

Providence City Plan Commission

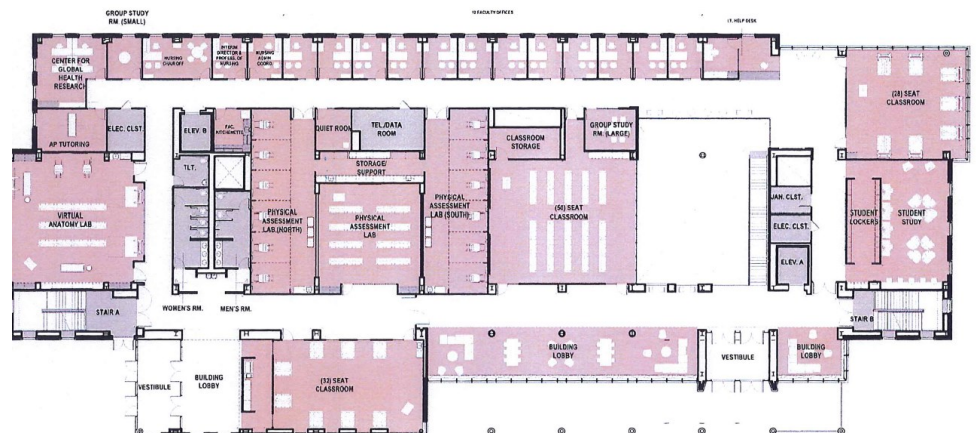
April 18, 2023



AGENDA ITEM 6 ■ PROVIDENCE COLLEGE—INSTITUTIONAL MASTER PLAN AMENDMENT



Building rendering



First floor plan

OVERVIEW

OWNER/ APPLICANT:	Providence College (PC)	PROJECT DESCRIPTION:	Amendment to Providence College's Institutional Master Plan (IMP) for construction of a five story, 147,000 SF academic building for nursing and health sciences.
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 five story, 147,000 SF academic building for nursing and health sciences. The proposed location is the current site of Fennell Residence Hall located at the eastern end of the campus, which will be demolished. PC has also included an updated parking map showing new parking sites that will provide parking that has been displaced by new construction.

Nursing and health sciences building

The nursing building is envisioned as a five story building with a basement that will mainly employ brick, concrete panels and glass on the exterior. It is expected to provide over 147,556 SF of GFA. The building facades facing the campus and street will have different designs to address each frontage. The building will be located on the site of Fennell Hall, at the east side of campus, which will allow for connection to the Eaton Street gate. The building's programming will include classrooms, labs, common space and offices.

Student housing

The building's site will necessitate the demolition of Fennell Hall, which would result in a loss of 186 beds. However, the deficit will be made up with the opening of Shanley Hall which provides 369 beds. An additional 40 beds will be provided through the conversion of Sullivan Hall—an administrative building—to a 40 bed residential building. Construction of the building will not decrease the amount of student housing on campus.

Parking configuration

Universities require one parking space for every three employees, one for every eight non-commuting students, one per two commuting students and one space for every 10 seats in auditoriums, stadiums and gathering spaces. PC has provided a parking calculation based on its enrollment and on-campus activity. PC provides a total of 1,167 parking spaces, but a total of 634 spaces are required based on the number of students and on-campus assembly spaces. A total of 865 spaces are required for the campus gymnasiums and stadiums, which are not used during the day. A plan showing new proposed parking areas has been provided with the submission. Per the applicant's submission, the DPD finds that construction of the nursing building will not affect parking in and around campus.

Public Outreach

The applicant conducted a public outreach meeting on April 12, 2023 to provide information on the amendment.

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 as parking counts and the number of student beds will not be affected. The applicant has documented a public meeting 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.

RECOMMENDATION

Based on the foregoing discussion, the DPD recommends that the CPC approve the amendment to the IMP.