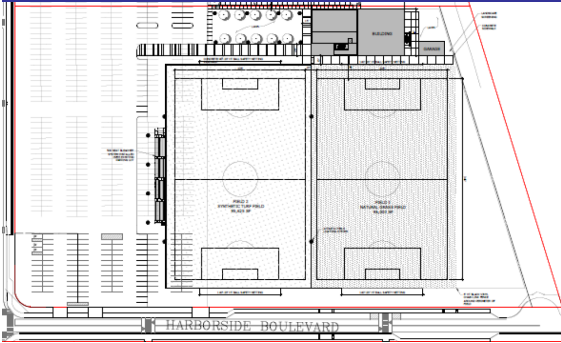


Providence City Plan Commission

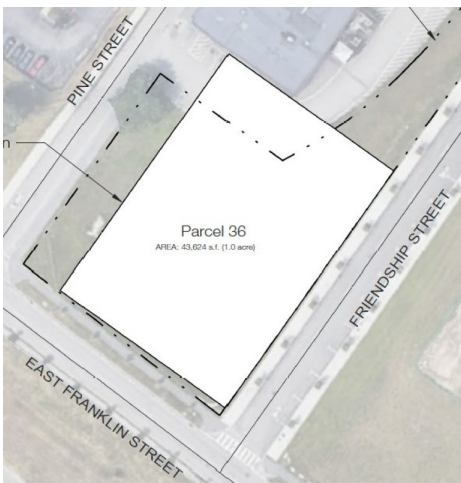
March 21, 2023



AGENDA ITEM 4 ■ JOHNSON AND WALES INSTITUTIONAL MASTER PLAN AMENDMENT



Proposed layout of soccer facility an rendering



CEA location and comparable facility design

OVERVIEW

**OWNER/
APPLICANT:** Johnson and Wales

PROJECT DESCRIPTION: Institutional Master Plan (IMP)
Amendment

**CASE NO./
PROJECT TYPE:** Institutional Master Plan
amendment

**PROJECT
LOCATION:** Johnson and Wales
Downtown and Harborside
Campus

RECOMMENDATION: Approval of the amendment subject to
the noted findings and conditions

NEIGHBORHOOD: Downtown and Washington
Park

PROJECT PLANNER: Choyon Manjrekar

IMP amendment 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 IMP for the applicant Johnson and Wales University (JWU) was approved by the CPC in November 2022. JWU is seeking an amendment to the plan to allow for creation of a new athletic facility on an area currently designated for parking. A proposed Controlled Environment Agriculture (CEA) facility originally proposed for the Harborside campus will be located Downtown.

Soccer facility

JWU entered into a lease with Provport to park vehicles on an undeveloped 13 acre area of the Harborside campus. Per the conditions in the lease, JWU will retain six acres of this property to enter into an alternate lease to construct a soccer training facility consisting of two athletic fields, one grass and one turf, that would serve a number of sports and programs. An administrative building with athletic support programming including a physical therapy facility and a fitness center that would supplement existing university programs, is proposed in a future phase. The facility would reduce the parking inventory by 145 spaces. However, the reduction will not negatively impact provision of parking as JWU has a surplus of 1,723 parking spaces. The landscaping requirements of the ordinance will apply to this site and can be met under the guidance of the City Forester.

Agriculture facility

The IMP proposed a CEA building, which would allow for indoor agriculture, adjacent to the location of the proposed soccer facility. However, this location was found to be unviable as it is located in a floodplain. JWU has proposed relocating the facility to a Downtown location, on the undeveloped portion of 274 Pine Street at the corner of Pine and East Franklin Streets. A 27,000 SF footprint is proposed. The use is permitted by right and the building will be subject to review by the Downtown Design Review Committee (DDRC).

FINDINGS

Providence Tomorrow

Strategy F of Objective LU-7 of Providence Tomorrow: The Comprehensive Plan requires educational institutions to provide five year IMPs to ensure that there is limited growth and negative impacts on neighborhoods. In addition, IMPs are expected to be amended with any new developments between plans. JWU has satisfactorily described proposed amendments since the plan was last presented.

Zoning Ordinance

This amendment to the IMP follows the format prescribed by the Zoning Ordinance, including all required elements outlined in Section 1910. The DPD finds that JWU meets the requirements of the ordinance.

RECOMMENDATION

Based on the analysis and findings contained in this report, the City Plan Commission should approve the IMP amendment subject to the following conditions:

1. JWU shall meet the landscaping requirement for the sports facility by making an appropriate amount of plantings.
2. The CEA building shall be subject to review by the DDRC.