings stretching from South Main Street at Dubloon Street northward to two of our newest acquisitions, 189 & 199 Canal Street, at Park Row West. This north-south spine of the campus defines the academic zone. The residential zone extends east to west, from 15 Westminster to the Quad and Nightingale House on Prospect Street. Located downtown are two academic buildings on Weybossett St. Our commencement and graduate student show take place at the RI Convention Center.

In 2013 RISD embarked on a comprehensive campus master plan, its first since 1996 and the subsequent 2005 update. Prior to the start of the master plan, RISD created its first ever Office of Campus Planning (now the **Office of Planning, Design & Construction**) to ensure continuity of integrated, iterative planning as the plan is implemented.

Working with Dewing Schmid Kearns Architects and Planners, out of Concord, MA, and LLB Architects, of Pawtucket (principal Chris Ladds is a RISD alum), a diverse steering committee representing a cross section of administrators, faculty, staff and students worked to develop the plan, which was formally adopted by the Board of Trustees of RISD in May 2015. Subsequent to approval of the Plan, the need for more detailed thinking about the housing portion of the Plan led to a Quad Block Study, which was completed in June 2017.

# Existing Conditions

In Providence, RISD currently occupies 62 buildings totaling 1,825,542 GSF. The map in **Figure 1** shows the campus holdings as well as leased space. As the owner of many historic and significant buildings, RISD spends a significant amount of funds on maintenance and infrastructure. Our planning process identified the most substantial aspects of deferred maintenance, which we plan to address as we proceed with programmatic renewal and revisions to our facilities as outlined in this report.

*all data is from fall 2017*

## Campus Space

Our campus space use distribution is shown in **Figure 1** (right), and detailed in **Table 1**. As part of the 2015 master plan RISD invested in development of a comprehensive space inventory and the staff to maintain and update it. For the first time we can understand exactly how we are using our space and track changes in use over time.

## Residential Space

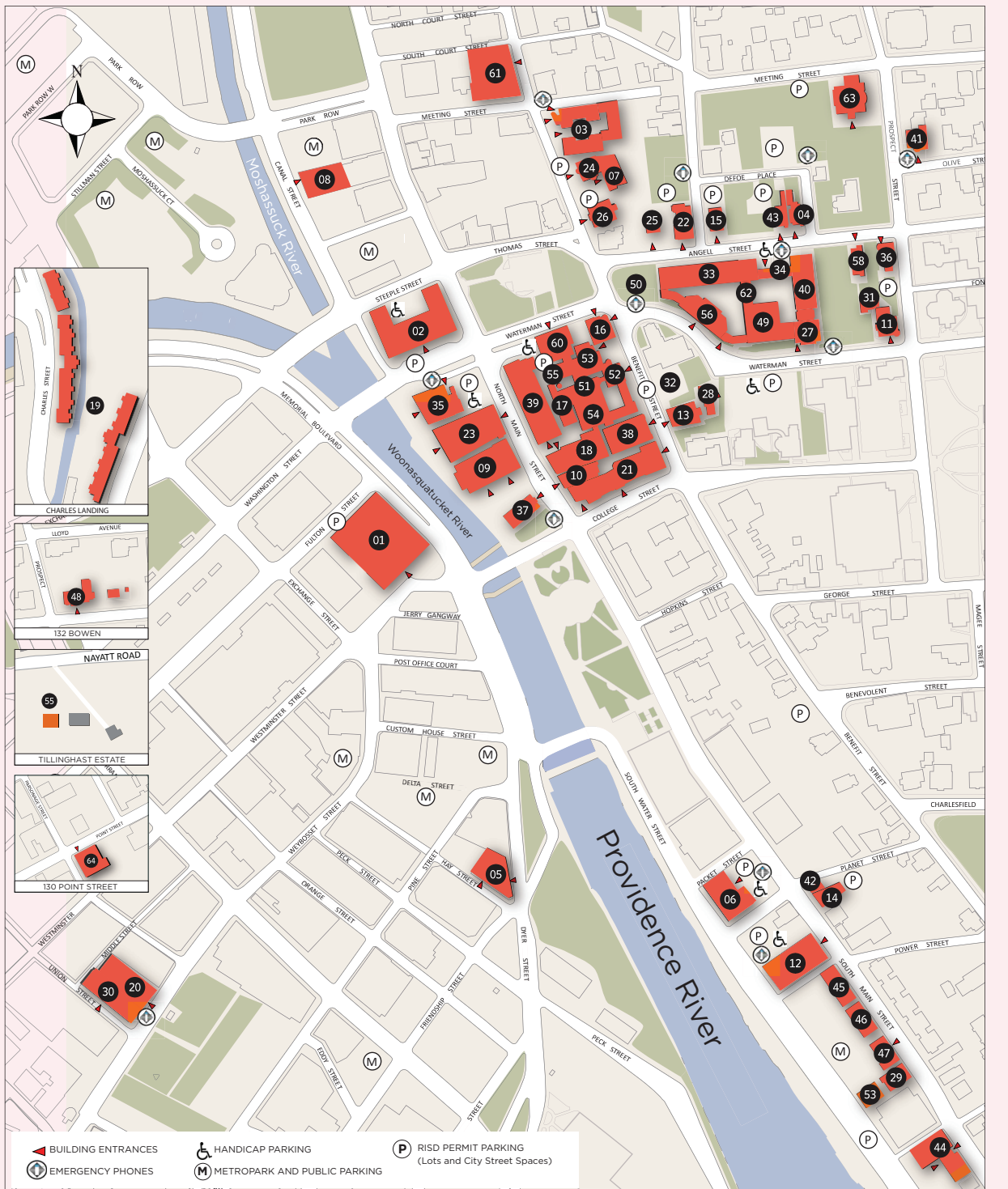
In 2017 our residential space housed 1,468 students, 60% of the total RISD degree program population. All but 152 beds are in RISD owned and operated residence halls—the remainder are located at Charles Landing on North Main St., in space leased by RISD. The current lease will terminate in 2021.

## South Main Street Properties

RISD continues to use the South Main Street properties purchased in 2000 as commercial rental properties. Some RISD offices occupy a small portion of two of the properties—the Continuing Education offices, offices and teaching space for the department of Teaching + Learning in Art + Design, and Accounts Payable/Procurement offices. These occupants pay rent, as would any other tenant.



**Figure 1 Campus Space Use Distribution**



**Table 1 Campus Space Use Distribution**

## Academic Properties

Plat	Lot	Property	Address
10	254	Alumni House	52 Angell Street
10	379	Meeting Street Studio	41 Meeting Street
10	585	189 Canal	189 Canal Street
10	592	187 Garage	187 Benefit Street
12	17	Auditorium	17 Canal Walk
12	24	Market House	27 Market Square
12	465	Benson Hall	235 Benefit Street
12	470	161 South Main Street	161 South Main Street
12	475	Metcalf Building	7–14 North Main Street
12	475	Bank Building	28 Market Square
12	475	College Building	2 College Street
12	475	Memorial Hall	226 Benefit Street
12	475	Waterman Building	13 Waterman Street
12	7	ISB	1 Washington Place
16	27	BEB	231 South Main Street
20	158 & 163	Fletcher	212 Union Street (173 Weybosset Street)
20	161 & 162	CIT/Mason	169 Weybosset Street (169 Weybosset Street)

## Administrative Properties

Plat	Lot	Property	Address
10	246	Woods Gerry	62 Prospect Street
12	152	Thompson House	63 Angell Street
12	248	Ewing Center	41 Waterman Street
12	475	Carr House	210 Benefit Street
12	475	Central Power Plant	9 North Main Street
20	97	123 Dyer	123 Dyer Street

## Dining Properties

Plat	Lot	Property	Address
12	144	Refectory	55 Angell Street



## Museum Properties

Plat	Lot	Property	Address
12	475	<b>Waterman Galleries</b>	224 Benefit Street
12	475	<b>Radeke Building</b>	224 Benefit Street
12	475	<b>Pendleton House</b>	224 Benefit Street
12	475	<b>Farago Wing</b>	224 Benefit Street
12	475	<b>Central Power Plant</b>	9 North Main Street
20	97	<b>123 Dyer</b>	123 Dyer Street

## Multi-Use Properties

Plat	Lot	Property	Address	Property Type
16	618	<b>Plantations Barn Building</b>	345–355 South Main Street (345 South Main)	Academic/ RISD Holdings (rental)
10	76	<b>What Cheer Garage Studios</b>	28 Meeting Street	Academic/Administrative
12	1	<b>Prov Wash</b>	20 Washington Place	Academic/Administrative
12	15 & 16	<b>Design Center</b>	30 North Main Street	Academic/Dining/Retail
21	324	<b>130 Point Street</b>	130 Point Street	Academic/Dining/Retail
12	475	<b>Chace Center</b>	20 North Main Street	Academic/Museum
20	1 & 2	<b>15 West</b>	15 Westminster Street	Academic/Residential
10	560	<b>President's House</b>	132 Bowen Street	Administrative/Residential



**Table 1 Campus Space Use Distribution (continued)**

## Residential Properties

Plat	Lot	Property	Address
10	253	Pardon Miller House	48 Angell Street
10	257	Dwight House	191 - 197 Benefit Street (191 Benefit Street)
10	288	Nightingale House	59 Prospect Street
10	379	Colonial Apartments	175 - 185 Benefit Street (175 Benefit Street)
10	537	Congdon House	2 Congdon Street
10	592	Dexter House	187 Benefit Street
10	604	Dunnell House	16 Angell Street
10	672	Carpenter House	1 Congdon Street
12	144	Barstow House	62 Waterman Street
12	144	Fones Cottage	62 Fones Alley
12	144	Homer Hall	55 Angell Street
12	144	Nickerson Hall	55 Angell Street
12	144	East Hall	48 Waterman Street
12	144	South Hall	30 Waterman Street
12	144	Homer-Nickerson Connector	55 Angell Street
12	144	Winston Clock Tower	55 Angell Street
12	302	Larned House	71 Angell Street
3	617	Moshassuck Square	500 North Main Street

## RISD Holdings (Rental)

Plat	Lot	Property	Address
16	217	Plantations 1	247-255 South Main Street (250 South Water)
16	217	Fire House	301-305 South Main Street (250 South Water)
16	217	Tanner Building	262-266 South Main Street (250 South Water)
16	217	Plantations 3	283-295 South Main Street (250 South Water)
16	217	Plantations 2	261-276 South Main Street (250 South Water)
16	509	Cable Car	204 South Main Street
16	66	Page Building	200-202 South Main Street (200 South Main)



**60**

Buildings on the National  
Register of Historic Places

**6**

National Register Buildings

**19**

Buildings within a Local  
Historic District

**62**

Total RISD Buildings





# Historic Properties

Construction and renovation dates of RISD buildings range from 1773 to the present. Carr House and 161 South Main Street are also included in the City's new Providence Landmarks District. At this time we are not contemplating any exterior changes to any of the buildings located in local historic districts.

Address	Name	Local Historic District	National Historic Register Building
123 Dyer	123 Dyer Street		X
15 West	15 Westminster Street		X
161 South Main Street	161 South Main Street	Providence Landmarks District	
187 Garage	187 Benefit Street	College Hill Historic District	
189 Canal	189 Canal Street		
Alumni House	52 Angell Street		
Auditorium	17 Canal Walk		
Bank Building	28 Market Square		
Barstow House	62 Waterman Street		
BEB	231 South Main Street		
Benson Hall	235 Benefit Street	College Hill Historic District	
Cable Car	204 South Main Street		
Carpenter House	1 Congdon Street		
Carr House	210 Benefit Street	Providence Landmarks District	X
Central Power Plant	9 North Main Street		
Chace Center	20 North Main Street		
CIT/Mason	169 Weybosset Street		
College Building	2 College Street		
Colonial Apartments	175 - 185 Benefit Street	College Hill Historic District	
Congdon House	2 Congdon Street		

Address	Name	Local Historic District	National Historic Register Building
Design Center	30 North Main Street		
Dexter House	187 Benefit Street	College Hill Historic District	X
Dunnell House	16 Angell Street	College Hill Historic District	
Dwight House	191 - 197 Benefit Street	College Hill Historic District	
East Hall	48 Waterman Street		
Ewing Center	41 Waterman Street	College Hill Historic District	
Farago Wing	224 Benefit Street		
Fire House	301 - 305 South Main Street	College Hill Historic District	
Fletcher	212 Union Street		
Fones Cottage	62 Fones Alley		
Homer Hall	55 Angell Street		
Homer-Nickerson Connector	55 Angell Street		
ISB	1 Washington Place		
Larned House	71 Angell Street		
Market House	27 Market Square		X
Meeting Street Studio	41 Meeting Street	College Hill Historic District	
Memorial Hall	226 Benefit Street		
Metcalf Building	7 - 14 North Main Street		
Moshassuck Square	500 North Main Street		
Nickerson Hall	55 Angell Street		
Nightingale House	59 Prospect Street	College Hill Historic District	
Page Building	200 - 202 South Main Street		
Pardon Miller House	48 Angell Street		
Pendleton House	224 Benefit Street		
Plantations 1	247 - 255 South Main Street	College Hill Historic District	
Plantations 2	261 - 276 South Main Street	College Hill Historic District	
Plantations 3	283 - 295 South Main Street	College Hill Historic District	
Plantations Barn Building	345 - 355 South Main Street	College Hill Historic District	
President's House	132 Bowen Street		
Prov Wash	20 Washington Place		
Radeke Building	224 Benefit Street		
Refectory	55 Angell Street		
South Hall	30 Waterman Street		
Tanner Building	262 - 266 South Main Street	College Hill Historic District	
Thompson House	63 Angell Street		
Waterman Building	13 Waterman Street		
Waterman Galleries	224 Benefit Street		
What Cheer Garage Studios	28 Meeting Street	College Hill Historic District	
Winston Clock Tower	55 Angell Street		
Woods Gerry	62 Prospect Street	College Hill Historic District	X

# Ten-Year Goals

In the next ten years, RISD plans to develop a new academic building and a student residence hall, renovate several existing residential and academic buildings, and improve its grounds, particularly at the Woods Gerry property (Meeting Street at Prospect Street). **Figure 2** (right) from the Campus Master Plan, outlines our 10 year and beyond goals.

## Near-Term Opportunities

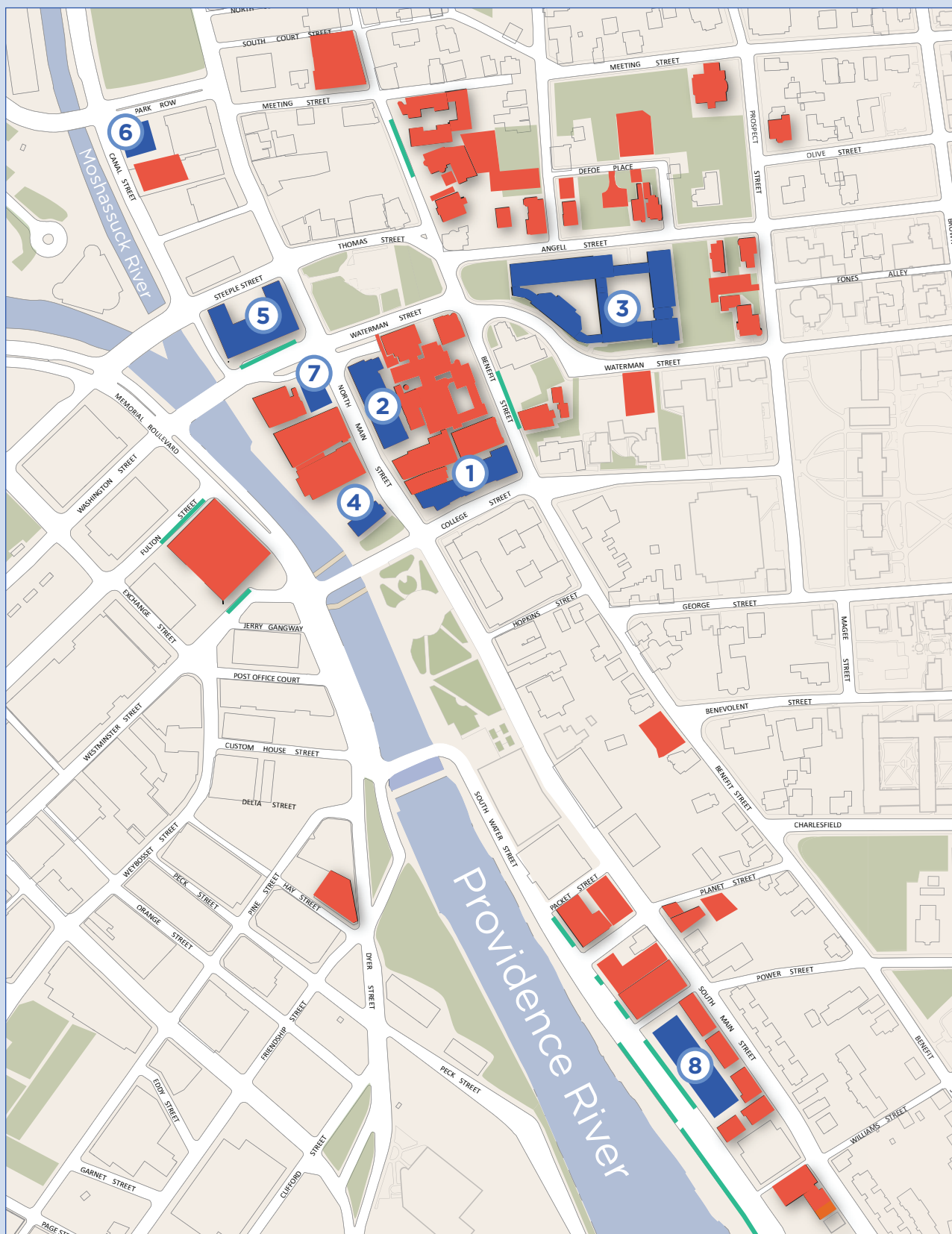
- 1 College Building**  
Renovation of Existing Facility  
79,000 GSF
- 2 Metcalf Building**  
Renovation of Existing Facility/  
potential new construction  
69,000 /80,000 GSF
- 3 Student Housing**  
New Facility Opportunity  
75,000 GSF+  
Renovation of Existing Facility  
81,750 GSF
- 4 Market House**  
Renovation of Existing Facility  
13,750 GSF
- 5 20 Washington Place**  
Targeted Renovation and  
Addition to Existing Facility  
24,000 GSF

## Long-Term Opportunities

- 6 199 Canal Street**  
New Facility Opportunity  
Up to 68,000 GSF
- 7 1 Washington Place**  
New Facility Opportunity  
Up to 48,000 GSF
- 8 250 South Water Street**  
New Facility Opportunity  
Up to 100,000 GSF



**Figure 2 Historic Properties**



# Five-Year Objectives

Through the campus master plan, RISD had identified several near-term initiatives that the college would like to achieve in the next five to seven years. These projects will improve the facilities with a focus on developing flexible space that can be easily adapted for a variety of functions as needs change, as well as addressing deferred maintenance. They touch on all aspects of the student experience, improving academic classrooms, studios and shops, community space, student administrative functions, student housing and student life facilities.





## 250 South Water Street Building

RISD needs additional academic space. Our academic buildings are for the most part in adaptively re-used buildings, or in buildings that while purpose-built for RISD are many decades old. Academic space is at or over capacity, or inefficiently used due to the limitations or current configurations of our buildings. RISD also has a significant deferred maintenance backlog. In order to partially decant existing buildings so that phased programmatic and deferred maintenance renovations can occur, we need additional space. This space, according to the planning principles of the Master Plan, must be high-quality, highly adaptable space designed for a variety of disciplines and their technical requirements.

To accomplish this, RISD plans to construct a new academic building on the 250 South Water Street lot (currently leased to Metro Parking). This site, zoned for institutional use, can accommodate approximately 110,000 GSF of space on five floors at a height of 75 feet. The building will contain academic classrooms, studios, shops, a gallery, office and critique space, and indoor-outdoor large-scale making space. There is a possibility that RISD may seek a variance for building height in order to maximize the site.

Given its location across the river from the I-195 development parcels, near the new pedestrian bridge, and its visibility from the highways, this facility presents a significant design opportunity for both RISD and the City of Providence. This project is reliant on successful fundraising efforts.



## College Building

College Building (left), currently home to Liberal Arts offices and classrooms, the Textiles department, and some Painting studios, is in need of a full systems renovation, circulation and accessibility improvements, and programmatic improvements and reorganization. After renovation it will continue to serve as classroom, studio and office space. This project is reliant on successful fundraising efforts.





## Quad Block

As part of the master plan process, a Housing Task Force identified that the priority for new campus housing was to expand in the Quad Block (bounded by Benefit, Waterman, Prospect and Angell Streets). Two of the existing dormitories, Nickerson and Homer Halls, were built in the late 1950's and have not had substantial renovation since then. These two halls, along with East and South Halls, constitute the Quad, which does not contain enough beds for the entire first year class, a residential life program goal. RISD plans to build additional housing in the Quad to create swing space to sequentially renovate Homer and Nickerson, and then to allow the entire first-year class to be housed together.

While the 2015 master plan called for selling or offering several houses on the east end of the Quad Block for relocation, or, if that was not possible, demolition, a more detailed study of the Quad Block undertaken in 2016-17 has resulted in an amendment to the master plan in January 2018. The current plan (left) will demolish Fones Cottage and build approximately 155 beds of housing in a 41,000 GSF building south of the Thompson House as well as renovating Homer and Nickerson Halls to upgrade MEP systems and add elevators. The residential scale houses will remain. This project will be funded by debt.



## 20 Washington Place

A near-term initiative in the Campus Master Plan is a reorganization of the first floor of 20 Washington Place to create a Student Success Center, containing the Career Center and a Student Advising Center. The lobby of the building is being renovated to create a more welcoming experience that showcases RISD work. An addition in the area of the current raised parking deck will accommodate the campus mailroom, relocating it from North Main Street, and a large flexible lecture space (left). This work is currently underway with completion later in 2018.

## Metcalf Building & Bank Building

Assessment and planning studies will take place for eventual renovation of Bank Building and renovation and an addition to Metcalf Building.



Other renovation projects will arise as programmatic needs, deferred maintenance issues and funding allow. At this time none are anticipated that would change the use of any existing facilities.





# Property Changes

RISD purchased two properties in 2014: 189 Canal Street and the adjacent parking lot to the north (199 Canal Street), and an office condo suite at 123 Dyer Street. In 2016 RISD purchased additional office condos at 123 Dyer and the parking lot at 24 Pine St.



## 189 Canal Street

189 Canal Street was renovated and now houses the department of Apparel Design. An IMP amendment was approved on March 20, 2014 for this property and a special use permit (required as the property is zoned D-100) was obtained on May 28, 2014, allowing for institutional use.



## 123 Dyer Street

123 Dyer Street (left) was renovated administrative offices. In 2016 RISD acquired an additional 15,000 SF of office condo space at 123 Dyer on the first, third and fourth floors. After renovations, RISD occupied the new space with additional administrative offices in the summer of 2017.



## 30 Point Street

A further IMP amendment, approved on August 23, 2016 recognized RISD's intent to rent space at 30 Point Street (left) for use by academic departments, including studio and classroom space. The lease for this space is for five years, terminating in June 2021.

**F**

## Streets

We do not request abandonment or establishment of any streets in this plan.

**G**

## Major Renovations

The major renovations anticipated in this plan over the next five years are: 20 Washington Place, College Building, Nickerson Hall, and Homer Hall (see **Section D** for details). None will change the general land use category of the building.

**H**

## New Structures

As described above, the new structures anticipated in this plan over the next five years are the South Water Street lot academic building and a new residential building on the Quad.

**I**

## Proposed Demolition

As noted above, RISD will seek to demolish **Fones Cottage** (62 Fones Alley, right) on the Quad Block as part of its housing expansion.



# Parking Plan

## 315

Total Spaces for RISD Parking

## 250

Spaces in Campus Lots

## 65

Street Parking Spaces  
(RISD Priority Spaces by the  
City c.2012)

## Vehicle Parking

RISD has a total of 315 parking spaces for parking—250 spaces in campus lots and 65 spaces on streets where RISD was given priority by the City in 2012. There is no parking provided to students with the exception of spaces for lease at Charles Landing. Faculty and staff must purchase a parking permit each year. The fee for a permit ranges from \$200 to \$550 based on an individual's salary.

Many of the street parking spaces are available to RISD permit holders only until noontime and then are open to the general public after that. In addition, reserved parking is available to RISD permit holders at the Metropark Park Row East and North Main (Steeple) St. lots for an additional fee above the base permit rate. Permits for these lots were issued to 29 people in 2017. Carpool groups can apply for a joint parking permit. Emeritus Professors and Trustees are issued parking permits free of charge. **Table 3** identifies all parking spaces, which are also shown on the map in **Figure 10**.





## RISD Parking

Based on the current zoning ordinance, RISD'S parking requirements are calculated as follows (using fall 2017 data). Based on these calculations, RISD exceeds the number of parking spaces required by the zoning ordinance.

### Requirements

Category	Spaces	Number on Largest Shift (Wednesday 9am–5pm)
Full Time Degree Program Faculty	180	156
Part Time Degree Program Faculty	288	144
Continuing Education Extension Faculty	125	0
Continuing Education Summer Faculty	135	0
Staff	588	550
Students living on Campus	1,468	1,468
Students living off Campus	963	963

### RISD Parking Requirements Calculation

Parking Category	Calculation
<b>A</b> Faculty & Staff (Largest Shift)	$156 + 144 + 550 = 850 / 3 = 283$
<b>B</b> Non-Commuting Students	$1,468 / 8 = 184$
<b>C</b> Commuting Students	$963 / 2 = 482$
<b>D</b> Number of Seats	$787 / 10 = 79$
<b>E</b> Sum	1,028
<b>F</b> Number of Insufficient Spaces on 7/10/86	7/10/86: 806
<b>G</b> Total Spaces Required	222
<b>H</b> Total Spaces Provided	315 (does not include 24 service vehicle spaces)

## Impact of Proposed New Buildings on Parking

The 250 South Water Street lot is not included in RISD's parking totals, so any construction there, while impacting the general parking available for the area, will not impact RISD's count.

The proposed work in the Quad Block will impact the total parking count for RISD: approximately 15 spaces will be removed, bringing the total count down to 300, still in excess of the required number of spaces.



MUSEUM OF ART

RHODE ISLAND SCHOOL OF DESIGN

25 North Main Street





## Bicycle Parking

Required bicycle parking is 114 spaces. Fifty percent of these spaces need to be long-term. RISD currently has 298 outside bike parking spaces and approximately 90 long-term spaces, meeting the requirements. As future projects are developed, more long-term spaces will be developed, including in the new housing in the Quad Block.

### Requirements

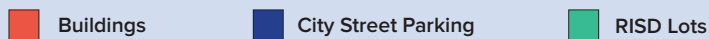
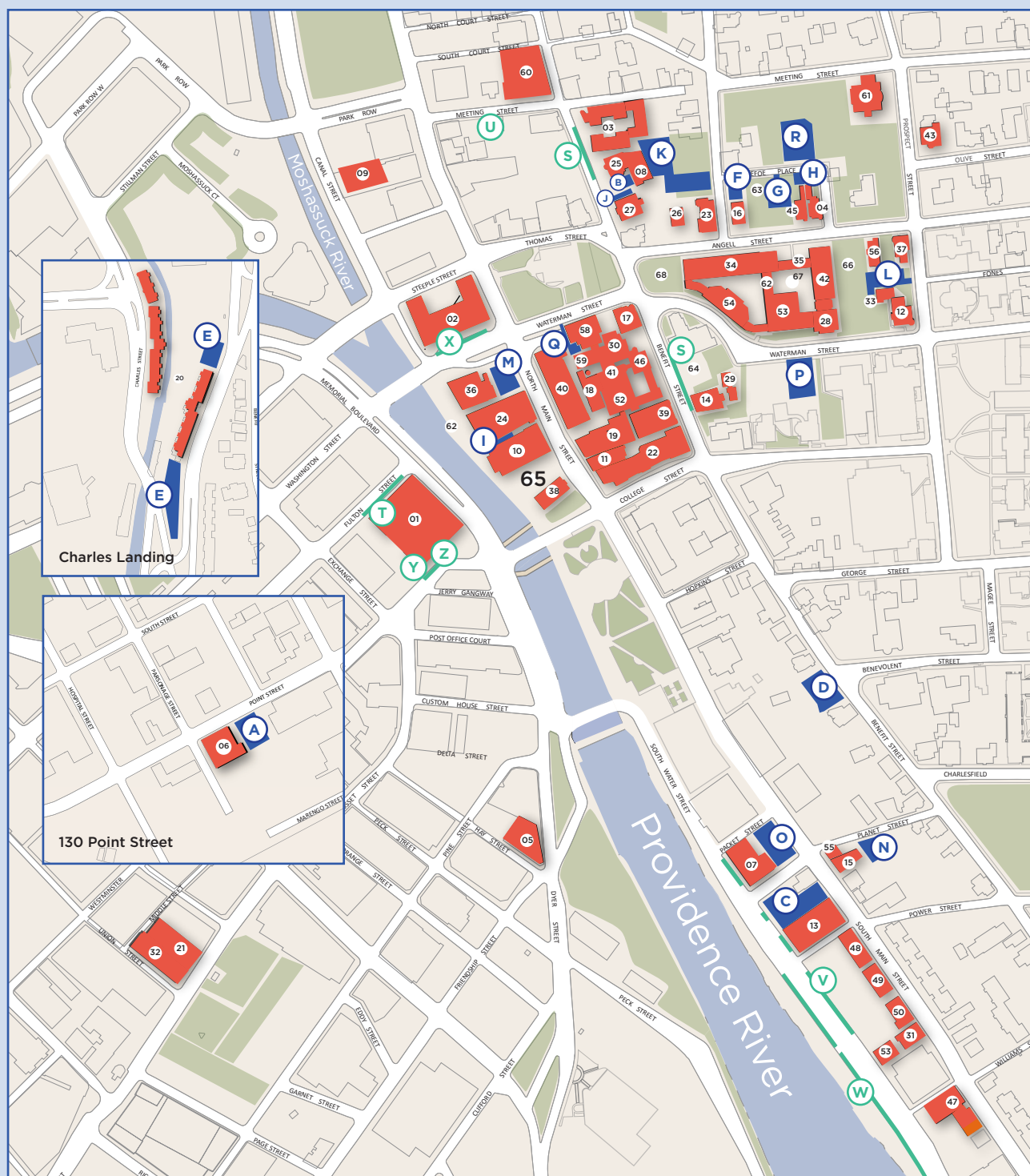
Category	Less D1 (D1 District is exempt from parking)	
GFA	1,016,918	
Bike Parking 1 per 5000 SF	203	
Needed after 1st 35, 50% reduction	114	required bike parking
50% Long Term	57	required bike parking

**Table 3 Parking Spaces**

RISD-Owned Lot	Address	Name
	130 Point Street	130 Point Street
Y	132 Bowen St* (RISD-Owned Garage)	132 Bowen
Y	161 South Main Street 169 South Main Street	161 South Main
Y	187 Benefit Street	187 Garage
Y	199 Canal Street	189 Canal Street
Y	292 Benefit Street	292 Benefit Street lot (Lot 484)
Y	326 South Water Street	326 South Water Street at CE
Y	30 North Main Street	Auditorium/Design Center
Y	231 South Main Street	BEB
Y	210 Benefit Street	Carr House
	Mill Street	Charles Landing Lot 1
	N. Main Street	Charles Landing Lot 2
Y	7 Congdon Street	Congdon Street Lot 2
Y	9 North Main Street	CPP
Y	5-7 Defoe Place	Defoe Lot 1
Y	48 Angell Street	Defoe Lot 2
Y	55 Canal Walk	Design Center/ISB Alley
Y	191-197 Benefit Street	Dwight House Apartments
Y	14-20 Congdon Street	Farnum Lot
Y	Fones Alley	Fones Cottage
Y	1 Washington Place	ISB Lot
Y	13 Waterman Street	Lower Waterman Street Lot
Y	55 Angell Street	Metcalf Refectory
Y	220 South Water Street	Metro Lot (220 South Water Street)
Y	20 North Main Street	Museum
Y	200-202 South Main Street Planet Street (Property at former 66 Well St.) Planet Street (Property at former 74 Well St.)	Planet Street Lot 67, 69 and 66
Y	20 Washington Place	Prov Wash Rear
Y	45 Waterman Street	Upper Waterman Street Lot
	28 Meeting Street* (RISD-Owned Garage) 156-170 Benefit Street	What Cheer
Y		Lot behind Colonial
Y	62 Prospect Street	Woods Gerry gated space
Y	6-8 Defoe Place	Woods Gerry Large Lot
Y	62 Prospect Street	Woods Gerry Small Lot

	RISD Staff	RISD Student & Staff	Reserved Parking	Reserved Assigned Parking	Guest Parking	HC Spaces	Service Spaces (Includes Rental Lot)
	8						
			3				
	22					1	
	4						
	22						
			3				
	5						
	23					1	
		40					
		21					
	6						
	13					1	
	4						
	3						
	32					1	
	14		4				
	10					4	
	3					1	
			2			1	
	9						
	20			2		3	
							17
							7
				1			
	24						
					3	1	

**Figure 10 Parking Spaces**



RISD Lots (Students & Staff)		
<b>A</b>	130 Point St (8 spaces)	
<b>B</b>	187 Garage Studios (5 tandem)	
<b>C</b>	BEB (23 spaces, 1 HC)	
<b>D</b>	Benefit St Lot, 292 Benefit (22 spaces)	
<b>E</b>	Charles Landing (41 spaces)*	
	Charles Landing (21 spaces)*	
<b>F</b>	Congdon St Lot (6 spaces)	
<b>G</b>	Defoe Lot 1 - lower (13 spaces, 1HC)	
<b>H</b>	Defoe Lot 2 - upper (4 spaces)	
<b>I</b>	Design Center/Auditorium Alley (4 tandem)	
<b>J</b>	Dwight House (3 tandem)	
<b>K</b>	Farnum Lot (33 spaces, 1 HC)	
<b>L</b>	Fones Lot (14 spaces)	
<b>M</b>	ISB Lot (10 spaces, 4 HC spaces)	
<b>N</b>	Planet St Lot (9 spaces)	
<b>O</b>	161 South Main Lot (22 spaces, 1 HC)	
<b>P</b>	Waterman St Lot 1 - upper (20 spaces, 3 HC)	
<b>Q</b>	Waterman St Lot 2 - lower (3 spaces, 1HC)	
<b>R</b>	Woods Gerry Lot (24 spaces)	

Buildings			
<b>1</b>	15 Westminster (15 West)	<b>25</b>	Design Center
<b>2</b>	20 Washington Place (Prov Wash)	<b>26</b>	Dexter House
<b>3</b>	41 Meeting Street Studio	<b>27</b>	Dunnell House
<b>4</b>	52 Angel Street	<b>28</b>	Dwight House
<b>5</b>	123 Dyer	<b>29</b>	East Hall
<b>6</b>	130 Point Street	<b>30</b>	Ewing Center
<b>7</b>	161 South Main	<b>31</b>	Farago Wing
<b>8</b>	187 Garage+Studios	<b>32</b>	Fire House
<b>9</b>	189 Canal	<b>33</b>	Fletcher
<b>10</b>	Auditorium	<b>34</b>	Fones Cottage
<b>11</b>	Bank Building	<b>35</b>	Homer Hall
<b>12</b>	Barstow House	<b>35</b>	Homer-Nickerson Connector
<b>13</b>	Bayard Ewing Building (BEB)	<b>36</b>	Illustration Studies Building
<b>14</b>	Benson Hall	<b>37</b>	Larned House
<b>15</b>	Cable Car	<b>38</b>	Market House
<b>16</b>	Carpenter House	<b>39</b>	Memorial Hall
<b>17</b>	Carr House	<b>40</b>	Metcalf Building
<b>18</b>	Central Power Plant (CPP)	<b>41</b>	Museum Complex
<b>19</b>	Chace Center	<b>42</b>	Nickerson Hall
<b>20</b>	Charles Landing	<b>43</b>	Nightingale House
<b>21</b>	CIT/Mason Building	<b>44</b>	Page Building
<b>22</b>	College Building	<b>45</b>	Pardon Miller House
<b>23</b>	Colonial Apartments	<b>46</b>	Pendleton House
<b>24</b>	Congdon House	<b>47</b>	Plantations Barn Building
		<b>48</b>	Plantations One
		<b>49</b>	Plantations Two
		<b>50</b>	Plantations Three
		<b>51</b>	President's House (132 Bowen)
		<b>52</b>	Radeke Building
		<b>53</b>	Refectory (The Met)
		<b>54</b>	South Hall
		<b>55</b>	Tanner Building
		<b>56</b>	Thompson House
		<b>57</b>	Tillinghast Estate
		<b>58</b>	Waterman Building
		<b>59</b>	Waterman Galleries
		<b>60</b>	What Cheer Garage + Studios
		<b>61</b>	Woods Gerry
Open Spaces			
		<b>62</b>	Canal River Walk
		<b>63</b>	Carpenter/Pardon Miller Lawn
		<b>64</b>	Frazier Terrace
		<b>65</b>	Market Square
		<b>66</b>	Nickerson Green
		<b>67</b>	Residential Quad
		<b>68</b>	RISD Beach

City Street Spaces		RISD Exclusive Use	RISD Non-Exclusive Use
<b>S</b>	Benefit Street 11 spaces	8 a.m. to noon, Monday to Friday	Noon to 6 p.m., Monday to Friday
<b>T</b>	Fulton Street 6 spaces, one reserved for RISD service vehicles	8 a.m. to 6 p.m., Monday to Friday	N/A
<b>U</b>	Meeting Street 4 spaces, ALL for RISD service vehicles	8 a.m. to 6 p.m., Monday to Friday	N/A
<b>V</b>	South Water Street (East Side) 16 spaces	8 a.m. to 10 a.m., Monday to Friday	10 a.m. to 6 p.m., Monday to Friday
<b>W</b>	South Water Street (West Side) 20 spaces	8 a.m. to 10 a.m., Monday to Friday	10 a.m. to 6 p.m., Monday to Friday
<b>X</b>	Washington Place 5 spaces	8 a.m. to noon, Monday to Friday	Noon to 6 p.m., Monday to Friday
<b>Y</b>	Westminster Street 3 spaces	8 a.m. to 6 p.m., Monday to Friday	N/A
<b>Z</b>	Westminster Street 1 space	24/7/365	N/A



# Potential Zoning Board Action

## 250 South Water Street

The 250 South Water St. building is being planned for a 75-foot height, the maximum allowed in the I-2 District. There is a possibility that RISD may wish to apply for a variance for height in order to maximize the site.

## Fones Cottage

RISD will seek to demolish Fones Cottage, located in the I-2 district.





# Traffic Study

After conversation with Providence Planning & Design, RISD was directed to provide information about the ways that its faculty, staff, students and visitors get to campus.

## Campus Parking

A total of 686 parking permits were issued in 2017 (646 to faculty and staff; 40 to students at Charles Landing). As noted above, 29 people who are issued RISD permits pay to park at Metrolots and therefore are not using RISD spaces. Fifty percent of commuters travel less than 10 miles, 27% between 10 and 20, 16% between 21 and 50, and 8% more than 50 miles. 149 permits are issued to residents of Providence. Given that RISD has 315 parking spaces, it must be assumed that there is some number of commuters who are not driving every day, or paying at local lots, or parking in nearby neighborhoods. It should be noted that RISD has a number of faculty who commute, generally via rail, from Boston and New York City. Visitors park in any of the nearby pay lots or take public transportation. There is a very limited amount of visitor parking at Woods-Gerry for Admissions visitors. Departments can obtain guest parking permits from Public Safety for use in certain Metropark lots.

## Alternate Transportation

RISD encourages and supports alternative forms of transportation. As there is no student parking on campus with the exception of Charles Landing, off-campus students necessarily must bus, bicycle, or walk to

campus. A total of 3,341 faculty, students and staff took RIPTA to and/or from RISD for a total of 106,487 rides during the period of 1/1/17 to 12/31/17. In addition to students, faculty and staff, studio models and museum volunteers are given ID's as are high school students who participate in Project Open Door. The RISD ID serves as a RIPTA pass allowing free bus rides as a benefit. RISD reimburses RIPTA on a per-ride basis.

## RISD Rides

RISD also operates a shuttle service, RISD Rides, which provides on-demand door-to-door service from 5 pm–3:15 am within a designated service area in Downtown, the West End and the East Side. Rides are requested on an Uber-like app that allows students to request the shuttle via their phones and which then optimizes the shuttle route based upon requests.

## Enrollment

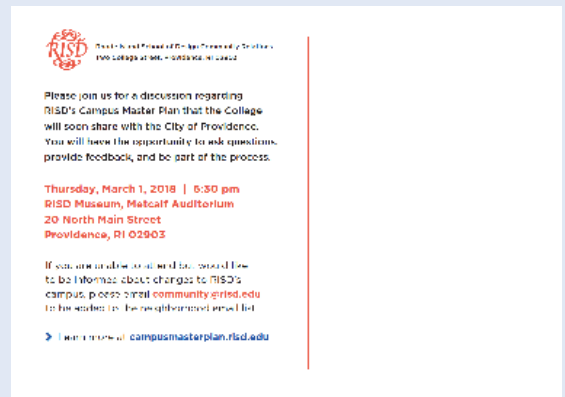
RISD does not anticipate increasing its undergraduate enrollment. It may increase graduate enrollment, but much of any growth may come from low-residency programs, where students are only on campus for brief times throughout the year. There are no plans to increase faculty or staff numbers in any significant way.

# Implementation/ Public Actions

## Construction Activity

Property	Timeline
Renovation and addition to 20 Washington Place	January 2018 – October 2018
Construction of New Residence Hall	September 2018 – September 2019
Renovation of Nickerson Hall	June 2019 – June 2020
Renovation of Homer Hall	June 2020 – September 2021
Renovation of College Building	June 2021 – September 2023
Construction of 250 South Water Street	2022 – 2024





# Public Participation Process

During the master planning process RISD initiated and has continued conversations with the following entities:

**Brown University**

**Providence Preservation Society (PPS)**

**Providence Planning & Development**

**College Hill Neighborhood Association (CHNA)**

## Providence Foundation

During the summer of 2014, RISD presented the draft concept plan to these groups for feedback, specifically the staff at Providence Planning and Development, the PPS's Planning and Architectural Review committee (CHNA Board members were invited to attend this presentation), planning staff at Brown University, and at the September 2014 meeting of the Providence Foundation. The feedback received, primarily about the removal of houses at Prospect, Angell and Waterman Streets East of the Quad, was acknowledged and the plan now reflects these concerns.



In the spring of 2018 RISD previewed its IMP with the PPS's PAR committee, the CHNA, the Jewelry District Neighbor Association, and the Providence Downtown Neighborhood Association. As required by Providence Zoning Ordinance 1910 D.1.a, RISD held an open presentation of the master plan on March 1, 2018 with invitations sent to abutters, local neighborhood organizations, elected officials, and Providence Planning & Development staff.



# Tree & Landscaping Inventory

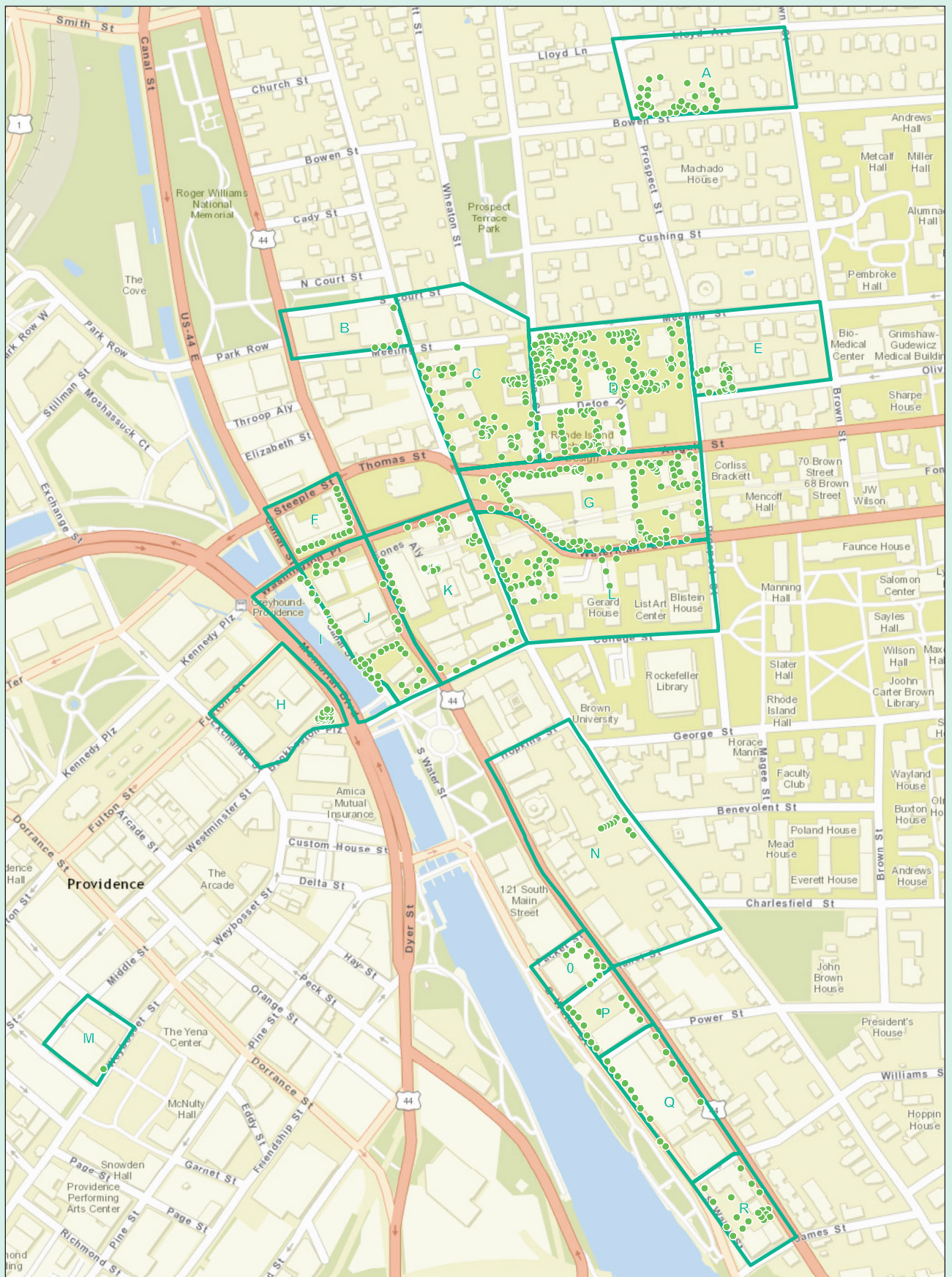
RISD owns multiple lots over multiple blocks. As per the Providence Zoning Ordinance, the tree coverage percentage required is calculated separately for each contiguous area of the development within a block.

**Figure 11** shows the canopy coverage for each block or partial block owned by RISD. In the I-2 district, the requirement is for canopy coverage  $\geq 30\%$  of the lot. In the D-1 district, the requirement is for canopy coverage  $\geq 15\%$  of the lot area not occupied by a structure.

As seen in **Table 4**, our average total tree canopy coverage in the I-2 district is 89%. In the D-1 district our tree canopy coverage per block is 100%. As allowed in the zoning ordinance, street trees on public right-of ways immediately adjacent to our property lines were included. RISD has planted approximately 92 street trees over the last five years.

While the majority of RISD's parking lots currently do not meet the requirements of a perimeter landscape strip, as parking lots or adjacent buildings are renovated or developed we will make sure that we come into conformance. For example, when the Illustration Studies Building was recently renovated, the project included the adjacent parking lot, which was designed per the ordinance. This parking lot is also RISD's first venture into permeable paving.

**Figure 11** Tree Canopy Coverage Map



**Table 4 Tree Canopy Coverage**

Block	Tree Size			Total	Credit	Total Canopy	Total Block SF	Coverage Ratio
	Small	Medium	Large					
<b>A</b>	2,400	1,400	21,000	24,800	7,800	32,600	21,969	148%
<b>B</b>	-	-	5,000	5,000	-	5,000	14,258	35%
<b>C</b>	5,400	9,100	26,000	40,500	9,500	50,000	82,047	61%
<b>D</b>	6,300	9,100	129,000	144,400	39,600	184,000	120,043	153%
<b>E</b>	1,800	-	14,000	15,800	2,700	18,500	7,037	263%
<b>F</b>	-	-	16,000	16,000	3,100	19,100	26,229	73%
<b>G</b>	11,700	11,200	49,000	71,900	15,400	87,300	140,765	62%
<b>H</b>	600	-	15,000	15,600	300	15,900	32,367	49%
<b>I</b>	300	3,500	4,000	7,800	300	8,100	-	100%
<b>J</b>	1,200	1,400	25,000	27,600	7,100	34,700	47,943	72%
<b>K</b>	2,700	700	37,000	40,400	5,000	45,400	118,972	38%
<b>L</b>	1,800	-	25,000	26,800	9,100	35,900	18,798	191%
<b>N</b>	2,100	-	2,000	4,100	300	4,400	12,621	35%
<b>O</b>	600	700	6,000	7,300	300	7,600	17,209	44%
<b>P</b>	-	-	13,000	13,000	1,500	14,500	21,437	68%
<b>Q</b>	-	-	15,000	15,000	1,000	16,000	49,017	33%
<b>R</b>	-	-	18,000	18,000	5,100	23,100	24,201	95%
<b>Total</b>	<b>36,900</b>	<b>37,100</b>	<b>421,000</b>	<b>495,000</b>	<b>108,100</b>	<b>603,100</b>	<b>769,840</b>	<b>89%</b>







## Q

# Public Access to Campus & Grounds

To ensure the safety of RISD's students, faculty and staff, all of RISD's buildings require an assigned key card or a pin number to gain entrance. The exceptions to this are the Woods Gerry Building, where Admissions is located, the Museum, the RISD Store, the 3D Store, the Jolly Roger, and the Watermark Café, which are open to the public. RISD's grounds are completely accessible to the public.

## R

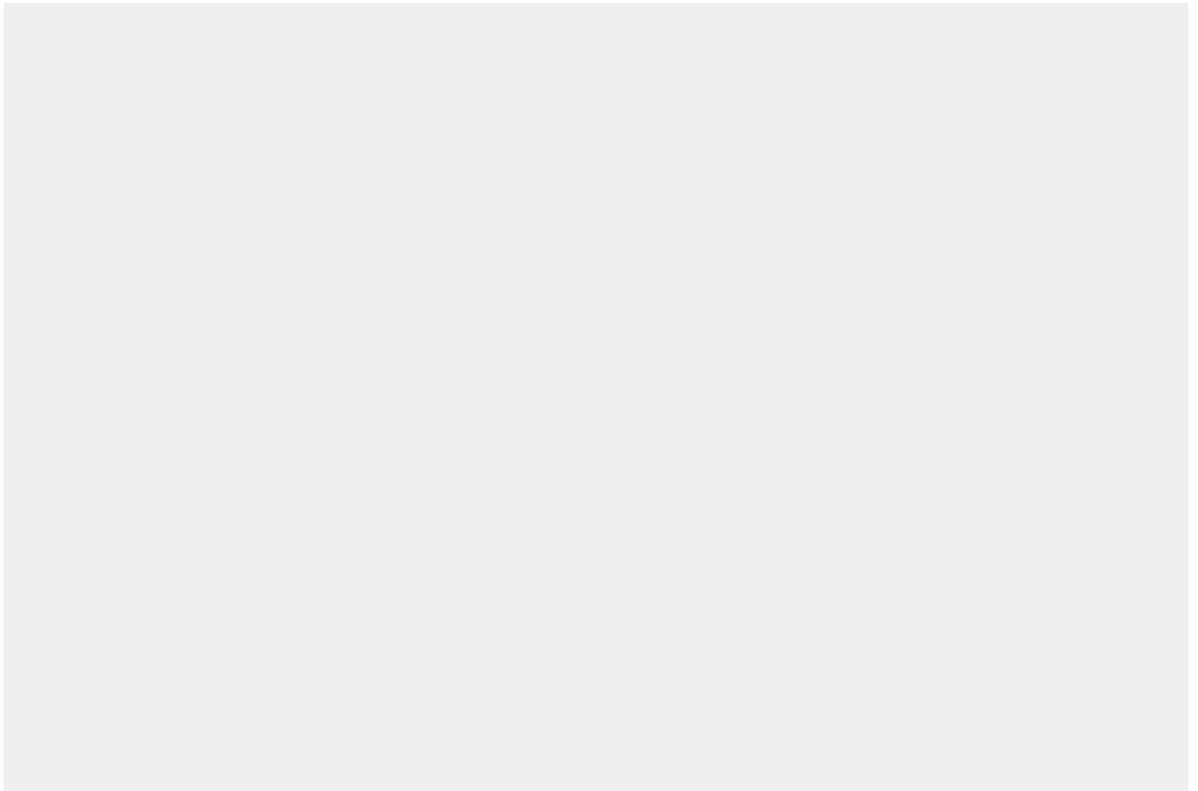
# Approval Requested

RISD seeks approval for the construction of the new 155 bed residence hall on Waterman St. in the Quad Block as well as demolition of Fones Cottage in the Quad Block.

The five-story new residence hall will be approximately 39,300 GSF, including a one-story connector building between the new hall and Nickerson/East halls. Construction is planned to start September 2018 with completion by September 2019. **Figure 12** (right) shows the plan of the new hall and **Figure 13** a rendering of it.

---

**Figure 12** New Residence Hall (plan view)



---

**Figure 12** New Residence Hall (rendering)

