

2024 Master Plan Report

03.17.2025



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SMMA

2024 Master Plan Report

Providence College
Providence, Rhode Island

Prepared by
SMMA

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Introduction / Approach 1

Section 1 - Introduction

City of Providence Zoning Ordinance

In accordance with Section 1910 of the Providence Zoning Ordinance, Providence College has prepared the 2024 campus Institutional Master Plan (IMP). This IMP continues an ongoing process that began in 2003. The IMP outlines the basis of future campus development.

It is understood that upon submission of the IMP, 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 IMP 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.

Planning Vision

Goals and Objectives of the Master Plan

Overarching Goals and Objectives for the Institutional Master Plan are:

- Primacy of Academic Operations.
- Services that support Academic and Student Affairs.
- Accessibility on campus.
- Identify impact of master plan on neighborhood.
- Provide a plan for phased renovation, upgrades, replacement, and expansion of existing facilities.
- Act as a blueprint for utilizing existing resources, building on existing strengths, and reinforcing the positive images of the college, community, and state.
- Provide a development strategy that establishes needs, priorities, schedules, and cost-effective solutions.

Planning Approach

Providence College (PC) is currently engaged in an extensive strategic planning process, focused on the opportunities and challenges facing the institution over the coming years. The evolving Strategic Plan informs the Master Planning process and the allocation of resources. The Institutional Master Plan (IMP), a major strategic initiative, supports the goals of the Strategic Plan by updating the college's physical plant, infrastructure, and campus grounds.

SMMA has had the opportunity to work with the faculty and administrative staff at PC in this phase of the planning process. We have sought to understand the unique qualities of the campus, the mission of the institution, and to help plan for the challenges of the future. The IMP addresses the facility requirements needed to accommodate projected program growth and other foreseen needs through 2034. The plan addresses several common challenges facing modern university campuses, including new academic emphases, the needs of a resident population, enrollment growth, parking, pedestrian, and vehicular circulation, and building maintenance. The IMP for PC is a guide for incremental growth, planned expansion, and changing program and facility needs.

The planning process has been grounded in PC's core values and mission, which have served to guide it in evaluating alternatives and this Master Plan update. The plan builds on existing strengths of the campus and works to enhance the identity and image of the college by supporting PC's liberal arts mission.

Providence College Participants

Capital Projects - Mark Rapoza, *Assistant Vice President*

Academic Leadership and Departments

Athletics / Student Life

Board of Trustee Committees – Building and Property Committee, Strategic Planning Committee, and Finance Committee

SMMA Team

John Scott, *Principal/Project Director*

Nicholas Koulbanis, *Principal/Director*

Anne Fontaine, *Project Manager*

James Deitzer, *Senior Architect*

College Mission

The Mission of Providence College

Providence College is a Catholic, Dominican, liberal arts institution of higher education and a community committed to academic excellence in pursuit of the truth, growth in virtue, and service of God and neighbor.

History

Providence College was founded in 1917 by the Dominican Friars at the invitation of Bishop Harkins to provide a Catholic education in the arts and sciences.

Faith and Reason

Providence College is confident in the appeal of reason, believes that human beings are disposed to know the truth, and trusts in the power of grace to enlighten minds, open hearts, and transform lives. Providence College maintains that the pursuit of truth has intrinsic value, that faith and reason are compatible and complementary means to its discovery, and that the search for truth is the basis for dialogue with others and critical engagement with the world.

Academic Excellence

Providence College is committed to academic excellence, and holds itself to the highest standards in teaching, learning, and scholarship. Its core curriculum addresses key questions of human existence, including life's meaning and purpose, and stresses the importance of moral and ethical reasoning, aesthetic appreciation, and understanding the natural world, other cultures, and diverse traditions. Providence College honors academic freedom promotes critical thinking and engaged learning and encourages a pedagogy of disputed questions.

Community and Diversity

Providence College seeks to reflect the rich diversity of the human family. Following the example of St. Dominic, who extended a loving embrace to all, it welcomes qualified men and women of every background and affirms the God-given dignity, freedom, and equality of each person. Providence College promotes the common good, the human flourishing of each member of the campus community, and service of neighbors near and far.

Veritas and Providence

Providence College brings the eight-hundred-year-old Dominican ideal of veritas to the issues and challenges of today. It seeks to share the fruits of contemplation in an increasingly global and diverse society, and to praise and bless all that is good and vital in human endeavors. Providence College supports the Dominican mission of preaching the gospel of Jesus Christ to a new generation of students and helping them discover God's providence in their lives.

History and Background

The Founding of Providence College

Providence College (PC) was founded in 1917 through a joint effort of the Diocese of Providence and the Dominican Friars of the Province of St. Joseph, with the blessing of Pope Benedict XV and the consent of the General Assembly of the State of Rhode Island.

The driving force behind the development of the College was the late Rt. Rev. Matthew Harkins, D. D., Bishop of Providence, whose dream it was to create a center of advanced learning primarily for the Catholic youth of Rhode Island. However, the College's charter demonstrates that the founders intended PC to serve members of all religious faiths as it reads: "no person shall be refused admission . . . nor shall any person be denied any of the privileges, honors, or degrees in said college on account of the religious opinion he may entertain."

Bishop Harkins' negotiations with the Dominicans of the Province of St. Joseph and his gifts of approximately 17 acres of land and \$10,000 in scholarship funds helped make Providence College a reality. With donations coming primarily from Catholics of modest means, and a pledge from the Province of St. Joseph to provide Dominican administrators and teachers, the College broke ground for the imposing Harkins Hall in 1917. Two years later, in September 1919, it opened its doors to 71 students and nine Dominican faculty members.

Providence College Overview

Providence College is a Roman Catholic, four-year, liberal arts college located on 105 acres in Providence, Rhode Island. Providence College is the only college or university in the United States founded by and conducted under the auspices of the Dominican Friars.

For the academic year 2023-2024, the College is offering liberal arts and sciences undergraduate, graduate, and evening programs to 4,827 students, including 4,383 full-time undergraduate, 128 part-time undergraduate, and 444 primarily part-time graduate students.

The College's primary objective is the intellectual development of its students through a liberal arts education. In November 2018, the College ratified PC200, its Strategic Plan to further the pursuit of its destiny as a leading Catholic, liberal arts college with a national reputation. In the plan's preface, the vision is set forth for PC to be "a nationally recognized Catholic, residential, undergraduate-focused,

higher-education institution distinguished for leveraging the interconnections among the humanities, fine arts, social sciences, natural sciences (i.e., the liberal arts), and professional courses of study, and integrating experiential learning opportunities to prepare its students to live meaningful personal and professional lives in an increasingly global society.” The Plan establishes three primary goals:

1. A Distinctive Educational Experience
2. A Model of Love, Inclusivity, and Equity in a Diverse Community
3. A Sustainable Institution with Growing National Visibility and Reputation

The adoption of the Strategic Plan is linked with the College’s “Beyond Limits” 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.

Initiatives Implemented 2

Section 2 – Initiatives Implemented

Progress / Comparison 2012-2024

Since 2012, the college has completed multiple initiatives to support the current and future curriculum. These changes include physical changes to the campus buildings and grounds, as well as internal changes to the College's institutional organization.

Buildings Built / Renovated / Demolished Since 2012

- Alumni Hall Mullaney Gymnasium Renovation (2012)
 - The complete renovation to the historic 20,720-sf Mullaney Gymnasium provided new mechanical and electrical systems, LED scoreboards, a balcony press box, a television broadcast system, and a new sound system and seating for 1,549 people.
- Schneider Arena Addition and Renovation (2013)
 - This renovation turned Schneider Arena into one of the finest on-campus collegiate ice hockey facilities in the country.
 - Highlights of the 30,000-sf addition include a new atrium, ticket office, concession stands, locker rooms, club locker rooms, meeting rooms, a strength and conditioning center, a shooting room, coaches' offices, press box, five luxury suites, dasher boards, new glass, video boards, seating for 2,978 spectators, and the Friends of Friar Hockey room overlooking the rink.
 - The arena hosts many of Rhode Island's youth and high school hockey teams and junior hockey programs.
 - The building also serves as a home for the men's lacrosse team who practice and compete at the adjacent Chappy Field. Their space includes lockers, video room and coaches' offices.
- Ruane Center for Humanities (2013)
 - Designed and built as the home to the Western Civilization program.
 - The new facility includes, lecture hall, classrooms, meeting spaces, study spaces, a cafe, as well as the offices of the Schools of Arts and Sciences, Liberal Arts Honors Program, and the Departments of English and History.
 - The academic heart of the college.
- Arthur and Patricia Ryan Center for Business Studies (2017)
 - This building project included the complete interior and exterior restoration of the existing Dore Hall.
 - The Ryan Center includes contemporary active learning classrooms and teaching facilities, specifically designed for a business education curriculum integrated with the liberal arts.
 - The new center includes a skylit atrium that connects Dore Hall offices with the classroom wing, a finance lab, breakout meeting spaces, and study spaces.

- **Science Complex Addition and Renovation (2018-23)**
 - The addition and new main entrance modernized the learning experience for students in the sciences through upgrades in laboratory space, technology-rich classrooms, a computer modeling and computational lab, a microscopy suite, and student commons to encourage collaboration and conversation.
 - Phased renovations of existing laboratories, classrooms, academic offices in Albertus Magnus, Sowa, and Hickey Halls.
- **Ruane Friar Development Center (2019)**
 - The Friar Development Center is a multi-purpose 56,000-sf facility with a two-court practice facility for men's basketball, an Innovation Lab, a Medicine Center, and a student-athlete fueling station. It also included a strength and conditioning center, coaches' offices, a new Friar Athletics Hall of Fame, and a large outdoor patio.
- **Outdoor Classroom Pavilions (2020)**
 - Three open-air covered pavilions were built to function as outdoor classrooms and to host gatherings in response to the COVID-19 pandemic.
- **Raymond Dining (2023)**
 - Raymond Dining Hall is the college's primary on-campus dining facility.
 - Expanded seating area with varied seating styles.
 - Reconfigured the food service areas to offer a variety of dining choices.
- **Shanley Hall (2023)**
 - The construction of Shanley Hall allows for the college's overall increase in students over the coming years in anticipation of the School of Nursing being built.
 - Shanley Hall addresses the college's plans to move Sophomore housing towards semi-suite living with two double-occupancy bedrooms sharing a bathroom.
 - The building contains multiple shared quiet alcoves, study spaces, floor lounges, and a common game room and community kitchen.
- **Fennell Hall Demolition (2023)**
 - Fennell Hall was demolished to make room for the Ben Mondor Center for Nursing and Health Sciences' construction.
- **Ben Mondor Center for Nursing and Health Sciences (2025)**
 - The state-of-the-art building will transform the East campus with a large, five-level building featuring high-tech teaching and learning environments for clinical nursing simulation, anatomy and physiology, and academic spaces to support engaged student learning.
 - The building will also include tutoring and study spaces, faculty offices, a chapel, dining facilities, and additional resources to support student success inside and outside of the classroom.

Site Transformation Since 2012

- Ray Treacy Track (2013)
 - The primary training facility for the men's and women's cross country and track and field teams. The complex includes a six-lane track with eight-lane straightaways, steeple chase, long jump, high jump, pole vault, and javelin throw.
 - Inside the track is a synthetic turf field used for rugby and intramural sports.
- Anderson Stadium and Chapey Field (2016)
 - The stadium is the main facility for the men's and women's soccer, and men's lacrosse teams. It features over 1,500 seats, a new press box, and two luxury boxes for entertainment. It also has locker rooms for home and visiting teams and a video board.
- Glay Field (2016)
 - The field is home to the Friars' softball team and, features a state-of-the-art synthetic playing surface, clay pitcher's mound, lighting, stadium-style seating for 300 spectators, press box, dugouts and bathroom facilities, double-mound bull pen and batting cage, enhanced media/film capability, and storage facility.
- Acquisition of Huxley Ave (2016-2017)
 - The acquisition of Huxley Ave was an important step in unifying the East and West sides of campus, improving safety, accessibility, and improving the pedestrian experience on campus. The elimination of through traffic on Huxley Ave allowed the campus to be connected by two East / West pedestrian spines as envisioned in the 2003 master plan, resulting in a more pedestrian and bicycle-friendly campus. This was not only essential for the unification of the campus, but it was critical in providing the necessary mitigations to address any potential increase in traffic due to the developments that occurred or will occur between 2012 and 2024.
 - A new main campus entry gate, guard house, bus stop, and roundabout were added at the terminus of Huxley Avenue to provide a central controlled access point to the campus, and to facilitate a more cohesive roadway network that provided better vehicular circulation throughout the campus.
 - As a result of the purchasing and closure of the Huxley Avenue intersection, the College's traffic consultant, in coordination with the City's traffic engineer, and the planning department, conducted a traffic count program and prepared a traffic study to evaluate the existing and future impacts associated with the removal of the southbound leg of the intersection. Consequently, a new signal system was designed and constructed at the intersection of Huxley Avenue and Eaton Street that provided ADA compliant wheelchair ramps, both vehicular and accessible ADA compliant pedestrian actuation, video detection cameras, and an emergency vehicle detection system. Additionally, the replacement of the intersection's southbound roadway leg with a twelve-foot-wide pedestrian and bicycle pathway made the campus safer for students and employees. The "Benzie" pathway also allows controlled access by Public Safety for emergency vehicles, fire apparatus, and for moving students into and out of the residence halls in the Fall and Spring.
- Acquisition of land
 - PC has acquired several adjacent parcels of land since 2012. The Off-Campus Properties Map, included in Section 02, highlights the college's current properties.



2003 Campus Map

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2012 Campus Map

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Existing Campus Plan Showing Updates Since 2012

Analysis

3

- A. Site Analysis
- B. Building Quality Assessment
- C. Historic Properties

Site Analysis

A

Section 3A – Existing Site Analysis

The information gathered in this section has been interpreted and graphically documented in a series of site analysis diagrams. These site analysis diagrams describe existing conditions and allowed the planning team to identify opportunities and constraints inherent to the campus.



Figure 1 - Existing Campus Illustrative Plan (2024)

Site Context and Building Use

Urban Context

Providence College is located in Providence, Rhode Island, in the city's Elmhurst neighborhood. The campus is about two miles west of downtown Providence in a residential urban neighborhood.

Zoning

The campus is located in an I-2 zone with two historic overlay zones for two historic homes, St. Martin Hall, formerly the Bradley estate, and St. Dominic House, formerly the Bailey estate.

Building Use

The Building Use diagram illustrates groupings of buildings by use category: Academic, Student Life, Service, Athletics, Student Services, Administration, Chapel, and Priory Residence. The Existing Building Use plan is helpful in visualizing how programs are organized and connected throughout campus.

The majority of the Athletic spaces are organized along the North and Northwest areas of the campus. Academic and Student Life spaces are distributed throughout the campus. Administration is located in the West part of the campus.

Transportation and Pedestrian Access**Existing Vehicular Circulation**

The Vehicular Transportation Diagram denotes primary, secondary, and restricted roadways throughout the campus. This roadway network system provides a more managed and functional vehicular circulation pattern for the college.

The Providence College campus has three primary entrances with gates and guard houses providing access to different sectors of campus. These entrances include the entrance at One Cunningham Square leading to Harkins Hall, the new gate at Huxley Avenue terminus that leads to the recently constructed roundabout, and the entrance located on Eaton Street (currently under construction). Additionally, key-card unmanned gates are located throughout the campus providing restricted access to parking areas for students, faculty, and administrative staff. Two other access points, one off Admiral Street, near Schneider Arena, and the other one off Eaton Street, near Mal Brown Hall and the Chapel, are restricted access that are only opened during special occasions and typically under police control.

Existing Pedestrian and Alternate Transportation

The Pedestrian and Alternate Transportation diagram shows primary, secondary, and tertiary pedestrian pathways along with accessible building entrance locations. In addition, the diagram highlights RIPTA bus stops, on-campus Zipcar locations, and bicycle rack locations. Existing PC students and employees have free access to RIPTA with their student or employee IDs.

Existing Parking

The Existing Parking diagram illustrates the locations and number of spaces of all existing parking on campus. Currently there are 1,475 parking spaces on campus. Per the Educational Facilities Parking Worksheet (see Appendix A), this is an excess of 902 spaces beyond what is required. It is the college's policy that Freshman and Sophomores (approximately 51% of the student population) cannot have vehicles on campus. The Study Abroad Program annually has approximately 315 students (Junior and Seniors) studying in other countries. Both the parking policy and Study Abroad Program reduce the number of parking spaces required as well as the number of vehicle trips to and from the campus.

The majority of the larger parking areas and structural parking facilities are concentrated on the perimeter of the campus to the North, East, and South. Limiting parking through the heart of the campus allows it to be more pedestrian and bicycle friendly.



Existing Zoning Map



- Administration
- Auxiliary
- Residence Life
- Priory Residence
- Student Services
- Academic
- Athletics
- Chapel



Building Use Diagram

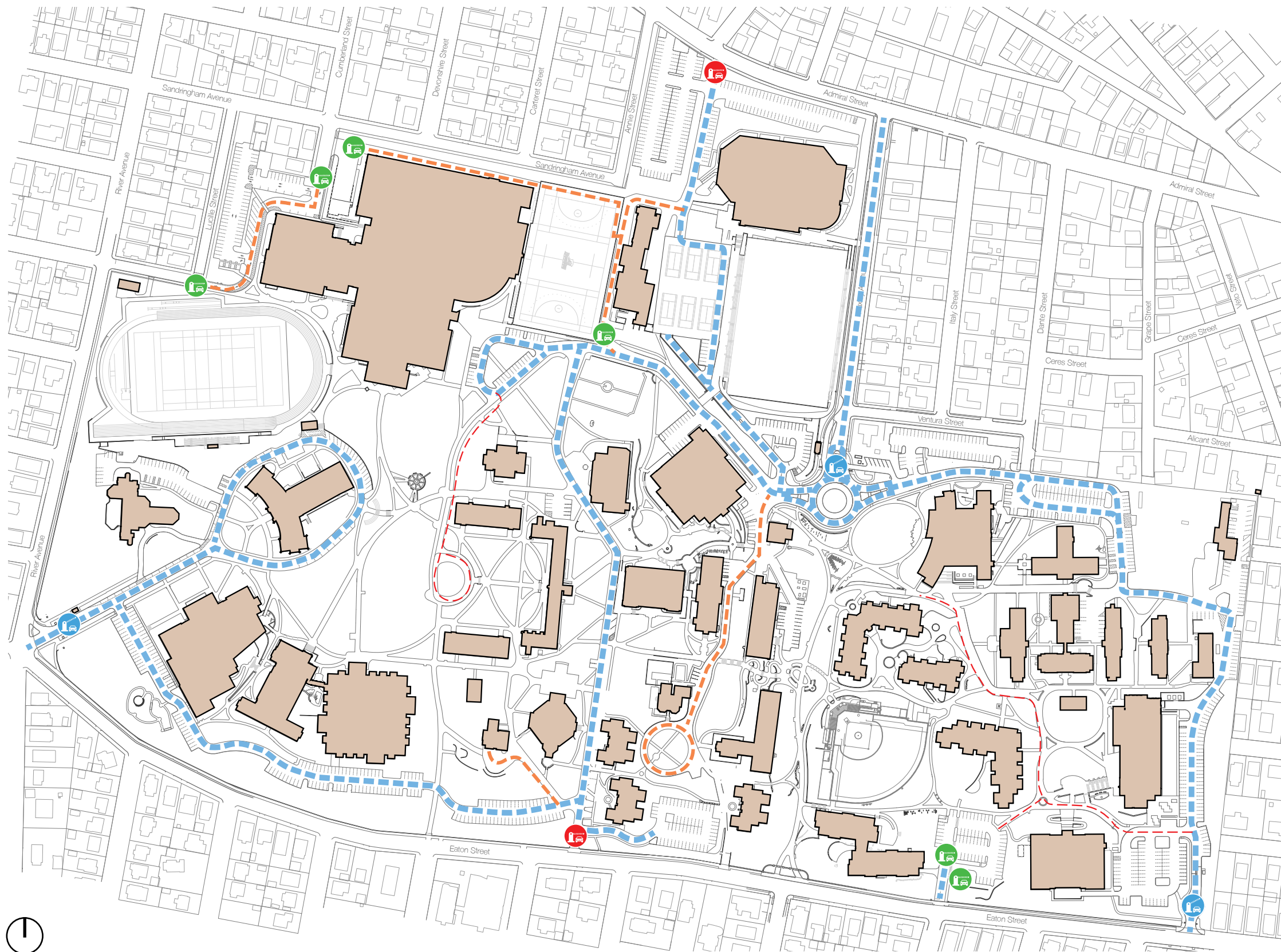
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- Primary Vehicular
- Secondary Vehicular
- Restricted Circulation
-  Primary Access
-  Restricted Access
(typically with police control during special events only)
-  Restricted Key Card Control
(access to parking facilities by students and staff)



Vehicular Transportation Diagram

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- Primary Pedestrian / Bicycle
- - - - - Secondary Pedestrian
- - - - - Tertiary Pedestrian
- Accessible Entrance
- Bus Stop
Route 55/Admiral Route
- Zipcar Parking
- Bike Rack



Pedestrian and Alternate Transportation Diagram

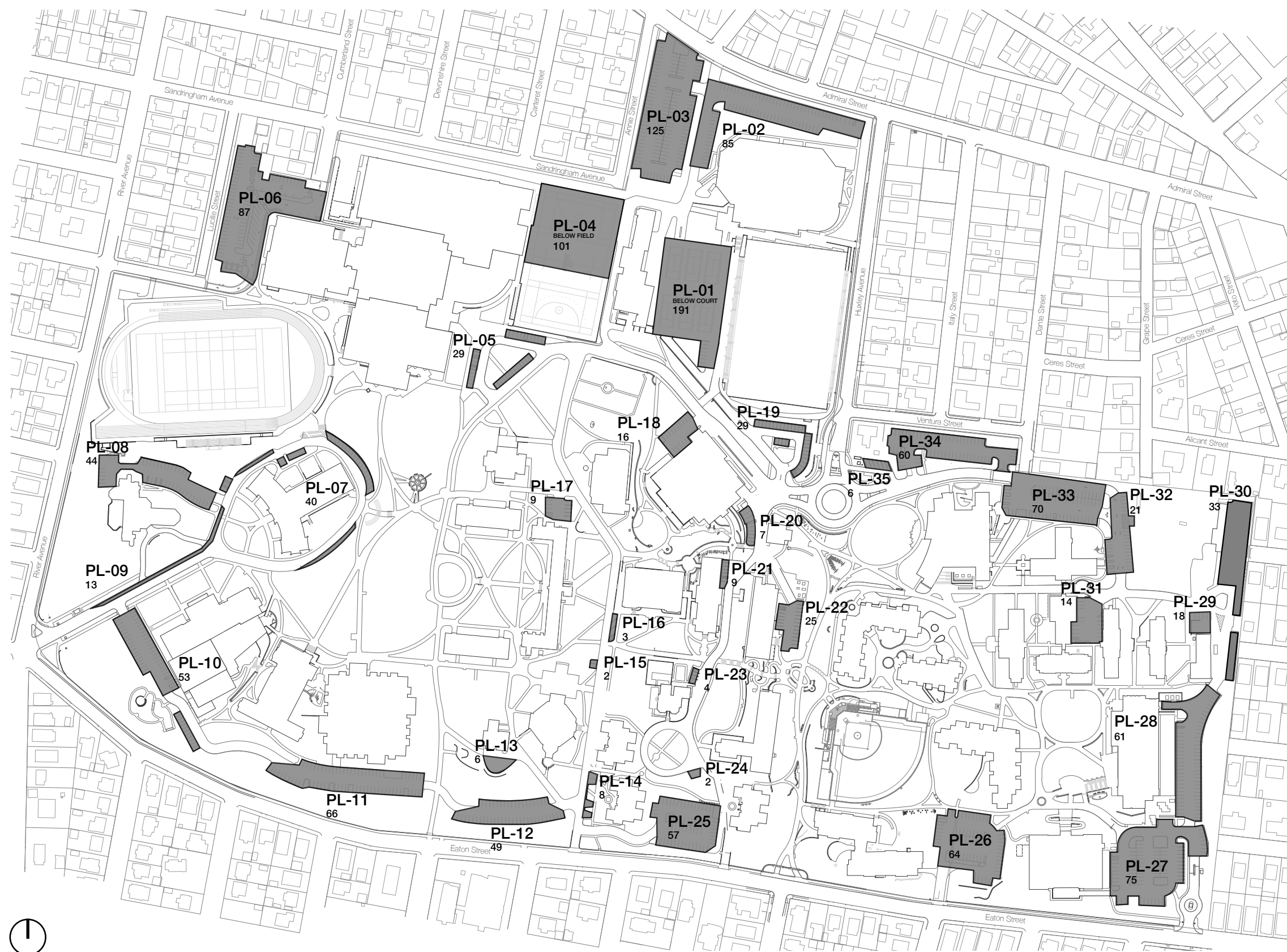
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LOT	COUNT
PL-01	215
PL-02	85
PL-03	125
PL-04	101
PL-05	29
PL-06	87
PL-07	40
PL-08	44
PL-09	13
PL-10	53
PL-11	49
PL-12	49
PL-13	6
PL-14	8
PL-15	2
PL-16	3
PL-17	9
PL-18	16
PL-19	29
PL-20	7
PL-21	9
PL-22	25
PL-23	4
PL-24	2
PL-25	57
PL-26	64
PL-27	75
PL-28	61
PL-29	18
PL-30	33
PL-31	13
PL-32	21
PL-33	70
PL-34	60
PL-35	6
TOTAL	1475



Existing Parking Map

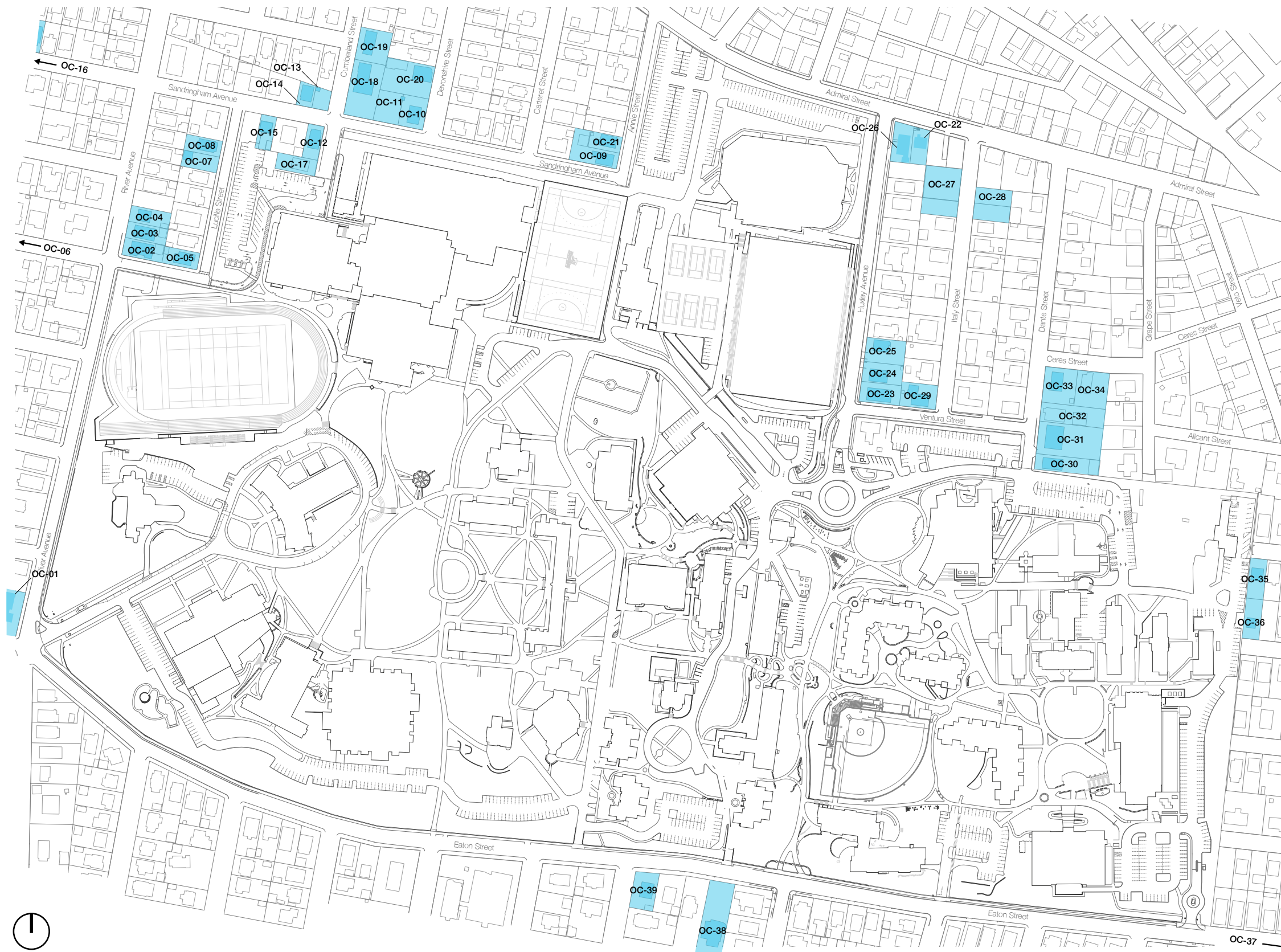
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- OC-01 560 River Ave.
- OC-02 653 River Ave.
- OC-03 661 River Ave.
- OC-04 665 River Ave.
- OC-05 181 Wardlaw Ave.
- OC-06 2 Lucile St.
- OC-07 30 Lucile St.
- OC-08 34 Lucile St.
- OC-09 1 Sandringham Ave.
- OC-10 40 Sandringham Ave.
- OC-11 45 Sandringham Ave.
- OC-12 64 Sandringham Ave.
- OC-13 67 Sandringham Ave.
- OC-14 71 Sandringham Ave.
- OC-15 74 Sandringham Ave.
- OC-16 135 Sandringham Ave.
- OC-17 30 Cumberland St.
- OC-18 47 Cumberland St.
- OC-19 55 Cumberland St.
- OC-20 60 Devonshire St.
- OC-21 31 Annie St.
- OC-22 476 Admiral St.
- OC-23 247 Huxley Ave.
- OC-24 249 Huxley Ave.
- OC-25 251 Huxley Ave.
- OC-26 309 Huxley Ave.
- OC-27 9 Italy St.
- OC-28 18 Italy St.
- OC-29 67 Italy St.
- OC-30 95 Dante St.
- OC-31 101 Dante St.
- OC-32 107 Dante St.
- OC-33 111 Dante St.
- OC-34 50 Ceres St.
- OC-35 2 Mowry St.
- OC-36 43 August St.
- OC-37 198 Camden St.
- OC-38 178 Eaton St.
- OC-39 105 Hilltop Ave.

Off-Campus Properties



Off Campus Properties Map

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- ADA Accessible Paths
- Accessible Parking
- Non-ADA Accessible Paths
- VIF Paths
- Accessible Egress



2022 Campus ADA Assessment Diagram

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Building Quality Assessment	B
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Section 3B – Properties / Building Quality Assessment

Properties and Facilities

The College's physical plant currently consists of 47 buildings on the (approximately) 105-acre campus. There are 16 residence halls which consist of nine dormitories, two suites-style halls, and five apartment halls. The campus includes 16 academic buildings housing classrooms, labs, and offices; one building used as Dominican residences; four administrative operation buildings; four auxiliary buildings; and St. Dominic Chapel. The auxiliary buildings include a student center which houses 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. The construction of the new Ben Mondor Center for Nursing and Health Science is scheduled for occupancy in January of 2025. The College's buildings have been reviewed for compliance with the federal guidelines for program access for individuals with disabilities.

The physical plant is sufficient, in most respects, for current programs and activities. The College plans to pursue an aggressive approach of renovating existing facilities while undertaking capital projects and plans to continue its program to renovate all residence halls.

Building Quality Assessment

SMMA has updated the Institutional Master Plan Building Quality Assessments to reflect the current use of the campus buildings and to document campus changes and additions since 2012.

The evaluations include:

- Current use
- General facts (date built, construction type, renovations)
- Current condition
- Needed improvements.
- Likely future use
- Square footage

Each of the building evaluations includes: a photograph of the exterior, a plan of a typical floor, and a campus context plan, showing the building location on campus.

PC-1 | Schneider Arena**Current Use**

Schneider Arena houses the ice rink, spectator seating for 2,978, lobby and support spaces, team lockers, related sports facilities, and coaching offices.

General Facts

- Built: 1973
- Construction: Three-story steel frame structure with a metal panel and masonry exterior.
- Renovations:
 - 2009: Women's Hockey Locker Reno - 30,430 SF addition with complete renovation of existing arena and support spaces, new mechanical systems.
 - 2013: Renovation and Addition.
 - 2017: Renovation of Men's Ice Hockey, support spaces for kitchen expansion, and new players' lounge
 - 2023: Coaching Office Renovation

Current Conditions

The building is generally in excellent condition.

Needed Improvements

None.

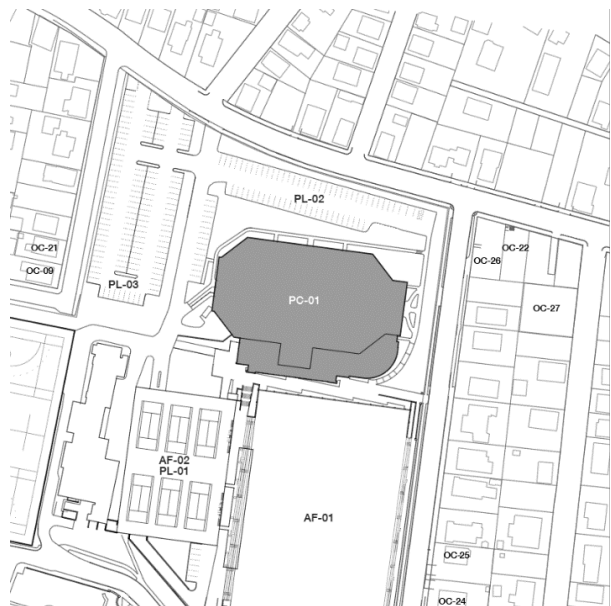
Likely Future Use

No change in use anticipated.

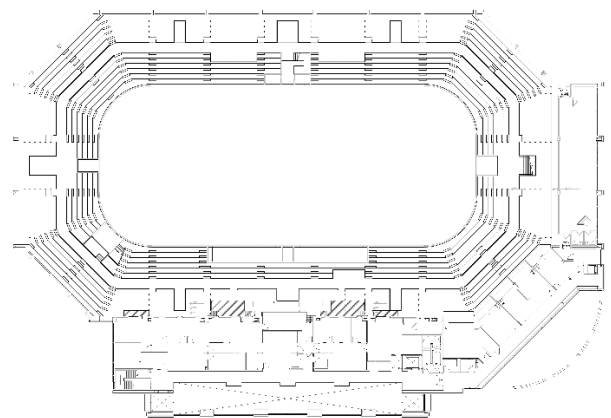
Square Footage

Assigned: 53,390 SF

Total: 99,993 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

Current Conditions

The building is generally in good condition.

Needed Improvements

None.

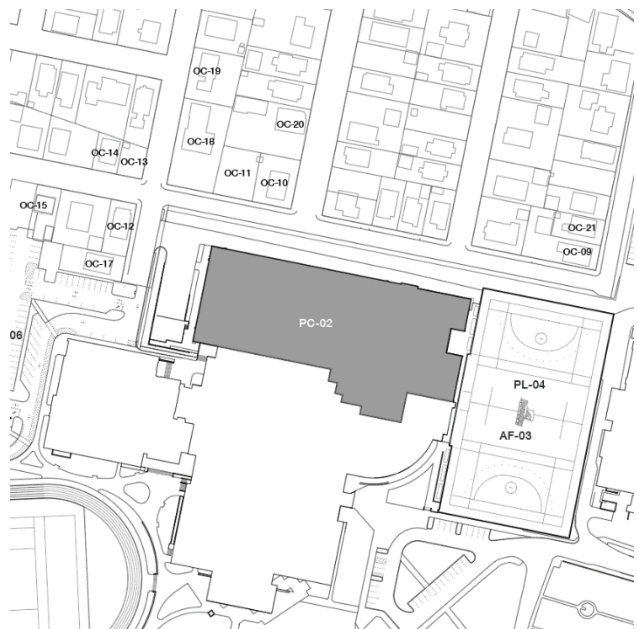
Likely Future Use

No change in use anticipated.

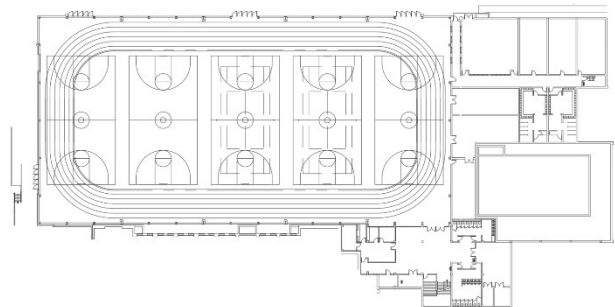
Square Footage

Assigned: 78,236 SF

Total: 82,524 GSF



Context Plan



Typical Floor Plan

PC-3 | Alumni Hall

Current Use

Alumni Hall houses the main Athletics facilities which include Mullaney Gymnasium, Team Lockers, and Athletic Department team offices. The food court and associated seating areas, ROTC offices, club offices, and storage areas are also located in the building. The building is connected to the Slavin Center, Concannon Fitness Center, Ruane Friar Development Center, and Peterson Recreation Center.

General Facts

- Built: 1955
- Construction: Steel frame with brick exterior
- Renovations:
 - 2012: Mullaney Gymnasium Renovation
 - 2018: Renovation as part of FDC construction
 - 2024: Women's Basketball Renovation

Current Conditions

Alumni Hall is in generally good condition.

Needed Improvements

Renovation of lower level dining including completion of sprinkler system in 2-5 years.

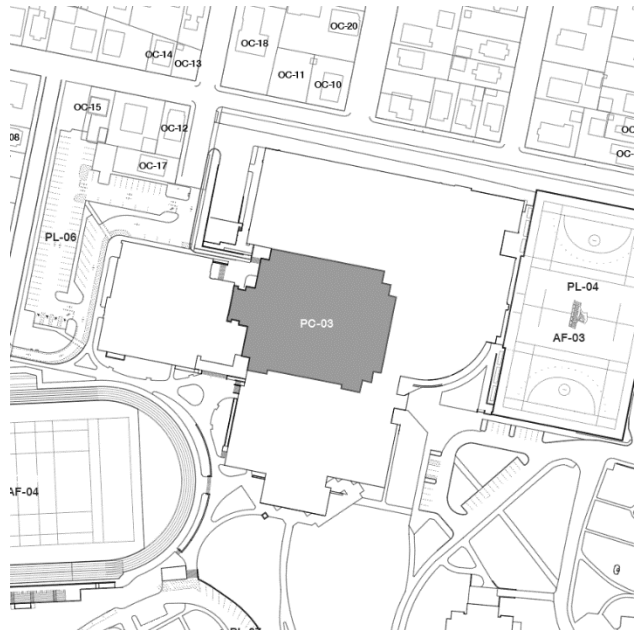
Likely Future Use

No change in use anticipated.

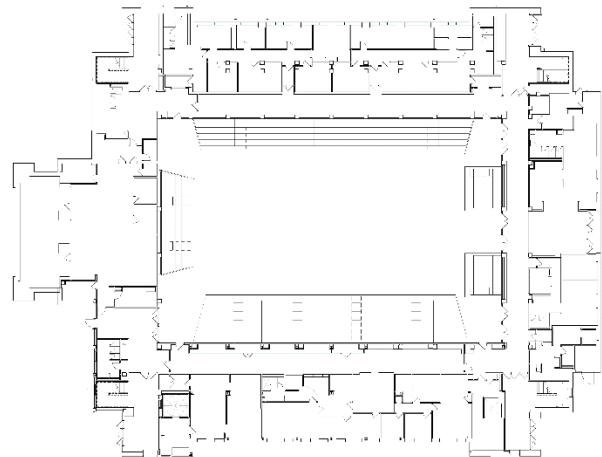
Square Footage

Assigned: 87,397 SF

Total: 101,387 GSF



Context Plan



Typical Floor Plan

PC-4 | Slavin Center

Current Use

The Slavin Center serves as the campus student union. It 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, a bank branch, 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 Pavilion Addition
 - 2015: Renovation of Dunkin Donuts retail space

Current Conditions

The building is in generally fair condition. Based on current programming needs, the building has a GSF shortfall and no longer accommodates the current and planned programs without an addition.

Needed Improvements

Anticipate expansion and full renovation of the building with MEP replacement in the next 2-5 years.

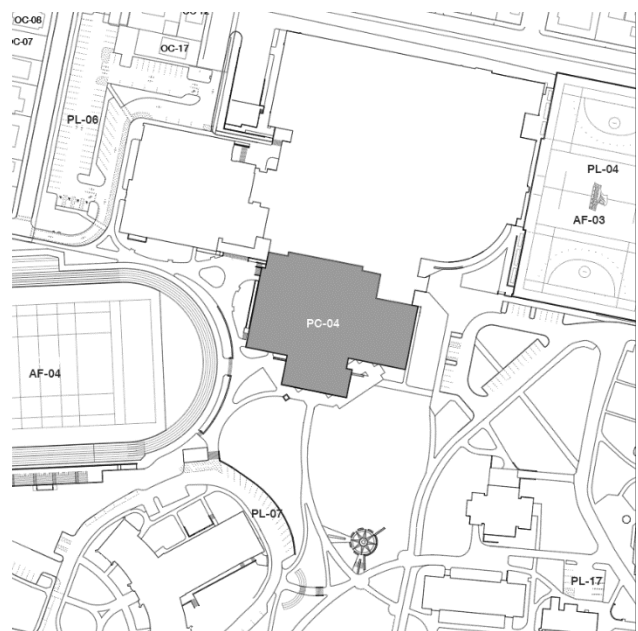
Likely Future Use

No change in use anticipated.

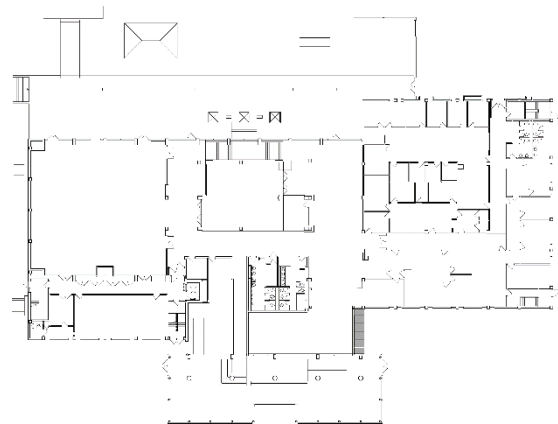
Square Footage

Assigned: 60,232 SF

Total: 65,586 GSF



Context Plan



Typical Floor Plan

PC-5 | Power Plant

Current Use

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

General Facts

- Built: 1954
- Construction:
- Renovations:
 - 2002: Installation of new underground fuel tanks.
 - 2004: New generator.
 - 2005: Replacement of stack.
 - 2008: Removal of coal boilers, new chillers and cooling towers.

Current Conditions

The majority of the building is in good condition, aside from the north portion which is in poor condition.

Needed Improvements

Renovation of the north portion of the building for new chillers and cooling tower is slated for 2024.

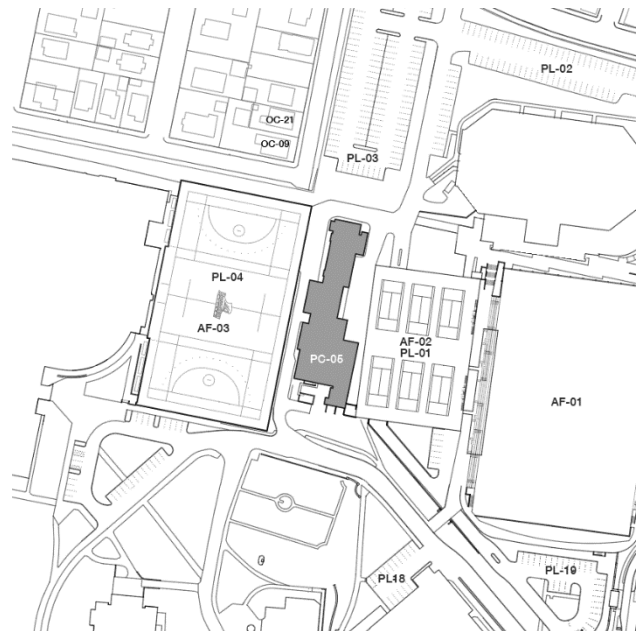
Likely Future Use

No change in the use anticipated.

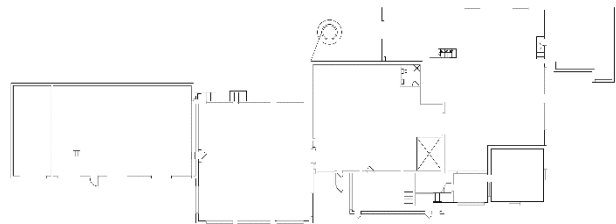
Square Footage

Assigned: 15,149 SF

Total: 17,499 GSF



Context Plan



Typical Floor Plan

PC-6 | Shanley Hall

Current Use

Shanley Hall is a six-story semi-suite style residence hall with extensive student common amenities. It typically accommodates 369 students.

General Facts

- Built: 2023
- Construction: Steel frame with precast concrete slabs. Masonry exterior.

Current Conditions

The building is generally in excellent condition.

Needed Improvements

None.

Likely Future Use

No change in use anticipated.

Square Footage

Assigned: 114,055 SF

Total: 139,940 GSF



Context Plan



Typical Floor Plan

PC-7 | McVinney Hall

Current Use

McVinney Hall is a 12-story traditional style residence hall with common toilet facilities. It typically accommodates 293 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.

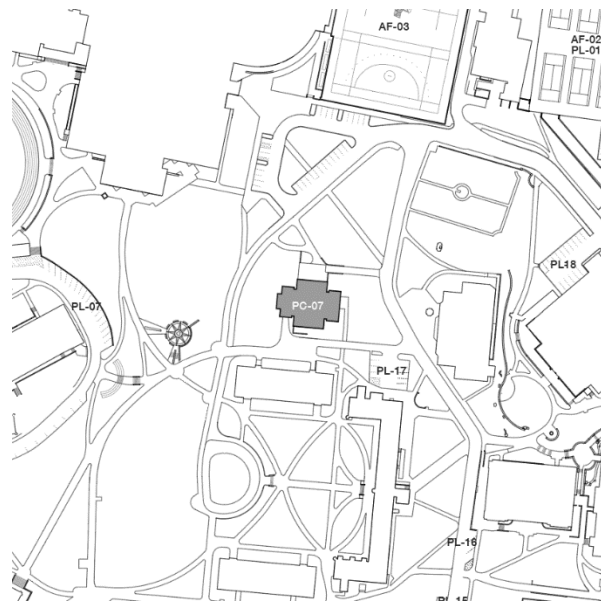
Likely Future Use

No change in use anticipated.

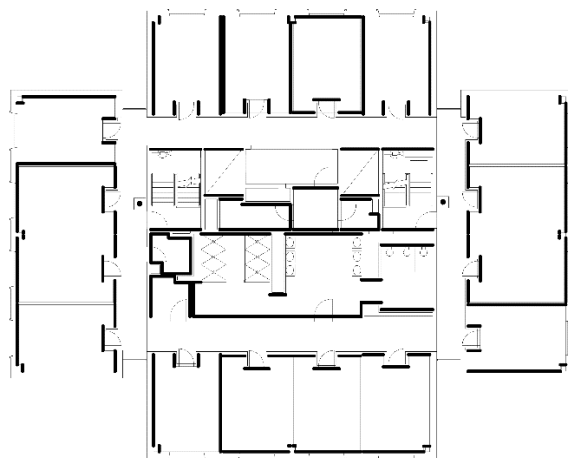
Square Footage

Assigned: 59,818 SF

Total: 65,228 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, Human Resources, and classrooms.

General Facts

- Built: 1919 and 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.
 - 2013: Exterior restoration, roof replacement, and renovation of administrative spaces and classrooms.

Current Conditions

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

Needed Improvements

Completion of sprinkler installation at lower level.
Minor HVAC upgrade on two lower levels.

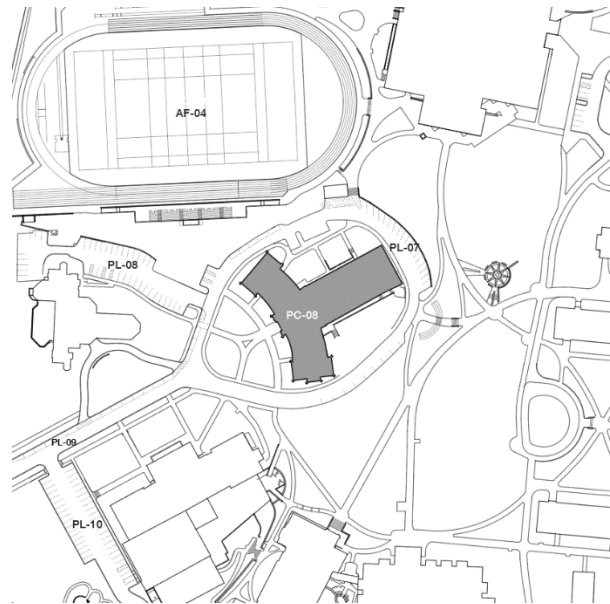
Likely Future Use

No change in use is anticipated.

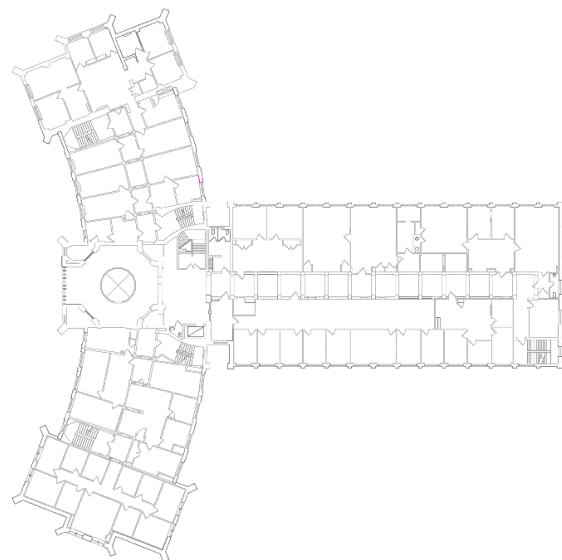
Square Footage

Assigned: 89,039 SF

Total: 107,848 GSF



Context Plan



Typical Floor Plan

PC-9 | Albertus Magnus Hall

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.
 - 2020-2023: Phased for renovation of entire building and systems.

Current Conditions

The building is generally in excellent condition.

Needed Improvements

None

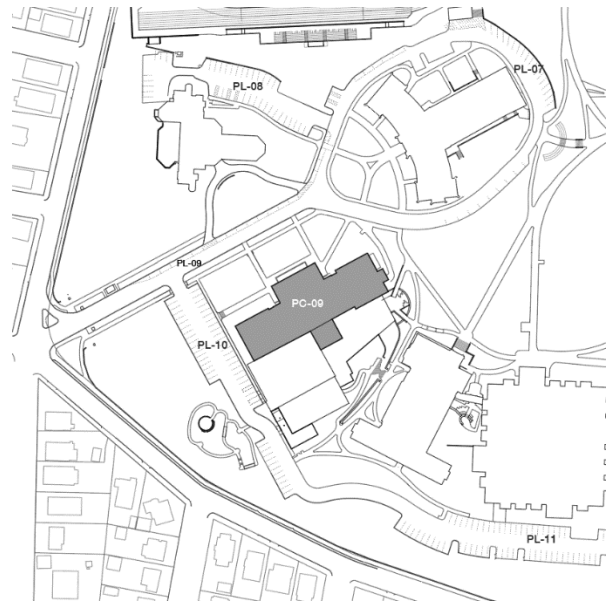
Likely Future Use

No change in use is anticipated.

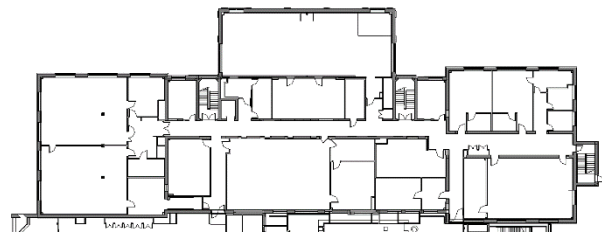
Square Footage

Assigned: 53,875 SF

Total: 63,765 GSF



Context Plan



Typical Floor Plan



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
 - 2022: Partial Renovation and expansion

Current Conditions

The building is in excellent condition.

Needed Improvements

None

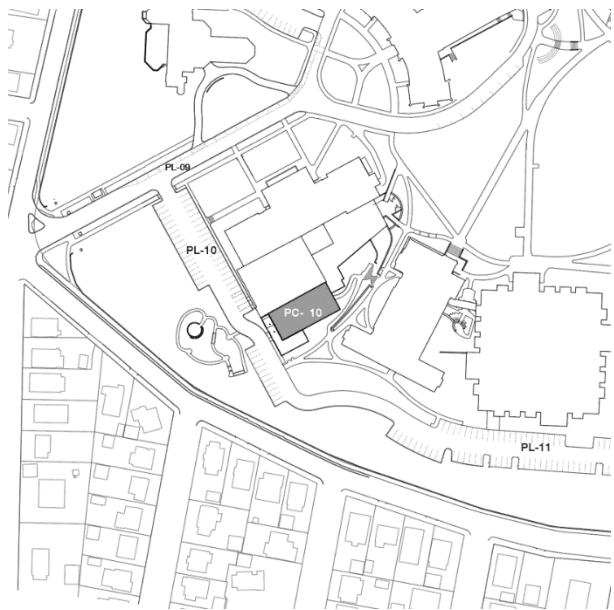
Likely Future Use

No change in use is anticipated.

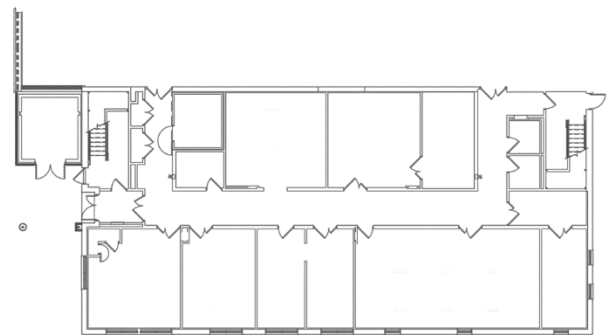
Square Footage

Assigned: 9,383 SF

Total: 12,787 GSF



Context Plan



Typical Floor Plan

PC-11 | Phillips Memorial Library

Current Use

The Phillips Memorial Library is the college's main library and also houses the College Archives, a technology lounge, iHelp, and classrooms on the lower level.

General Facts

- Built: 1967
- Construction: Poured-in-place waffle slab with masonry exterior
- Renovations:
 - 2005: Main floor renovations and update
 - 2008: Second floor renovations
 - 2010: Technology lounge and iHelp on lower level

Current Conditions

The building is in good condition.

Needed Improvements

None

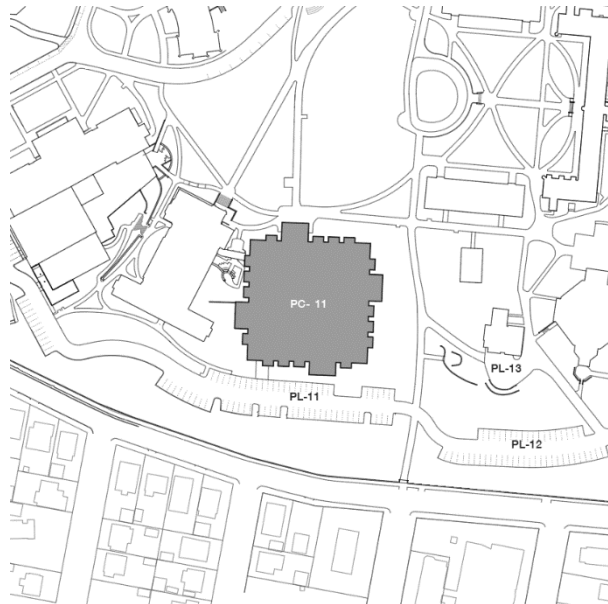
Likely Future Use

No change in use is anticipated.

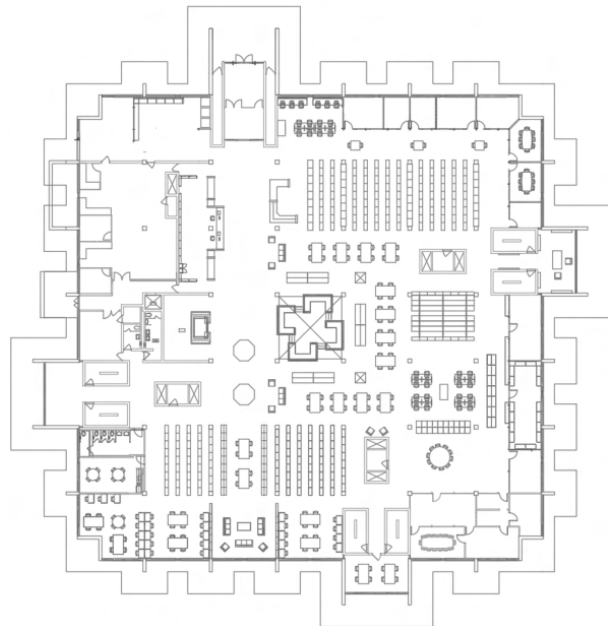
Square Footage

Assigned: 90,942 SF

Total: 104,691 GSF



Context Plan



Typical Floor Plan

PC-12 | St. Martin Hall

Current Use

St. Martin Hall was originally a private residence, the former Bradley estate. It currently houses the Administrative offices for the Mission and Ministries, 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

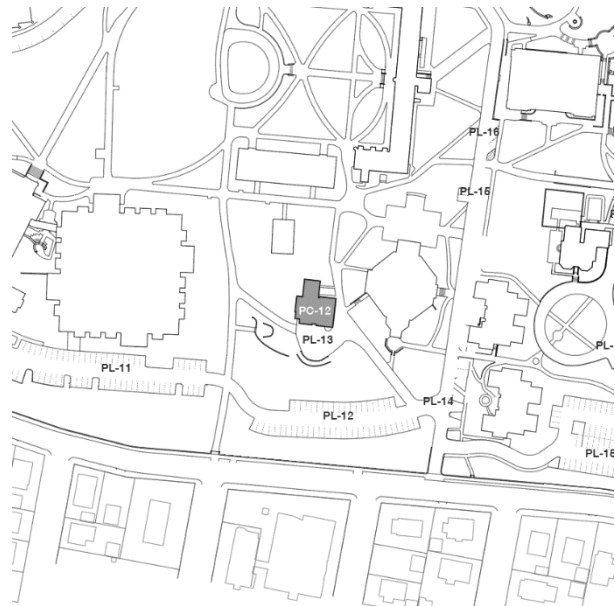
Likely Future Use

No change in use is anticipated.

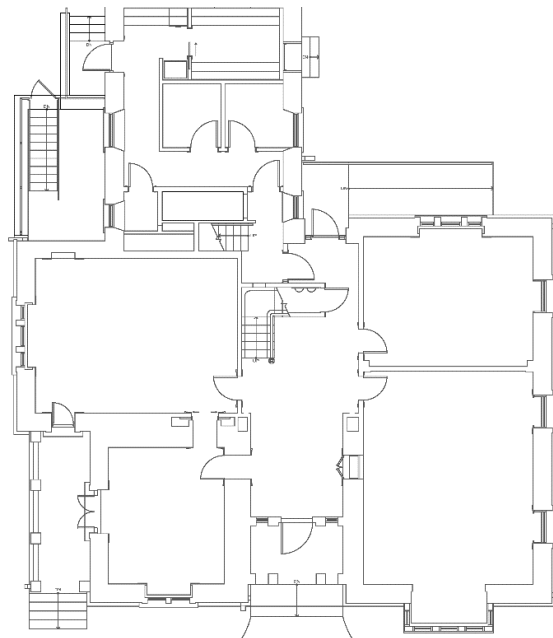
Square Footage

Assigned: 8,683 SF

Total: 11,721 GSF



Context Plan



Typical Floor Plan

PC-13 | McDermott Hall

Current Use

McDermott Hall is a traditional style student residence. The corridors are double loaded with common toilet facilities. It typically accommodates 217 students.

General Facts

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

Current Conditions

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

Needed Improvements

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

Likely Future Use

No change in use is anticipated.

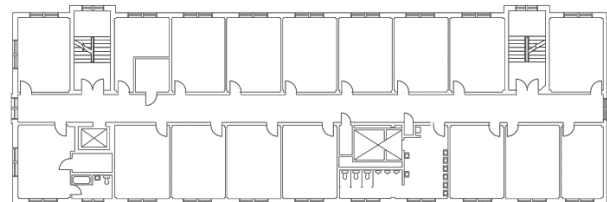
Square Footage

Assigned: 34,083 SF

Total: 41,511 GSF



Context Plan



Typical Floor Plan

PC-14 | Aquinas Hall

Current Use

Aquinas Hall is a traditional style student residence. The corridors are double-loaded with common toilet facilities. It typically accommodates 343 students. There is a large lounge and the Center for Dominican Studies on the first floor.

General Facts

- Built: 1939
- Construction: Concrete encased steel frame with masonry exterior
- Renovations:
 - 2008: Center for Dominican Studies + partial toilet facilities.
 - 2015: Roof replacement, common space renovation
 - 2017: Roof replacement

Current Conditions

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

Needed Improvements

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

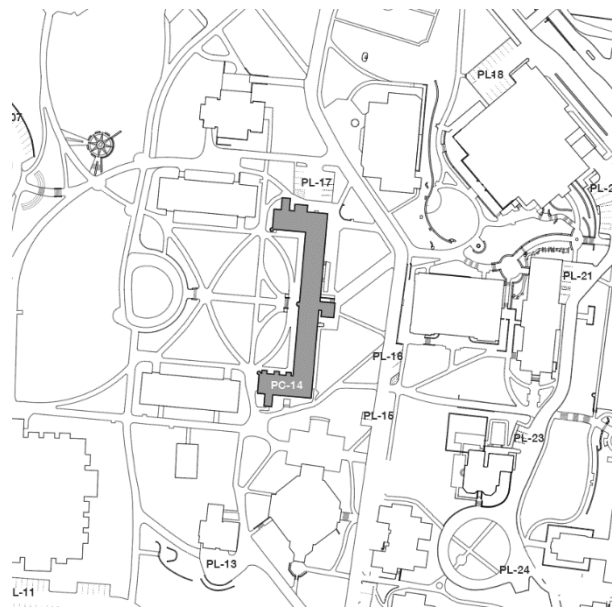
Likely Future Use

No change in use is anticipated.

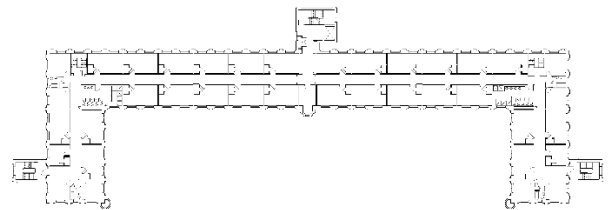
Square Footage

Assigned: 55,664 SF

Total: 71,902 GSF



Context Plan



Typical Floor Plan

PC-15 | Meagher Hall

Current Use

Meagher Hall is a traditional style student residence. The corridors are double loaded with common toilet facilities. It typically houses 221 students.

General Facts

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

Current Conditions

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

Needed Improvements

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

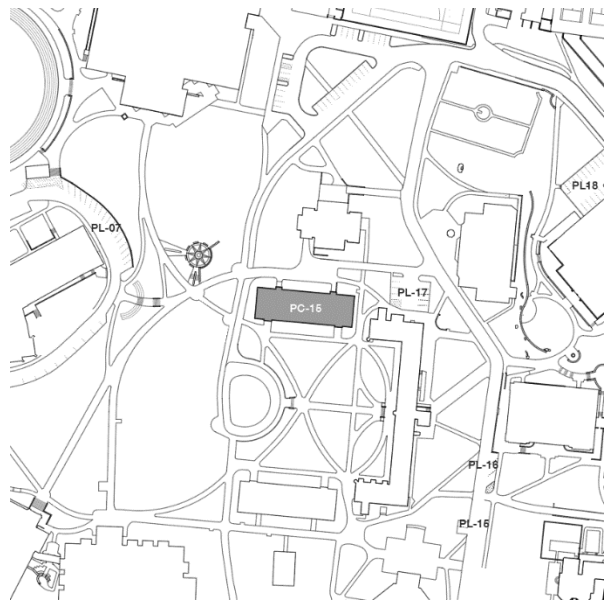
Likely Future Use

No change in use is anticipated.

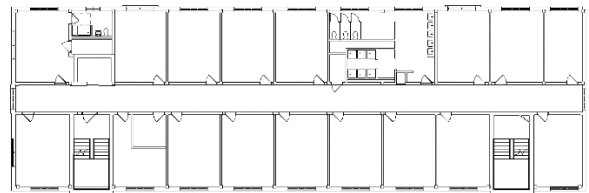
Square Footage

Assigned: 35,788 SF

Total: 41,273 GSF



Context Plan



Typical Floor Plan

PC-16 | Moore Hall

Current Use

Moore Hall is the campus' center for Institutional Diversity, Equity, and Inclusion.

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.
 - 2015: Renovation for Dance Studio
 - 2020: Renovation for DEI Center

Current Conditions

The building is in generally good condition.

Needed Improvements

None

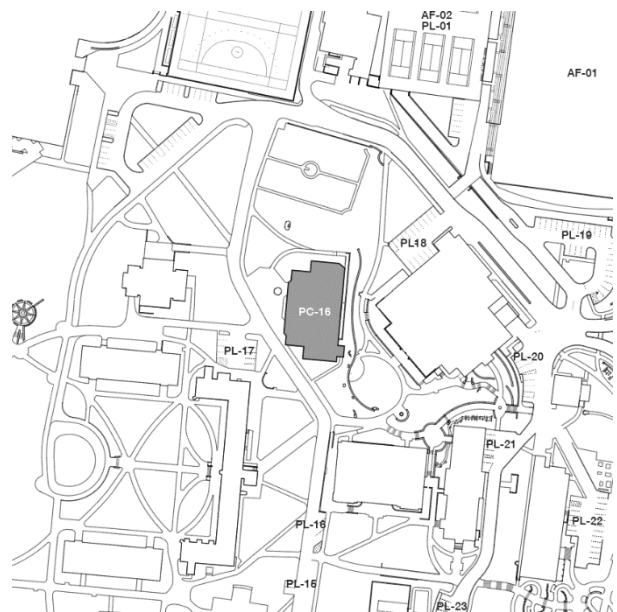
Likely Future Use

To be determined.

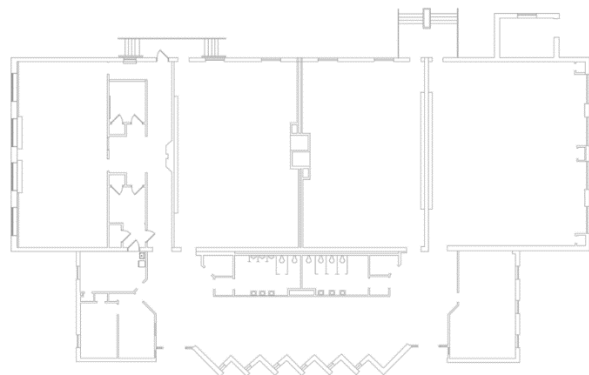
Square Footage

Assigned: 11,073 SF

Total: 12,454 GSF



Context Plan



Typical Floor Plan

PC-17 | Raymond Hall

Current Use

Raymond Hall is a traditional style student residence hall. It typically accommodates 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, mail facilities, and shipping and receiving area.

General Facts

- Built: 1959
- Construction: Steel frame with open web joists and concrete slab with masonry exterior
- Renovations:
 - 2023: Dining Hall expansion and renovation.

Current Conditions

The building is generally in good condition.

Needed Improvements

Anticipate relocation of Public Safety department into vacant space in Lower Level in the next 1-2 years.

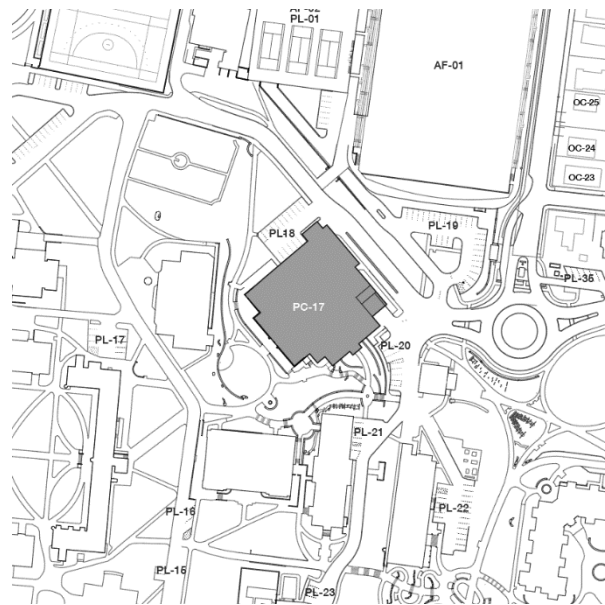
Likely Future Use

No change in use is anticipated.

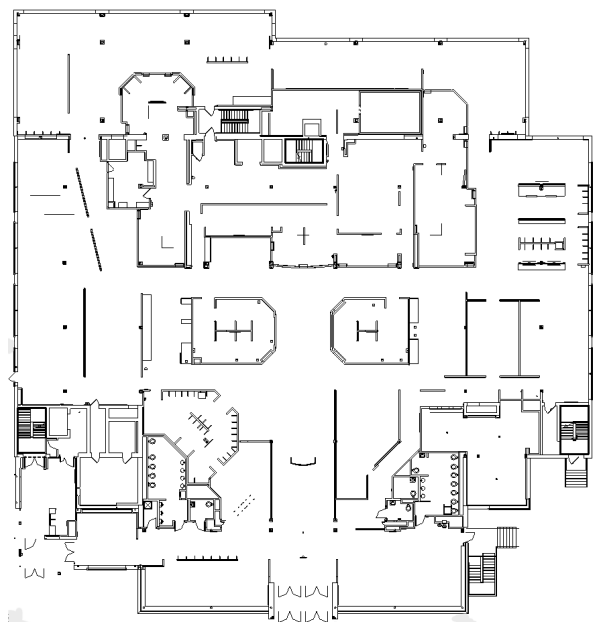
Square Footage

Assigned: 86,328 SF

Total: 105,145 GSF



Context Plan



Typical Floor Plan

PC-18 | Feinstein Academic Center

Current Use

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

General Facts

- Built: 1936
- Construction: Steel frame with wood
- Renovations:
 - 1994: Converted from a dormitory.
 - 2007: Faculty Conference/Lounge
 - 2011: Feinstein Institute
 - 2022: Removal of exterior balcony and exterior repairs

Current Conditions

The building is generally in good condition.

Needed Improvements

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

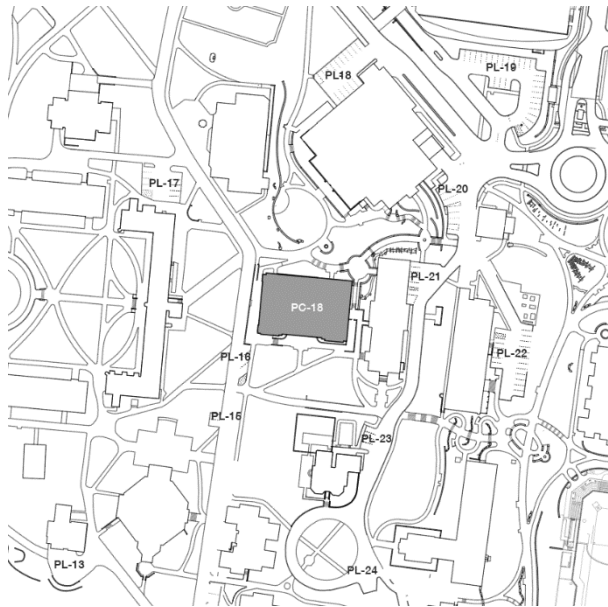
Likely Future Use

No change in use is anticipated.

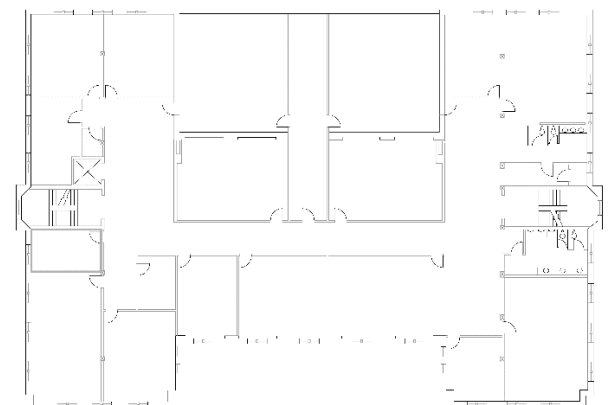
Square Footage

Assigned: 39,577 SF

Total: 51,853 GSF



Context Plan



Typical Floor Plan

PC-19 | St. Joseph Hall

Current Use

St. Joseph Hall is a traditional style student residence for 221 students. The rooms are configured off a double-loaded corridor with common toilet facilities.

General Facts

- Built: 1936
- Construction: Masonry bearing with concrete encased steel frame with concrete slabs.
- Renovations:
 - 2006: Converted History Dept. to student rooms.
 - 2023: Renovation of bathrooms and common areas

Current Conditions

The building is in generally good condition.

Needed Improvements

Upgrade of bedroom finishes and replacement of windows in the next 2-5 years.

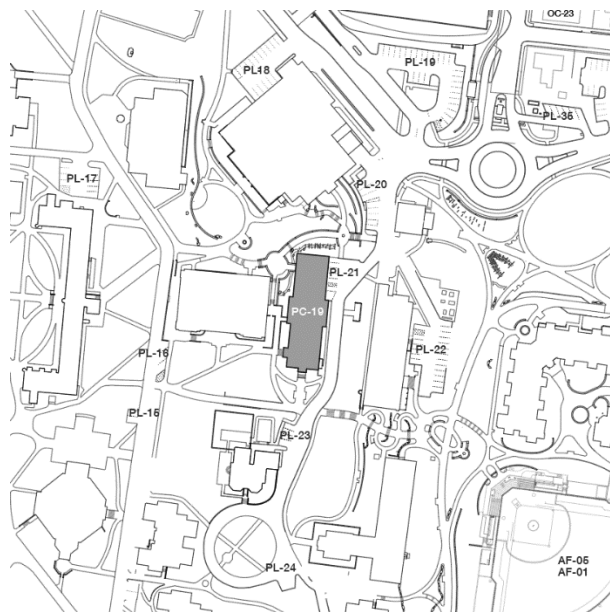
Likely Future Use

No change in use is anticipated.

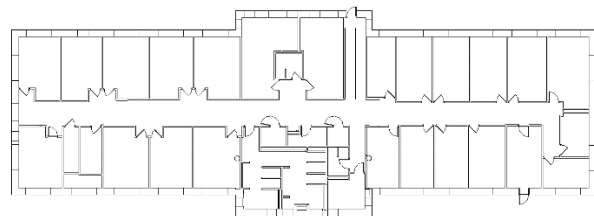
Square Footage

Assigned: 35,583 SF

Total: 42,765 GSF



Context Plan



Typical Floor Plan

PC-20 | Accinno Hall

Current Use

Accinno Hall contains classrooms, computer labs, and the faculty office for Economics, Market Communications, and Computer services/Telecommunication Departments.

General Facts

- Built: 1935
- Construction: Wood frame with masonry bearing base, metal frame and stucco exterior addition
- Renovations:
 - 2011: Institutional Research relocation
 - 2023: Economics department, classroom and bathroom renovations.

Current Conditions

The building is generally in good condition.

Needed Improvements

None.

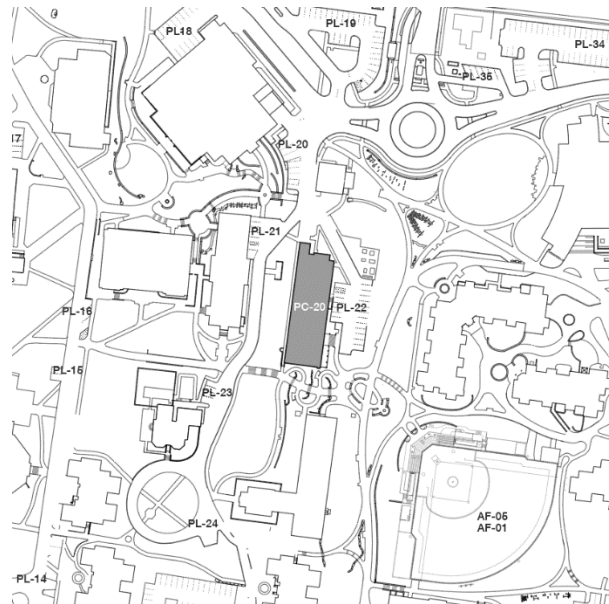
Likely Future Use

No change in use is anticipated.

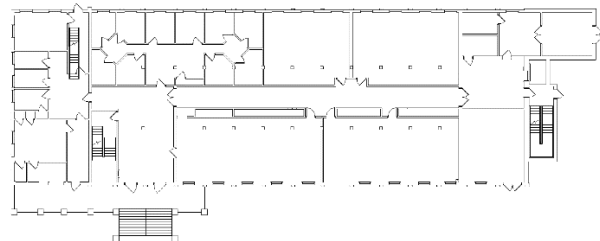
Square Footage

Assigned: 22,034 SF

Total: 25,115 GSF



Context Plan



Typical Floor Plan

PC-21 | Guzman Hall

Current Use

Guzman Hall is a traditional style student residence. Rooms are configured off a double-loaded corridor with common toilet facilities. It typically accommodates 145 students. It also includes a tiered lecture classroom,

General Facts

- Built: 1962
- Construction: Concrete frame with masonry infill exterior. Steel structural frame with bar joist and composite slab.
- Renovations:
 - 2013: Chapel converted to tiered lecture room
 - 2023: Bathroom and common space renovation

Current Conditions

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

Needed Improvements

Guzman Chapel sacristy is in need of renovation. Anticipate replacement of exterior windows in the next 2-5 years.

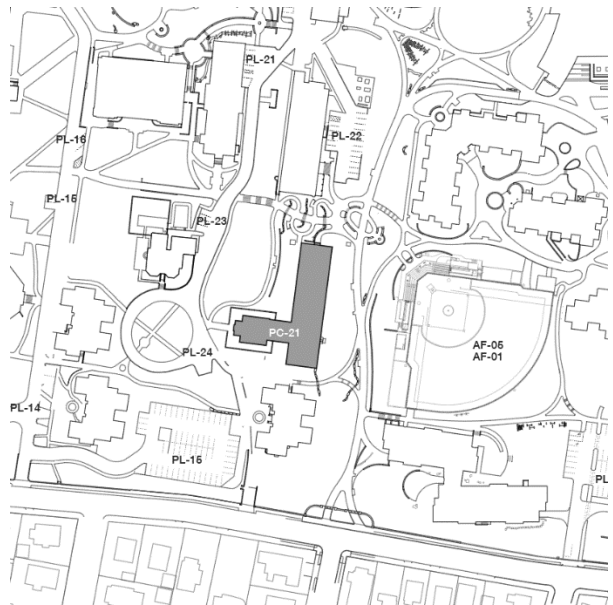
Likely Future Use

No change in use is anticipated.

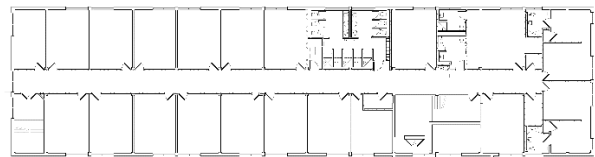
Square Footage

Assigned: 29,966 SF

Total: 33,905 GSF



Context Plan



Typical Floor Plan

PC-22 | DiTraglia Hall

Current Use

DiTraglia Hall is an apartment style student residence hall. It typically accommodates 138 students. A typical apartment includes: 3 bedrooms, living room, kitchen, shared toilets and showers. It also includes a small library. This building is similar in configuration to Cunningham Hall and Mal Brown Hall.

General Facts

- Built: 1988
- Construction: Masonry bearing with concrete plank 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.

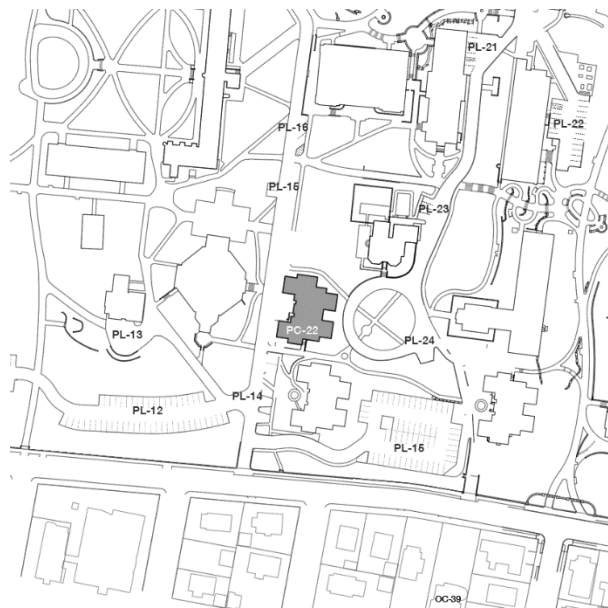
Likely Future Use

No change in use is anticipated.

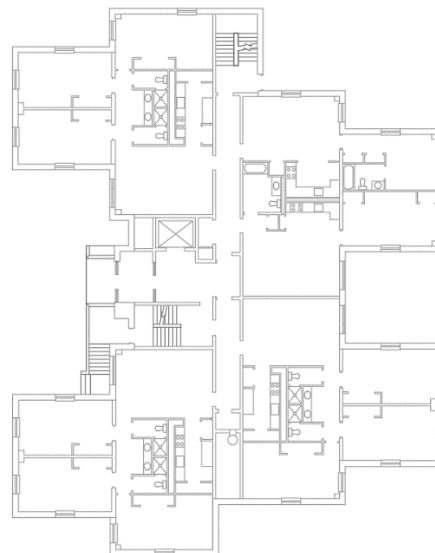
Square Footage

Assigned: 35,214 SF

Total: 50,556 GSF



Context Plan



Typical Floor Plan

PC-23 | Ryan School of Business

Current Use

The Arthur F. and Patricia Ryan Center for Business Studies incorporated the renovation of Dore Hall and a new addition. The renovation includes faculty offices and support spaces. The addition includes a double height "Commons", active classrooms, finance lab, and lecture halls.

General Facts

- Built:
 - Dore Hall: 1932
 - Addition: 2017
- Renovation:
 - 2022: Faculty offices, graduate, and undergraduate studies office.
- Construction:
 - Dore Hall: Masonry bearing walls, axillary steel framing, concrete slabs, and masonry exterior.
 - Addition: Steel frame, composite slabs, and masonry exterior.

Current Conditions

The building is in generally excellent condition.

Needed Improvements

None.

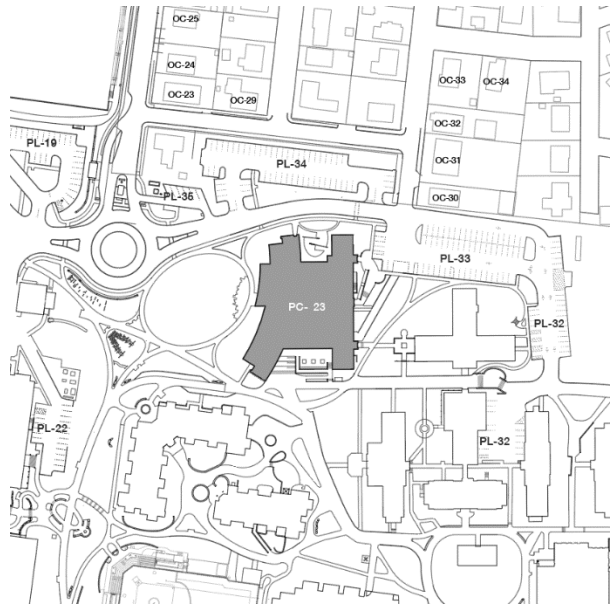
Likely Future Use

No change is anticipated.

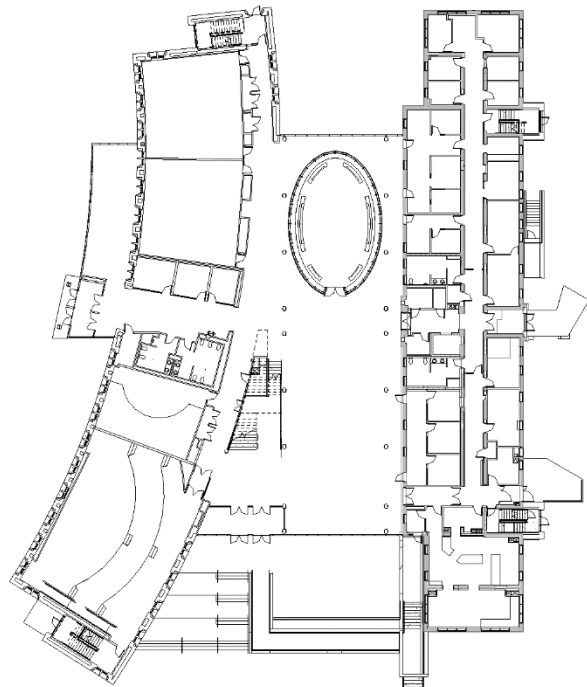
Square Footage

Assigned: 56,093 SF

Total: 73,448 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.

Current Conditions

The building is in generally good condition.

Needed Improvements

- Renovate Basement for Printmaking; however, the relocation of Printmaking out of the building is under consideration.
- There is an inadequate amount of space for Sculpture.
- Improve HVAC system (increase ventilation).
- Add fire suppression system.

Likely Future Use

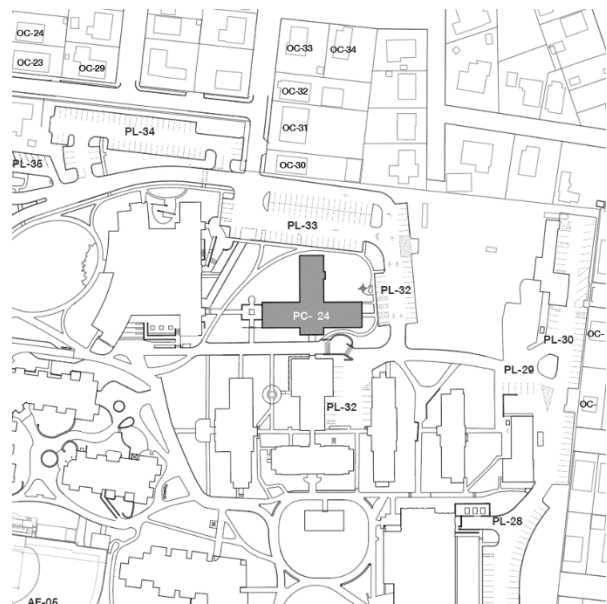
No change in use is anticipated.

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

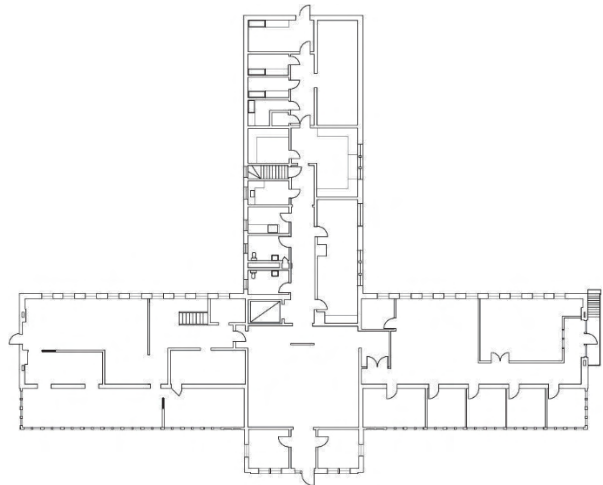
Square Footage

Assigned: 14,224 SF

Total: 16,829 GSF



Context Plan



Typical Floor Plan

PC-25 | St. Catherine of Siena Hall

Current Use

St. Catherine of Siena Hall contains Humanities, Philosophy, Graduate Theology, and Theology programs, and an oratory for private prayer. It also includes one classroom.

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 excellent condition.

Needed Improvements

None.

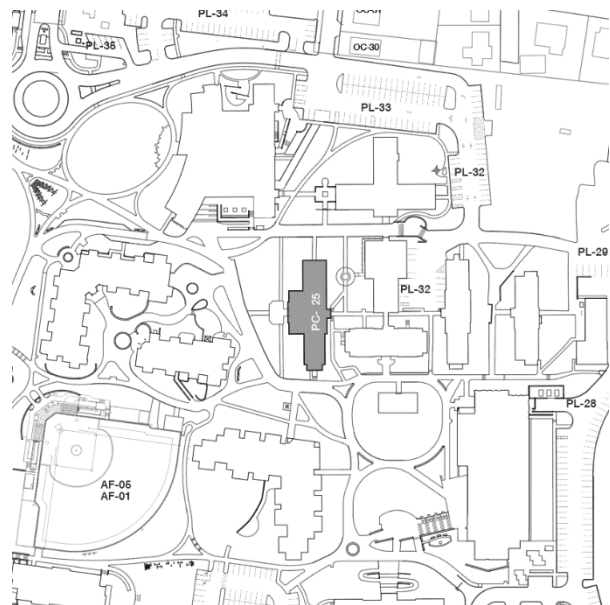
Likely Future Use

No change in use is anticipated.

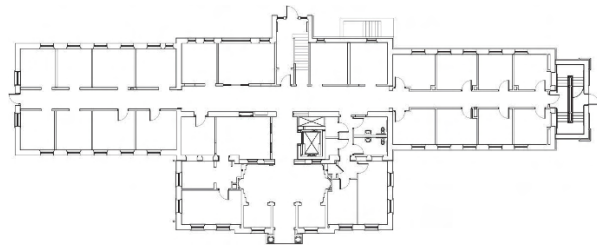
Square Footage

Assigned: 18,616 SF

Total: 23,192 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.
 - 2019: Collaboration, conference and lounge renovation

Current Conditions

The building is in fair 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.

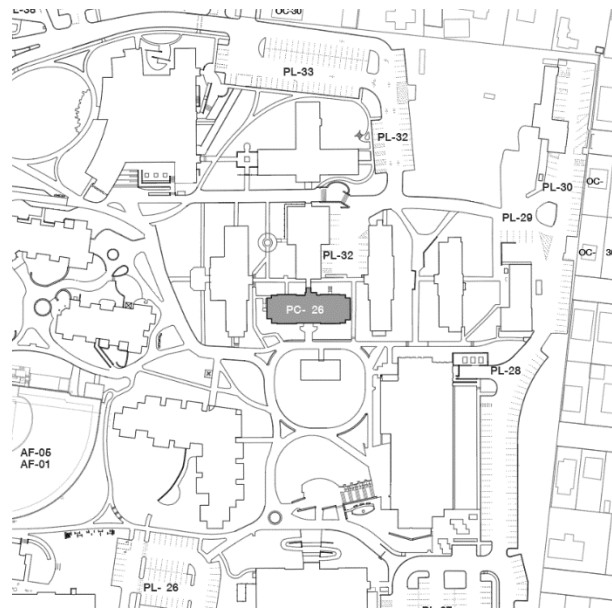
Likely Future Use

No change in use is anticipated.

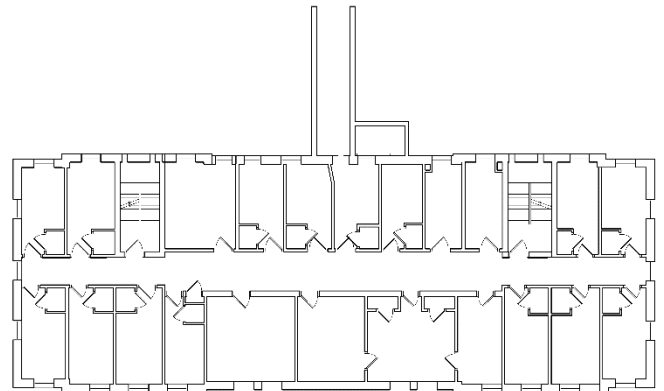
Square Footage

Assigned: 18,291 SF

Total: 22,305 GSF



Context Plan



Typical Floor Plan

PC-27 | Service Building

Current Use

The Service Building is used by the Art/Art History departments.

General Facts

- Built: 1929
- Construction: Interior wood frame with exterior masonry bearing walls.
- Renovations:
 - 2008: Computer lab, Mathematics
 - 2010: Lower Level storage

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.

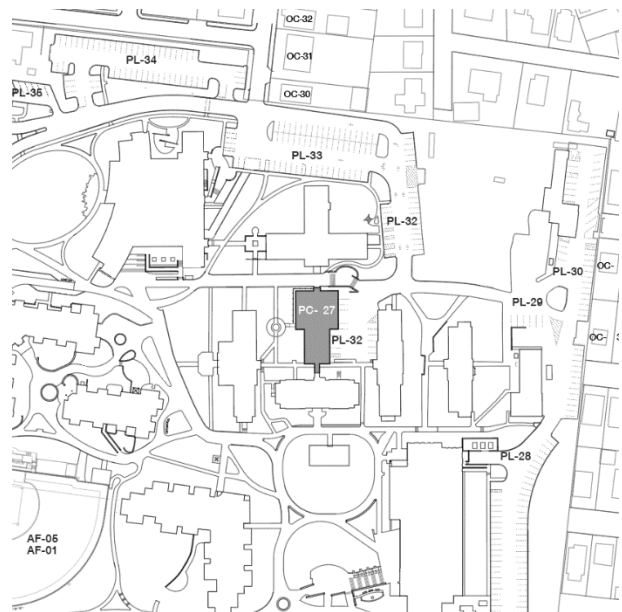
Likely Future Use

The building is a proposed location for the future Center for Technology and Computational Sciences.

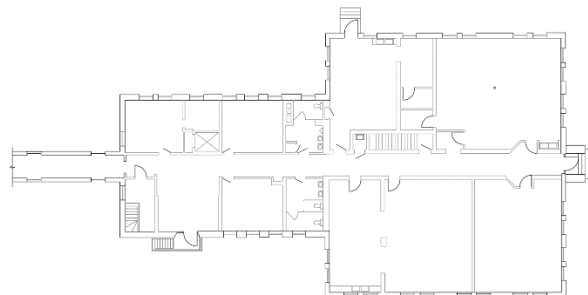
Square Footage

Assigned: 14,129 SF

Total: 16,799 GSF



Context Plan



Typical Floor Plan

PC-28 | Koffler Hall

Current Use

Koffler Hall is a two-story traditional style residence hall with common toilet facilities. It typically accommodates 47 students.

General Facts

- Built: 1929
- Construction: Interior wood frame with exterior masonry bearing walls.
- Renovations:
 - 2007: School of Business.
 - 2020: Renovation of office to residence hall

Current Conditions

The building is in generally fair condition.

Needed Improvements

The basement is in need of renovation.

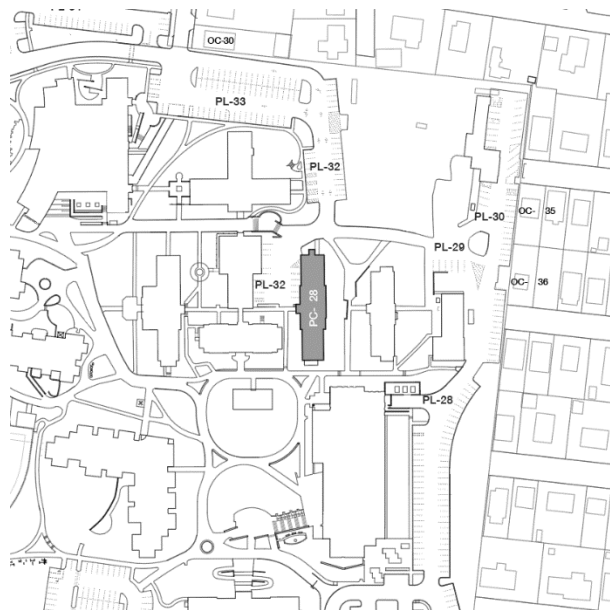
Likely Future Use

No changes in use are anticipated for the next 5-7 years.

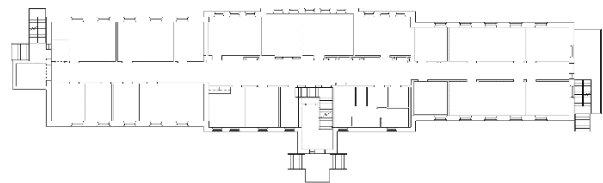
Square Footage

Assigned: 14,504 SF

Total: 18,267 GSF



Context Plan



Typical Floor Plan

PC-29 | Sullivan Hall

Current Use

Sullivan Hall is a two-story traditional residence hall with common toilet facilities. It typically accommodates 39 students. The lower level is partially occupied by facilities services.

General Facts

- Built: 1926
- Construction: Interior wood frame with exterior masonry bearing walls.
- Renovations:
 - 2023: Renovation of office to residence hall

Current Conditions

The building is in fair condition.

Needed Improvements

No major improvements are anticipated.

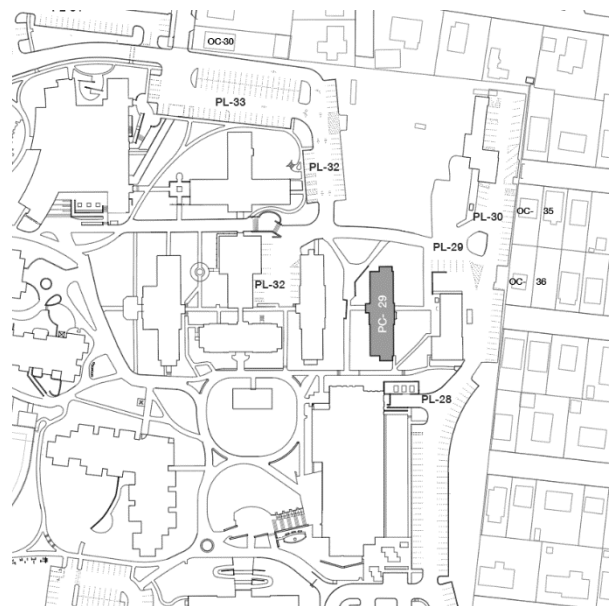
Likely Future Use

No changes anticipated for the next 5-7 years.

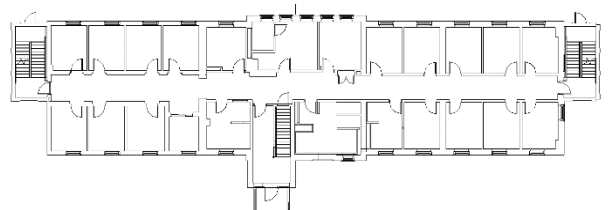
Square Footage

Assigned: 11,513 SF

Total: 15,726 GSF



Context Plan



Typical Floor Plan

PC-30 | Ben Mondor Center for Nursing and Health Sciences

Current Use

In 2023 Fennell Hall was demolished to make way for the Ben Mondor Center for Nursing and Health Sciences, to be completed in January 2025.

General Facts

- Built: Anticipated 2025
- Construction: Steel frame with composite slabs. Masonry and curtainwall exterior.

Current Conditions

Under construction.

Needed Improvements

A shell space on level 4 will be built out in the future for a program to be determined.

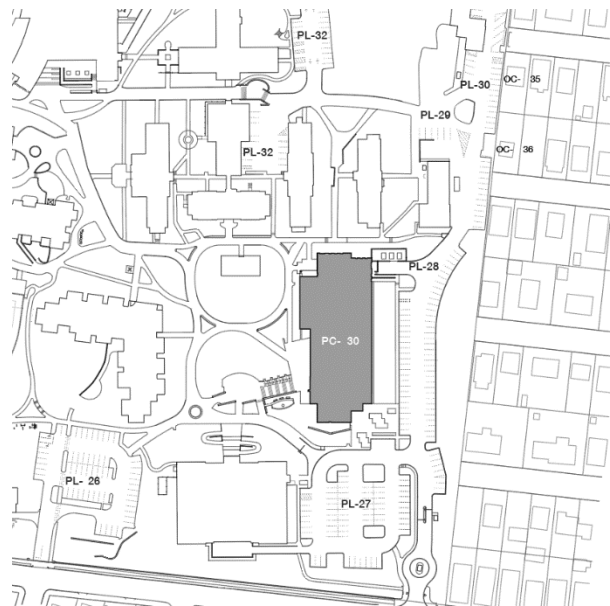
Likely Future Use

No change in use is anticipated.

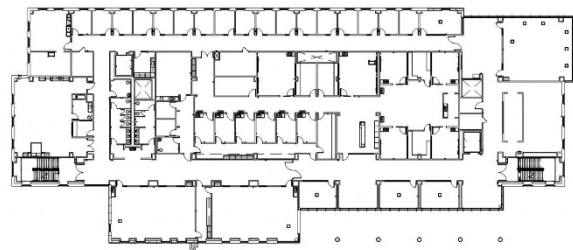
Square Footage

Assigned: 135,450 SF

Total: 153,280 GSF



Context Plan



Typical Floor Plan

PC-31 | Ceramics Building**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: 1929
- Construction: Interior wood frame with exterior masonry bearing walls
- Renovations:
 - 2014: Boiler Room Demolished

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.

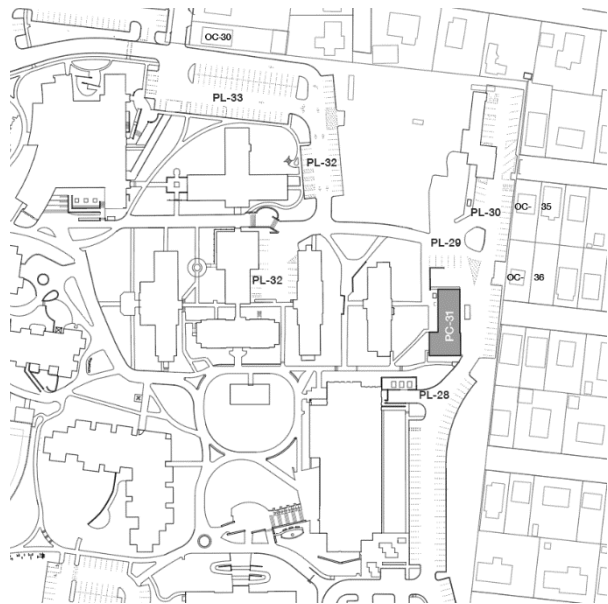
Likely Future Use

There are a number of potential re-use alternatives under consideration for the building. The Physical Plant building is being considered for renovation for the Ceramics program which would open up the current Ceramics building for renovation for the Arts programs.

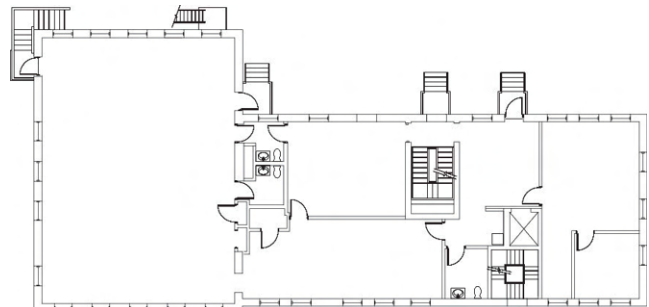
Square Footage

Assigned: 7,170 SF

Total: 13,327 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
- Renovations: None

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.

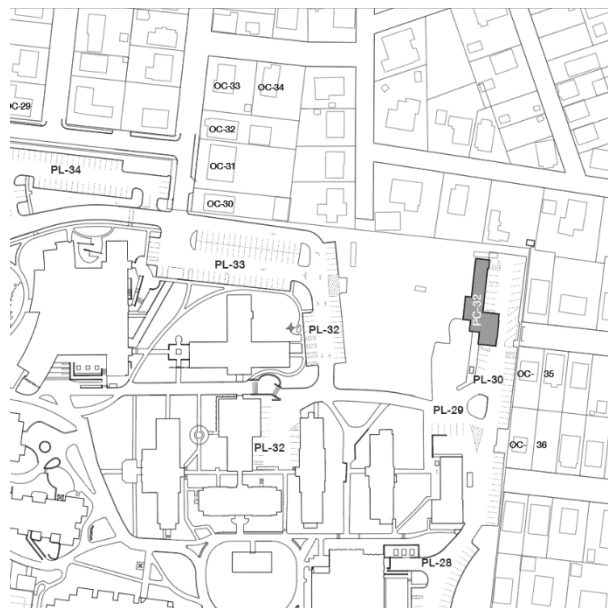
Likely Future Use

Reuse of the building for the Ceramics Studio is under consideration.

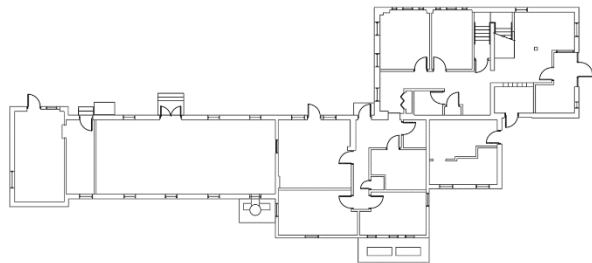
Square Footage

Assigned: 4,611 SF

Total: 5,513 GSF



Context Plan



Typical Floor Plan

PC-33 | St. Dominic Hall

Current Use

St. Dominic Hall, the former Bailey estate, 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
 - 2014: Patio Renovations

Current Conditions

The building is in good condition.

Needed Improvements

No major improvements are anticipated.

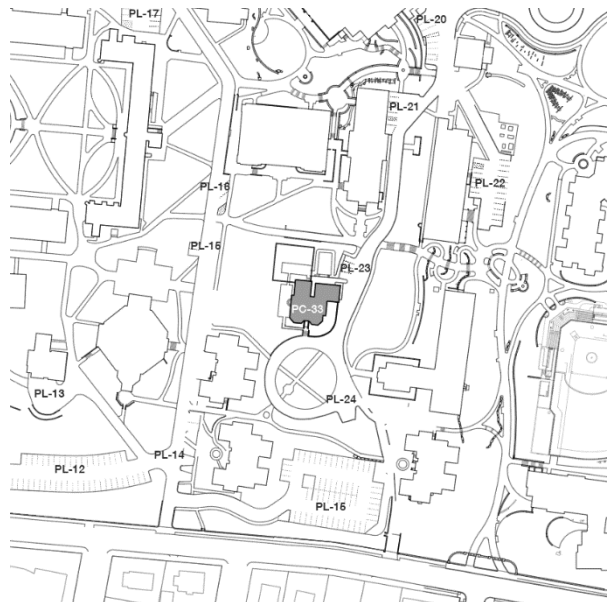
Likely Future Use

No change in use is anticipated.

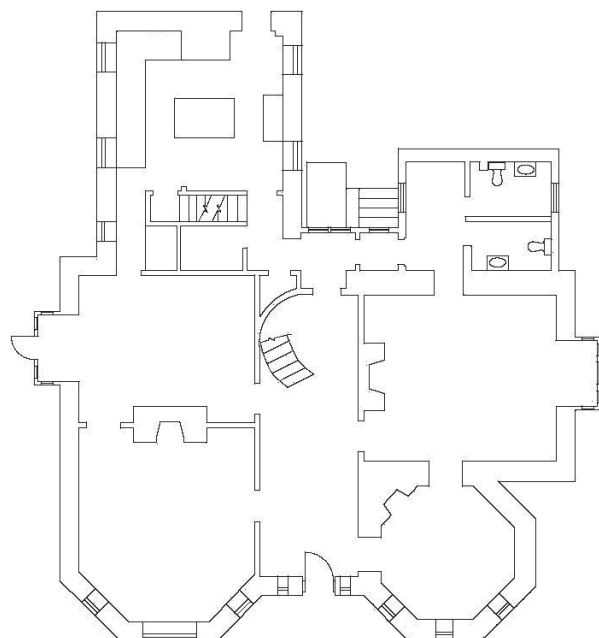
Square Footage

Assigned: 7,784 SF

Total: 10,561 GSF



Context Plan



Typical Floor Plan

PC-34 | Mal Brown Hall

Current Use

Mal Brown Hall is a student apartment-style residence. It typically houses 138 students. 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 precast 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.

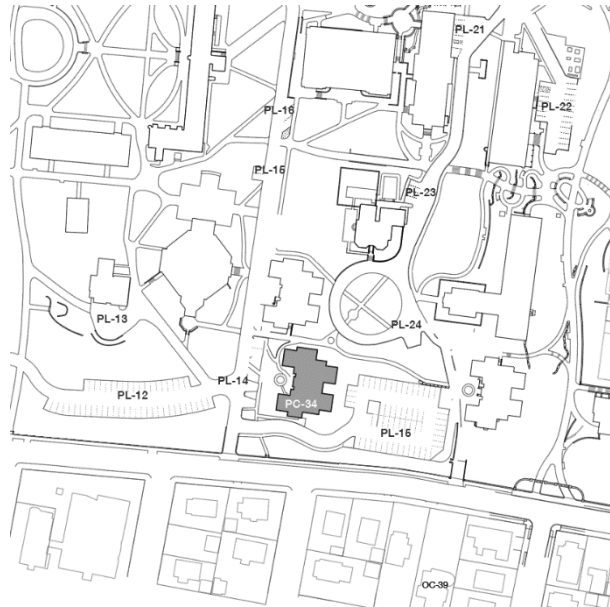
Likely Future Use

No change in use is anticipated.

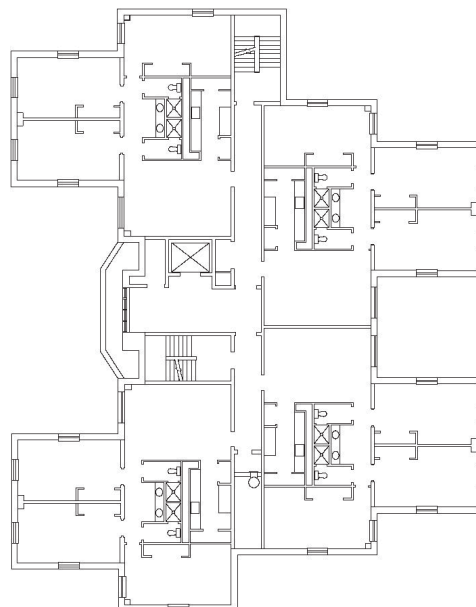
Square Footage

Assigned: 44,671 SF

Total: 50,535 GSF



Context Plan



Typical Floor Plan

PC-35 | Cunningham Hall

Current Use

Cunningham Hall is a student apartment-style residence. It typically houses 138 students. 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 precast 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.

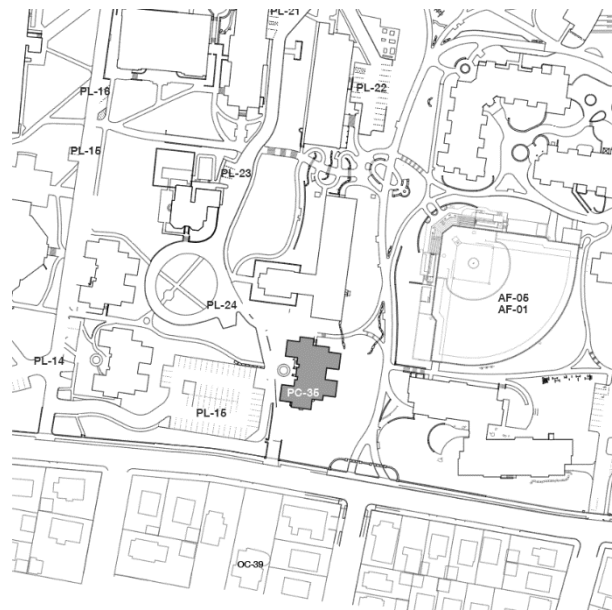
Likely Future Use

No change in use is anticipated.

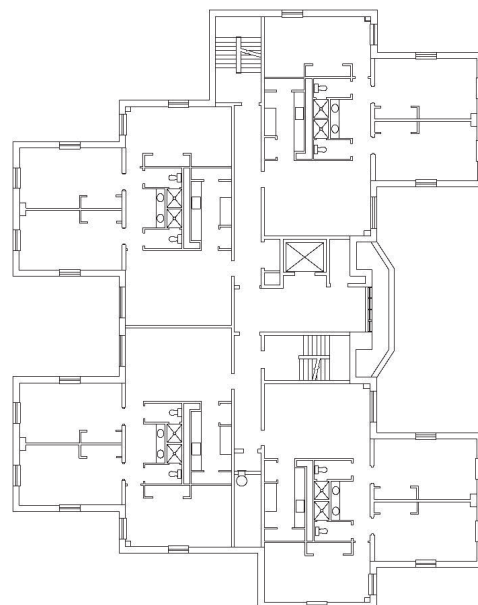
Square Footage

Assigned: 42,362 SF

Total: 50,554 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 community. 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 slabs
- Renovations:
 - 2009: Elevator addition.

Current Conditions

The building is in good condition.

Needed Improvements

No major improvements anticipated.

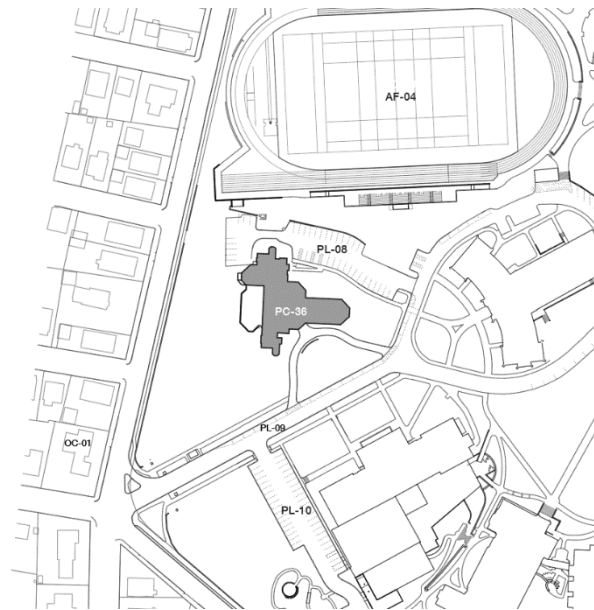
Likely Future Use

No change in use is anticipated.

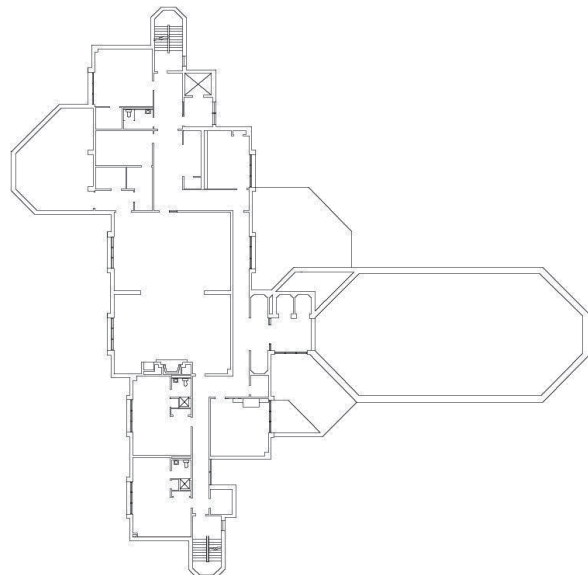
Square Footage

Assigned: 42,279 SF

Total: 50,829 GSF



Context Plan



Typical Floor Plan

PC-37 | Sowa Hall

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:
 - 2001: Science student resource center.
 - 2021: Science complex renovation

Current Conditions

The building is generally in excellent condition.

Needed Improvements

No major improvements anticipated.

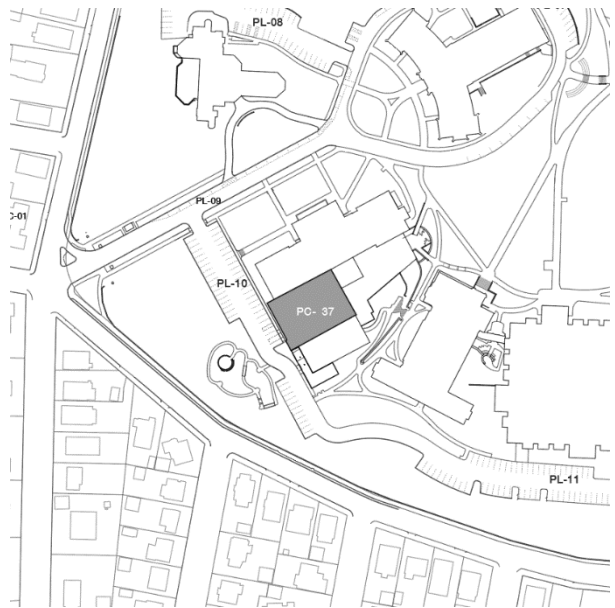
Likely Future Use

No change in use is anticipated.

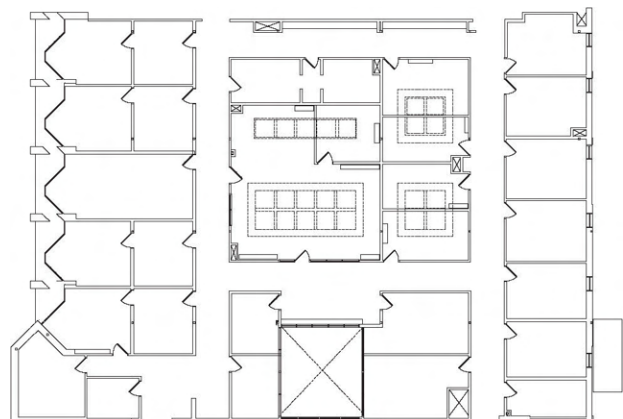
Square Footage

Assigned: 17,068 SF

Total: 19,270 GSF



Context Plan



Typical Floor Plan

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.

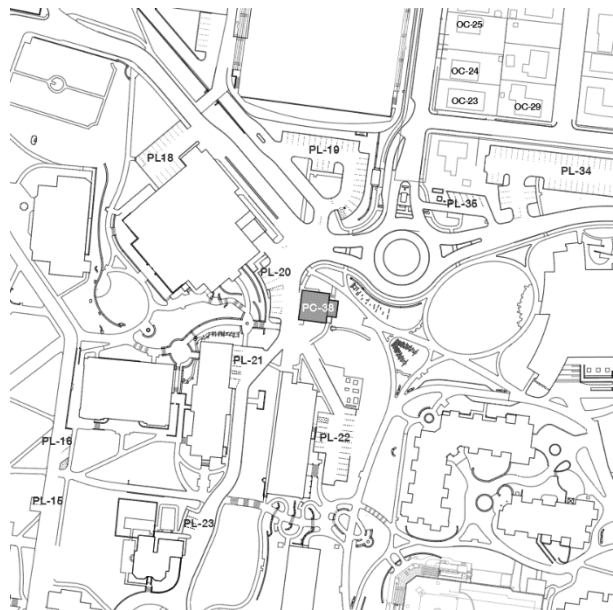
Likely Future Use

As the College considers the relocation of the public safety department, the building will become available for future use.

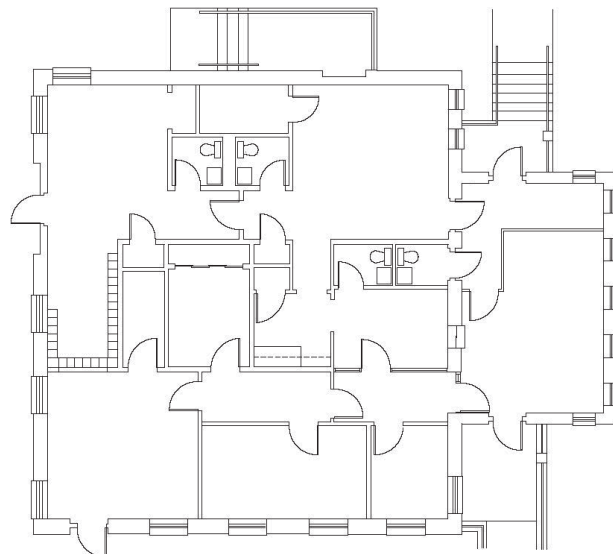
Square Footage

Assigned: 2,068 SF

Total: 2,549 GSF



Context Plan



Typical Floor Plan

PC-39 | Bedford Hall

Current Use

Bedford Hall is a student apartment-style residence. It typically houses 137 students. Each apartment includes two bedrooms, kitchen, shared toilet and shower. Student Counseling is located on the Lower Level.

General Facts

- Built: 1994
- Construction: Exterior masonry bearing wall with precast concrete slabs
- Renovations:
 - 2011: Elevator upgrade.
 - 2022: Phased renovation of student counseling

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.

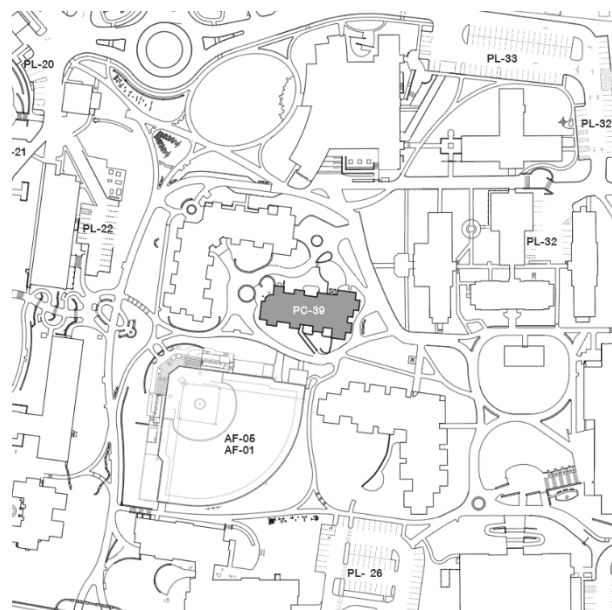
Likely Future Use

No change in use is anticipated.

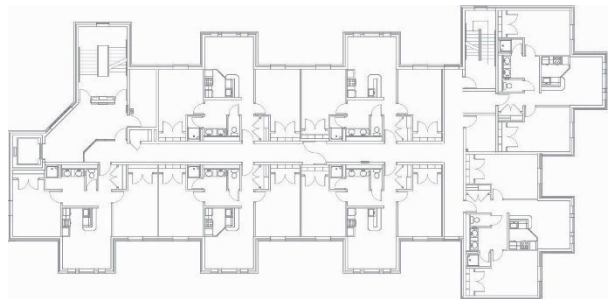
Square Footage

Assigned: 45,454 GSF

Total: 58,346 GSF



Context Plan



Typical Floor Plan

PC-40 | Davis Hall

Current Use

Davis Hall is a student apartment-style residence. It typically houses 335 students. 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 walls with concrete slabs
- Renovations:
 - 2011: Renovations to Student apartments, service and elevator upgrades.
 - 2021: Student Health Services renovation

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.

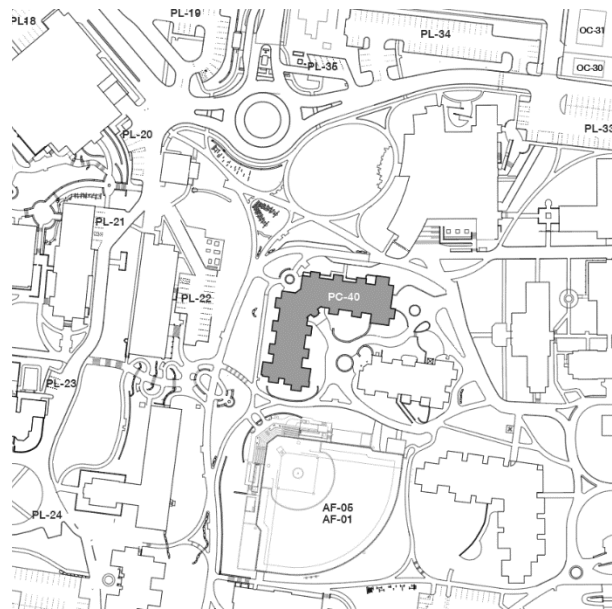
Likely Future Use

No change in use is anticipated.

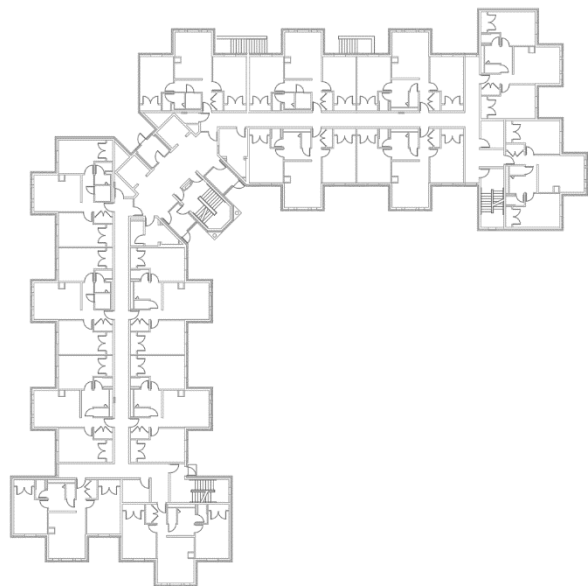
Square Footage

Assigned: 84,491 SF

Total: 111,872 GSF



Context Plan



Typical Floor Plan

PC-41 | Ruane Friar Development Center

Current Use

The facility includes a two-court practice facility for Men's Basketball, and improvements for other student-athletes, including a new Innovation Lab, and a student-athlete fueling station. Other highlights include an athletic training center, offices, and the new Friars Basketball Athletics Hall of Fame.

General Facts

- Built: 2018
- Construction: Steel frame with composite slab
- Renovations: None

Current Conditions

The building is in generally excellent condition.

Needed Improvements

No major improvements are anticipated.

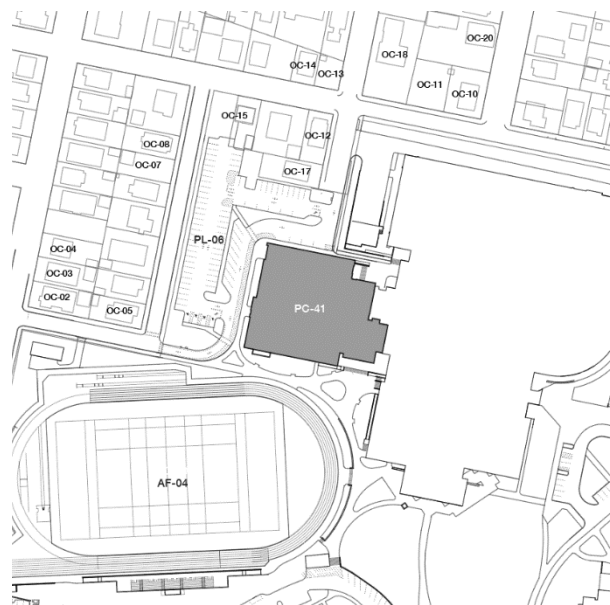
Likely Future Use

No change in use is anticipated.

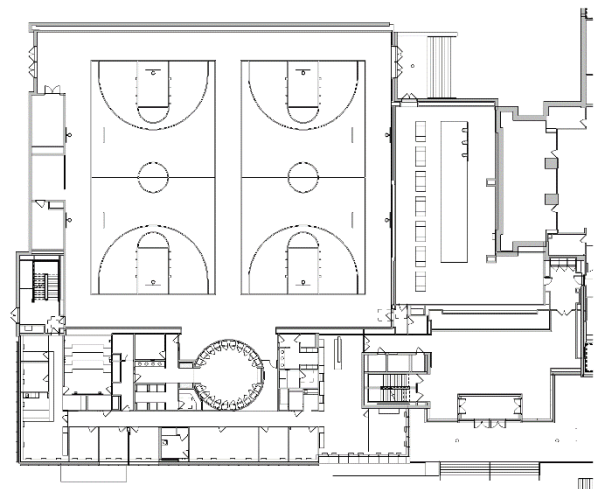
Square Footage

Assigned: 49,353 SF

Total: 56,540 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 and the Campus Ministry Center.

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.

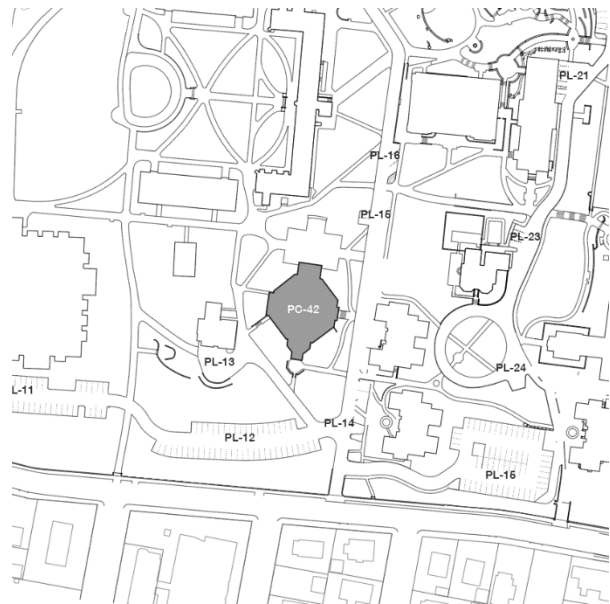
Likely Future Use

No change in use is anticipated.

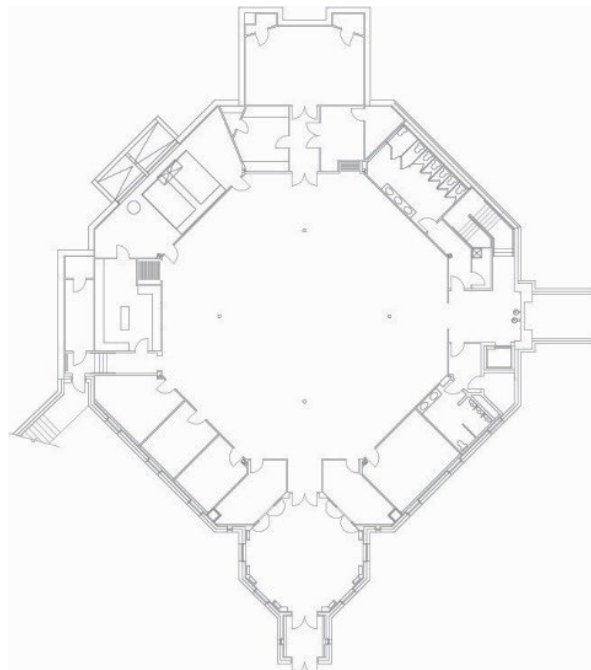
Square Footage

Assigned: 18,026 SF

Total: 19,874 GSF



Context Plan



Typical Floor Plan

PC-43 | McCarthy Hall

Current Use

McCarthy Hall is a suites-style apartment residence. The building typically houses 338 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
- Renovations: None

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.

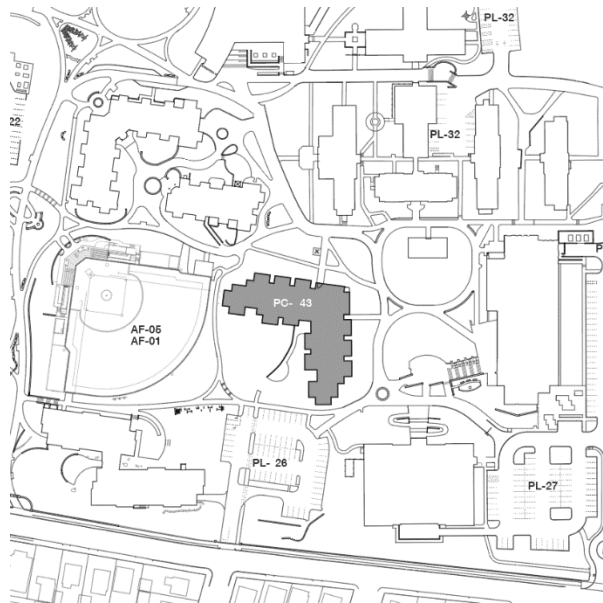
Likely Future Use

No change in use is anticipated.

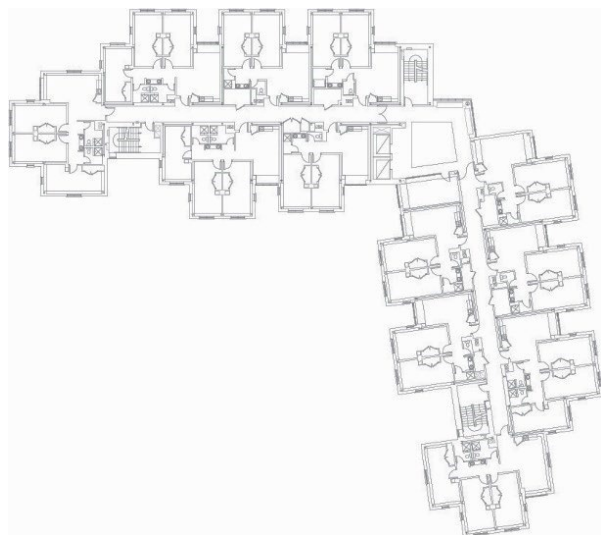
Square Footage

Assigned: 109,584 SF

Total: 132,906 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 Bowan 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
- Renovations: None

Current Conditions

The building is in good condition.

Needed Improvements

None.

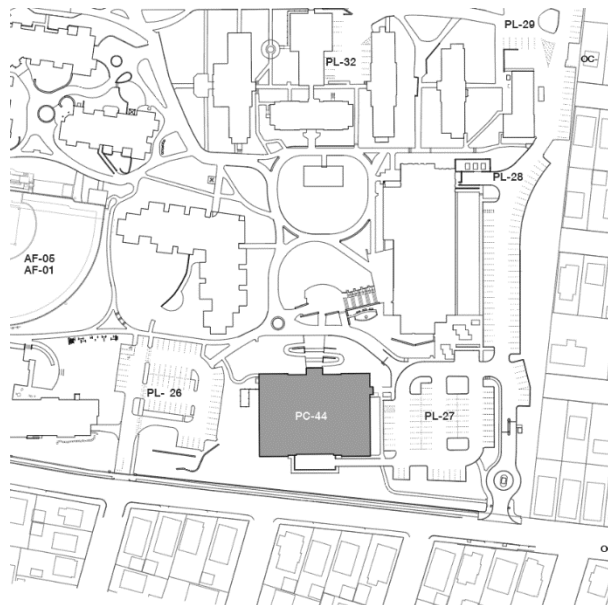
Likely Future Use

No change in use is anticipated.

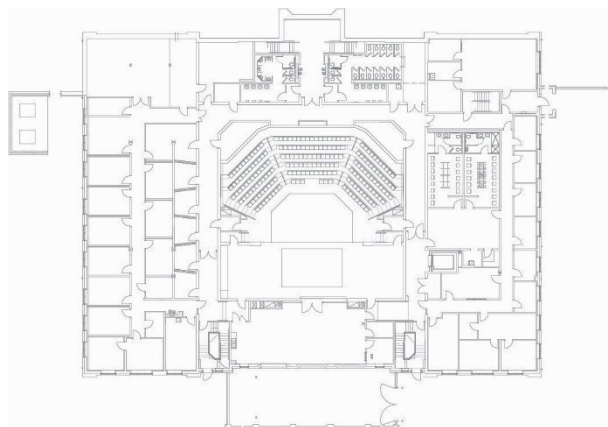
Square Footage

Assigned: 57,348 SF

Total: 66,215 GSF



Context Plan



Typical Floor Plan

PC-45 | Concannon Fitness Center

Current Use

The Concannon Fitness Center houses the recreational fitness space and Varsity athlete training space. It links Ruane 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
- Renovations: None

Current Conditions

The building is in good condition.

Needed Improvements

None.

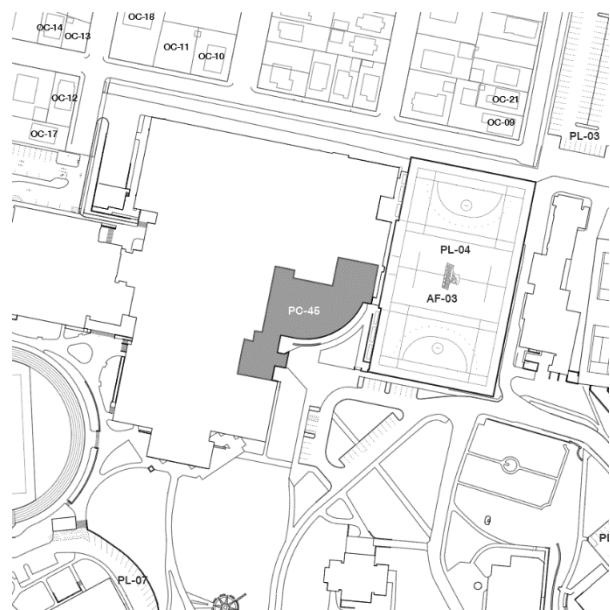
Likely Future Use

No change in use is anticipated.

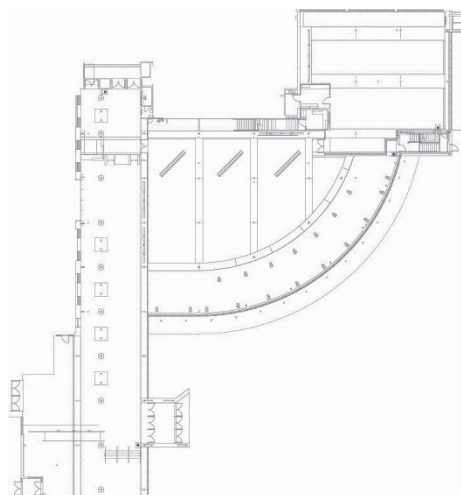
Square Footage

Assigned: 29,166 SF

Total: 31,486 GSF



Context Plan



Typical Floor Plan

PC-46 | Ruane Center for Humanities

Current Use

Ruane Center for Humanities houses the humanities department, classrooms, students “Great Room”, café, and the offices of the Dean of Arts and Sciences. It is linked to the Philips Memorial Library.

General Facts

- Built: 2013
- Construction: Three-story steel frame structure with masonry exterior
- Renovations: None

Current Conditions

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

Needed Improvements

None.

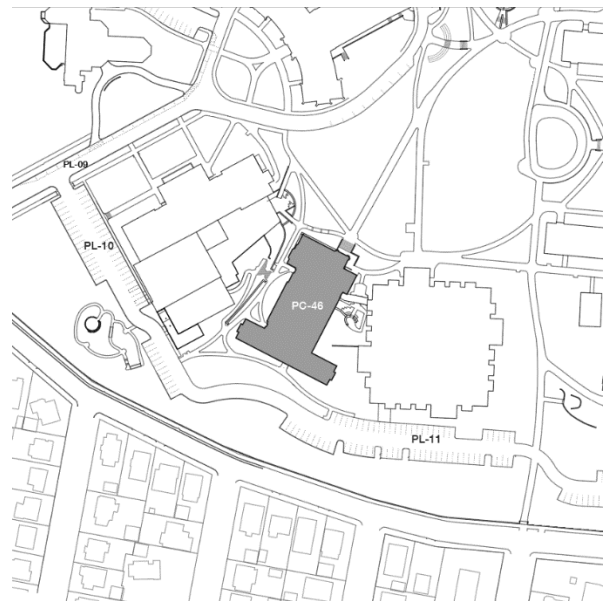
Likely Future Use

No change in use anticipated.

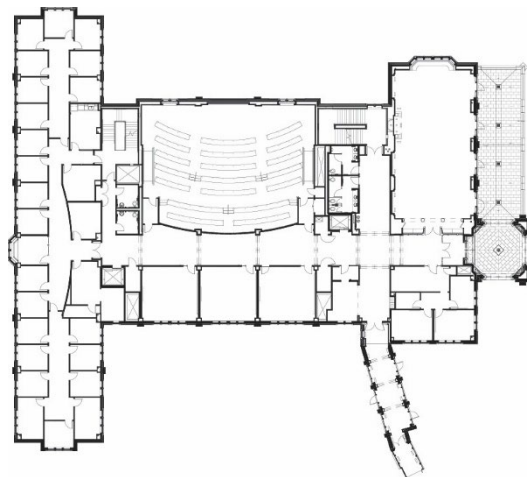
Square Footage

Assigned: 53,547 SF

Total: 62,044 GSF



Context Plan



Typical Floor Plan

PC-47 | Science Complex Addition

Current Use

The addition serves as the new main entrance for the science complex, which includes Albertus Magnus, Sowa, and Hickey Halls. Include a large lecture, teaching labs, computational labs, and faculty offices teaching labs.

General Facts

- Built: 2018
- Construction; Steel framed three-story with composite slabs. Masonry and curtainwall exterior.
- Renovations: None

Current Conditions

The building is generally in excellent condition.

Needed Improvements

None.

Likely Future Use

No future changes anticipated.

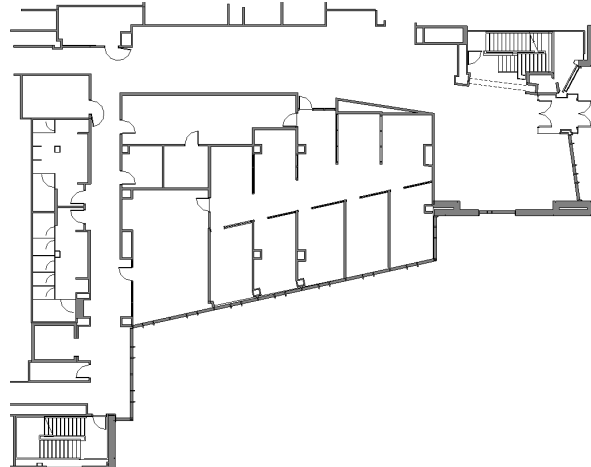
Square Footage

Assigned: 31,056 SF

Total: 37,084 GSF



Context Plan



Typical Floor Plan

AF-01 | Chapey Field and Anderson Stadium

Current Use

The stadium includes a synthetic turf infill system field for lacrosse and soccer with 1500 spectator seats, team rooms, press box, and premium suites. Also included were utility upgrades, sports lighting, scoreboard, grandstands and storage facilities.

General Facts

- Built: 2016
- Construction: Steel frame with glass and metal panel exterior

Current Conditions

The field is in excellent condition.

Needed Improvements

None.

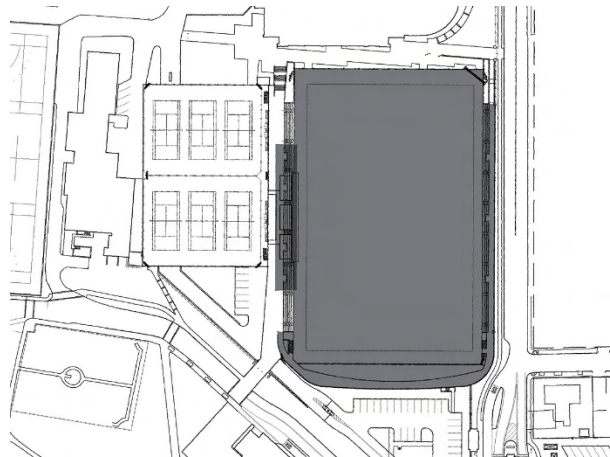
Likely Future Use

No change in use anticipated.

Square Footage

Field: 98,432 SF

Total: 176,452 GSF



Context Plan

AF-02| Tennis Courts

Current Use

Six competition tennis courts on the roof of a two-level parking garage, PL-01.

General Facts

- Built: 2016
- Construction:
- Renovations:

Current Conditions

The tennis courts are in generally good condition.

Needed Improvements

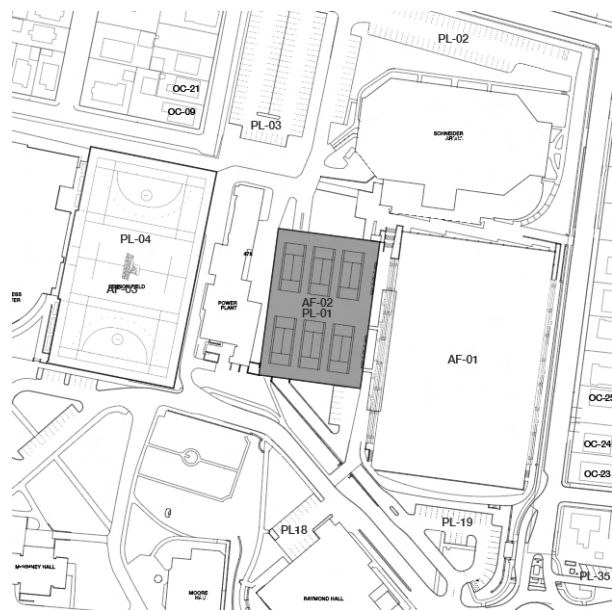
None.

Likely Future Use

No change in use anticipated.

Square Footage

Total: 40,000 GSF



Context Plan

AF-03 | Lennon Family 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.

General Facts

- Built: 2005
- Construction: Steel frame with concrete deck
- Renovations: None

Current Conditions

The field and garage are in good condition.

Needed Improvements

None.

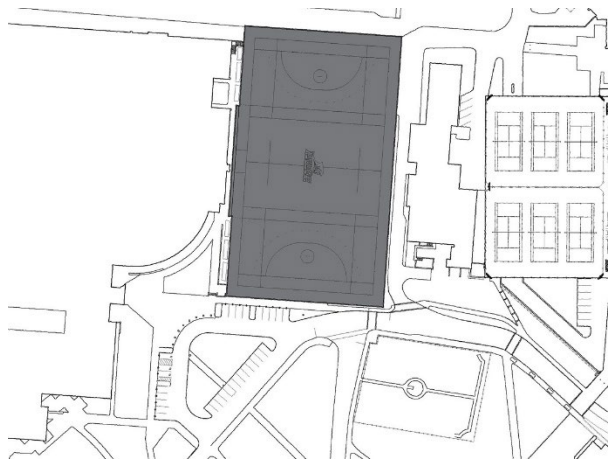
Likely Future Use

No change in use anticipated.

Square Footage

Garage: 37,800 GSF

Field: 75,600 GSF



Context Plan

AF-04 | Ray Treacy Track & Field Complex

Current Use

Replacement of existing natural grass athletic field with a new synthetic turf infill system field for Rugby and Intramurals. Also included is a new six lane rubber track with an 8 lane straight away, grandstands and storage facilities.

General Facts

- Built: 2013
- Renovations: None

Current Conditions

The field is in great condition.

Needed Improvements

None.

Likely Future Use

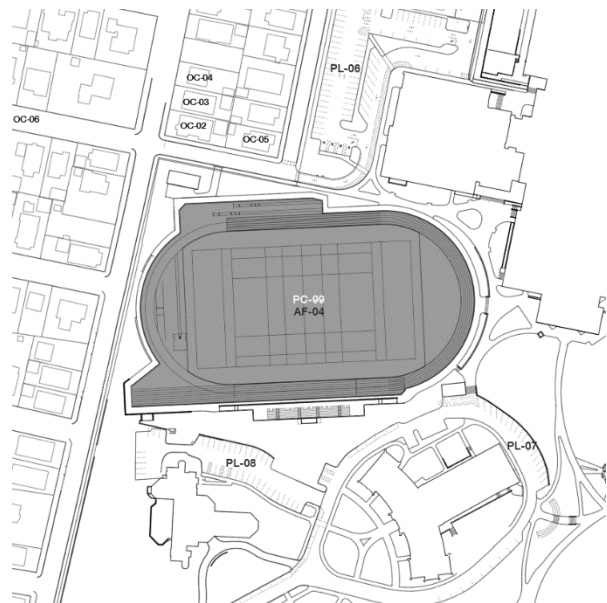
No change in use anticipated.

Square Footage

Track: 14,497 SF

Field: 3,751 SF

Total: 18,248 SF



Context Plan

AF-05 | Glay Field**Current Use**

The women's softball field features a state-of-the-art synthetic playing surface, clay pitcher's mound, lighting, stadium-style seating for 300+ spectators, heated press box, heated dugouts and bathroom facilities, double-mound bull pen and batting cage, enhanced media/film capability, game info and player development software and team storage facility.

General Facts

- Built: 2016
- Construction: Steel frame with glass and metal panel exterior

Current Conditions

The field is in excellent condition.

Needed Improvements

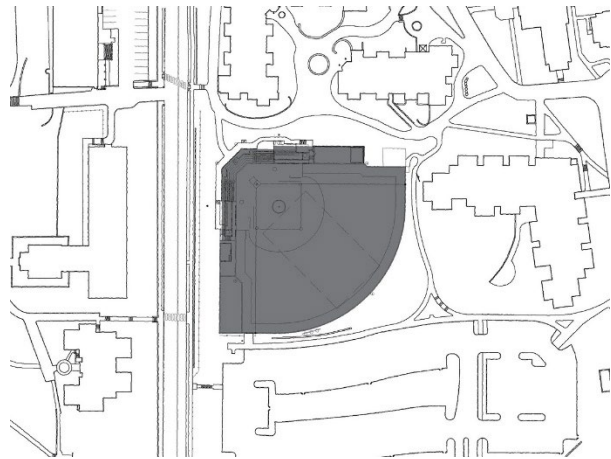
None.

Likely Future Use

No change in use anticipated.

Square Footage

Total: 29,667 GSF



Context Plan

PL-01 | Parking Garage

Current Use

The two-level, 215 space parking garage has tennis courts on top.

General Facts

- Built: 2016
- Construction:
- Renovations:

Current Conditions

The garage is in generally good condition.

Needed Improvements

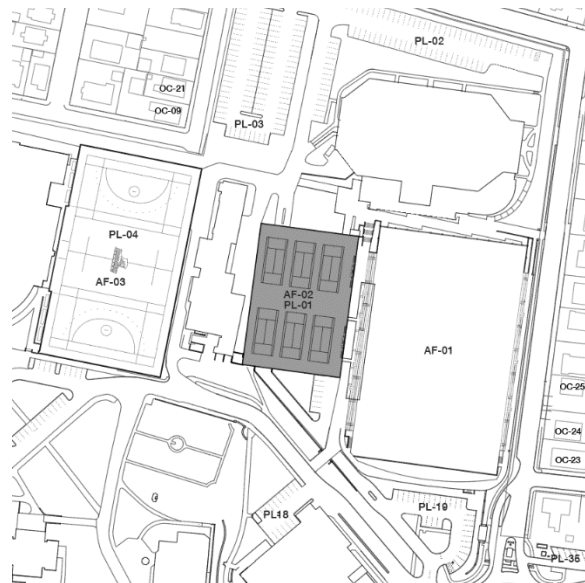
None.

Likely Future Use

No change in use anticipated.

Square Footage

Total: 40,000 GSF



Context Plan

PL-04 | Parking Garage

Current Use

A parking structure for 101 vehicles below Lennon Field.

General Facts

- Built: 2005
- Construction: Steel frame with concrete deck
- Renovations: None

Current Conditions

The garage is in good condition.

Needed Improvements

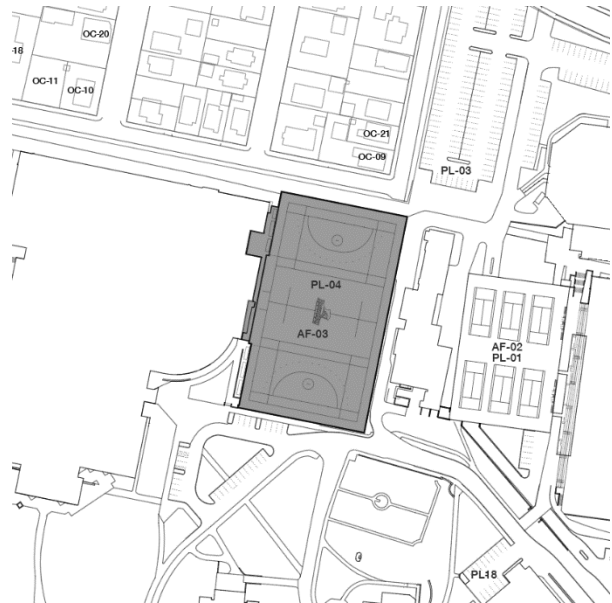
None.

Likely Future Use

No change in use anticipated.

Square Footage

Garage: 37,800 GSF



Context Plan

Historic Properties

C

Section 3C - Historic Properties

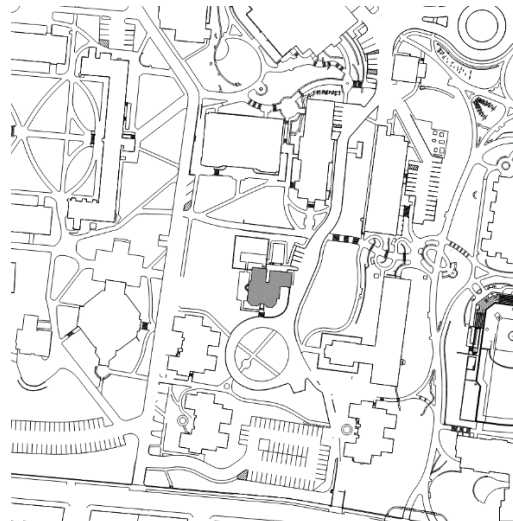
The William Bailey Estate and Charles S. Bradley House are located on the campus. Both are on the National Register of Historic Places. The College has committed to no work that would change the exterior of these buildings. They are in a designated historic overlay zoning district.

A description of the properties, along with a map indicating their location on the campus, appears on the following pages.

There are also approximately 17 buildings on campus that pre-date 1945 which may qualify as historical properties in the future. The College has not been notified that any of these are being buildings are considered for Historic designation.

William Bailey Estate "Hillwood" | ca. 1885

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 and referred to as St. Dominic House.

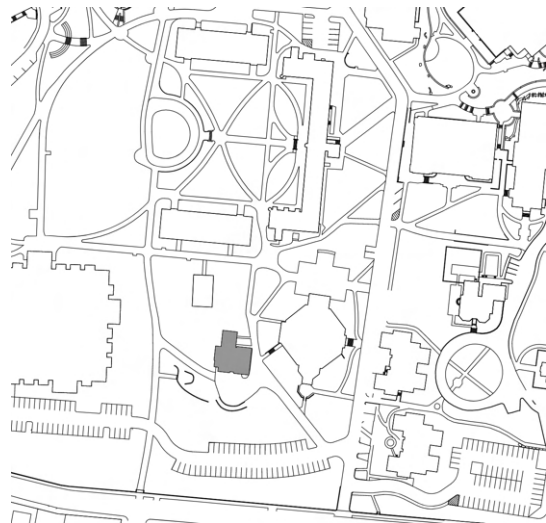
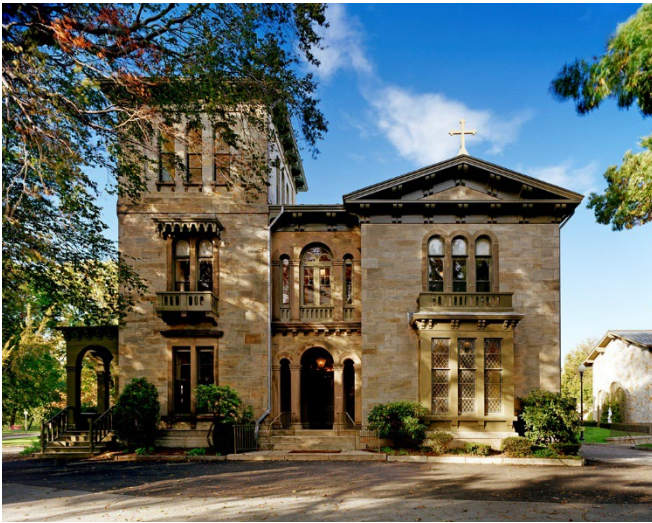


SOURCE:

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. It is now referred to as St. Martin Hall and home to Vice President of Mission & Ministry, the CIO/Vice President of Information Technology and elements of their departments.



SOURCE:

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

Master Plan Goals and Proposed Initiatives	4
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Section 4 - Master Plan Goals and Proposed Initiatives

Building Projects

Providence College is adapting to offer expanded programs and the opportunity to play an even greater role in forming professionals to address future challenges and support the job needs of the state.

As part of the expanded College offerings, as well as to develop the Northeast portion of campus, Providence College looks to enhance academic facilities over the next five years. As part of these developments, the College is considering upgrades to the following campus facilities:

- Construct a new building for the Physical Plant programs to open space in the existing Ceramics Building and aging existing physical plant building,
- Renovate the existing Physical Plant Building,
- Renovate the Ceramics Building, the Service Building and Hunt-Cavanaugh.

Accommodating students in on-campus housing is an important part of the Providence College campus experience. It is critical to the student experience and in maintaining good relationships with the abutting neighborhood. To that end, the college is looking to add a new residence hall to campus. While accommodating the campus population, the proposed new residence hall will also allow for the major renovation of Aquinas Hall. Subsequently, Meagher and McDermott Halls will be renovated to ensure residence halls incorporate amenities identified by class in the Residence Hall and Dining Study of 2019.

Another important initiative is the expansion of the college's Power Plant to accommodate the increased demand for air conditioning and other utilities on-campus. The project will include two new chillers and two new cooling towers with capacity for future expansion.

Finally, in a continued effort to move parking to the edges of the campus and for added convenience, the College is exploring plans to build a three-level parking structure with an open upper deck in the existing parking lot adjacent to Annie Street. This proposed garage is in a strategic location on campus near the athletic facilities to allow for increased on-campus parking during special events.

The College's civil engineer, Caputo & Wick, conducted a traffic study and the increase in student enrollment due to the nursing curriculum was accounted for in the transportation and parking improvements constructed between 2017 and 2024; those improvements will accommodate the additional students upon the opening of the Nursing School Building in 2025. Additionally, Caputo & Wick does not anticipate that the projects proposed under this master plan will generate a significant increase in daily traffic that could potentially have a negative impact on the surrounding street network or affect their safety operations.

Demolition

The College also owns houses along Dante and Ceres Streets, north of the parking lot adjacent to Hunt-Cavanagh Hall, which the College intends to demolish to make way for a new Physical Plant building. These properties are contiguous with the existing established I-2 institutional zone but are currently outside the boundary. The College recognizes that this college-owned property is presently located outside the College's established institutional zone and that permission from the City will need to be granted before this land can be considered for redevelopment.



Master Plan Objectives Diagram

Slavin Student Center Addition / Renovation



Figure 1 - Exterior rendering showing the Slavin Center addition.

Slavin Center is Providence College's student union and offers the Providence College community a location to come together for a variety of purposes. Slavin Center contains '64 Hall, one of the largest meeting spaces on campus, as well as several other reservable meeting spaces.

In addition to lounge space, Slavin Center is also home to many student organization offices such as the Board of Multicultural Student Affairs, the Board of Programmers, the Friars Club, Student Congress, Peer Ministry/Campus Ministry, PCTV, WDOM and *The Cowl*.

Many student service offices are also housed in the Slavin Center — The Vice President for Student Affairs/Dean of Students Office, Student Activities, Involvement & Leadership (SAIL), the Chirico Career Center, Residence Life & Housing, Community Standards, and Orientation, Transitions, & Leadership. Other services in the Slavin Center include Alumni Food Court, Barnes and Noble Bookstore, Dunkin Donuts, McPhail's, and Santander Bank.



Figure 2 - Exterior rendering of the renovated Slavin Center showing site renovation.

As the campus population has grown so has the needs of its students and the number and variety of campus clubs and events. In order to continue to serve this vital role, the College has been working through an extensive programming and discovery phase to reimagine the student center as a catalyst for academic and social success to support the mission and community of Providence College.

Goals for the renovation are to make the building the center of campus activity and destination for all students. This will be done through enhancing student space by bringing more natural light into the lower level, increasing the number of Clubs, event spaces, and meeting rooms, lounge spaces, renovating food service venues, and making career services and offices more accessible to students.

The proposed addition/renovation project will need to take place over several phases, keeping the required components of the existing program active throughout the process. A site enabling phase, followed by the additions, and multiple interior renovation phases will require this project to be completed over several years.



Figure 3 - Interior rendering of Slavin Center addition with skylight option.



Figure 4 - Interior rendering showing the lower level of Slavin Center with proposed monumental stair.

Academic Enhancements

The development of the Northeast section of campus is a strategic goal for the College over the next five years. The possible renovations will provide enhancements to current programs, help anchor the academic programs at the East end of campus and enhance the thriving collaborative learning environment.

Hunt-Cavanagh Hall and the Service Building are being studied to determine potential improvements.



Figure 5 – Excerpt from Master Plan Diagram



Figure 6 - Hunt-Cavanagh Hall



Figure 7 - Service Building

Proposed I-Zone Expansion and Physical Plant Building

Relocating the Physical Plant program into an updated, purpose-built space allows the College to maximize its use of adjacent properties and free up Northeast campus buildings for renovation to enable academic enhancements. Currently occupying the existing Physical Plant building and a portion of the Ceramics building, a new single building that can accommodate the entire program is a much-needed improvement. The new building will also incorporate workshops that are presently dispersed throughout several tunnel locations on campus. The College is proposing to include properties on Dante and Ceres Streets in the institutional zone to allow for construction of this new building in that location.

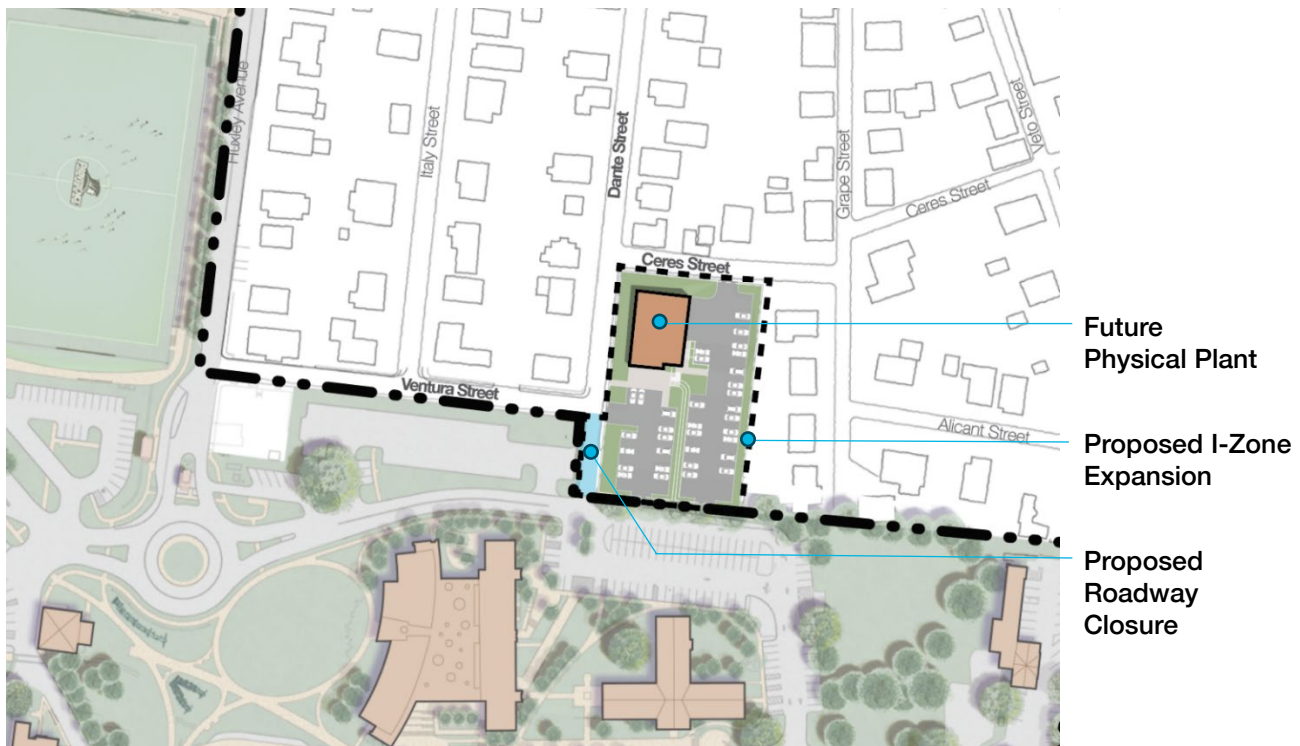


Figure 8 - Proposed Site Plan for the Physical Plant Building



Figure 9 - Rendering of Proposed Physical Plant Building



Proposed Zoning Map

Providence College Institutional Master Plan 2024

November 2024



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Academic Enhancements

With the Physical Plant program relocated to its own building, the existing Physical Plant building and Ceramics building have available space. Both buildings are currently being studied to review how they can best be utilized to provide academic improvements.



Figure 10 - Excerpt from Master Plan Diagram

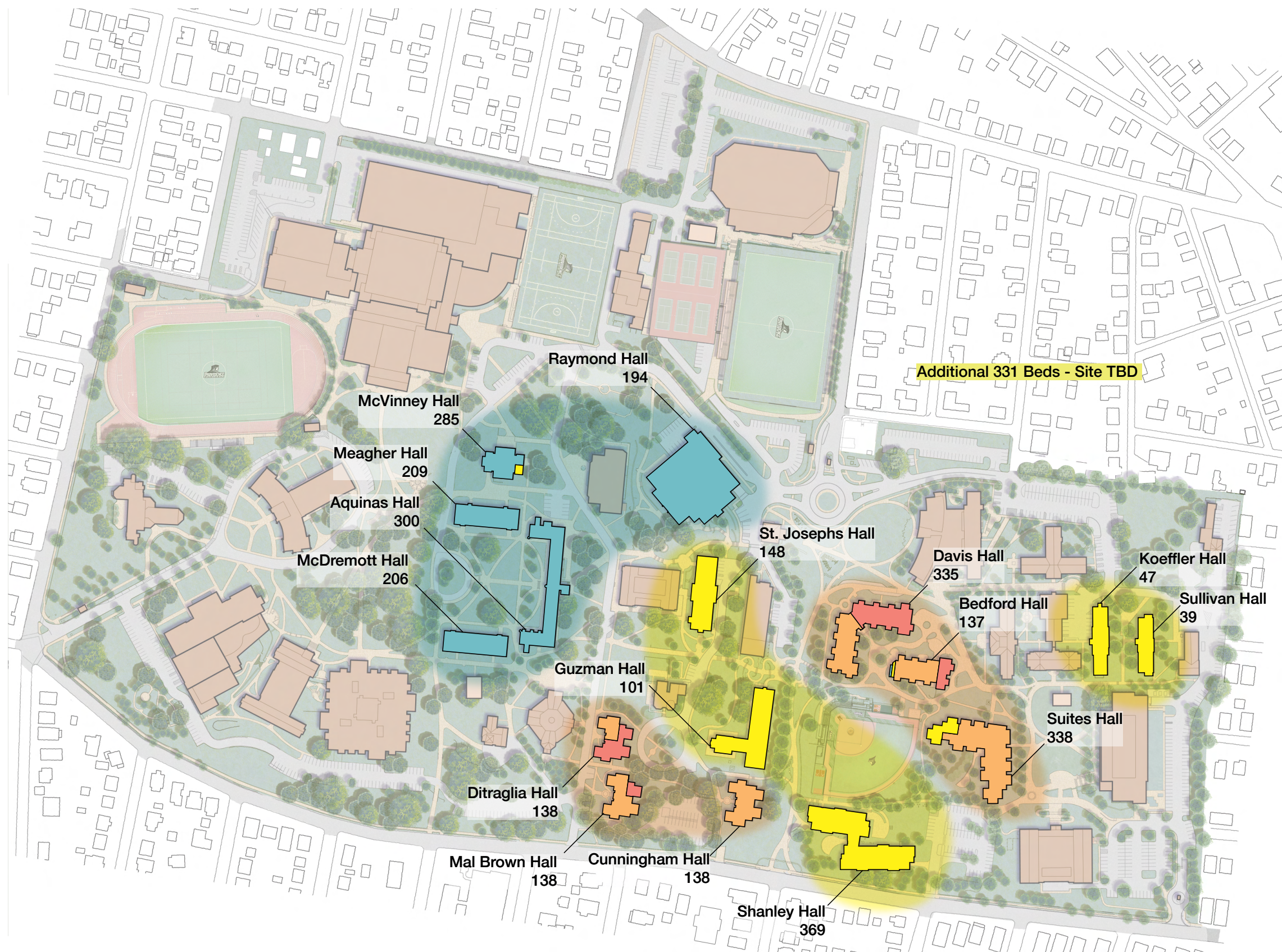
Future Residence Hall

Through analysis of the student population, as well as the College's policy for all freshman and sophomore students to live on-campus, the College is in need of additional housing. This additional bed space will bring some off-campus students into on-campus housing and will also allow for decompression of the existing residence halls.

The rendering shown in Figure 11 below is one option for the proposed Residence Hall. This option includes a six-story structure on the sloping site. The top five stories will be dedicated to sophomore semi-suite housing. It is proposed that the lower level will have building common spaces such as laundry, storage, lower lobby, mechanical space, 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 circulation path.



Figure 11 - Rendering of Proposed Residence Hall



- Freshmen Class
- Sophomore Class
- Junior Class
- Senior Class

Residence Halls by Class

Annie Street Parking Garage

To accommodate the high demand for parking in the areas immediately around the athletic facilities, the College plans to build a three-level parking structure with an open-air upper deck in the existing parking lot adjacent to Annie Street. The parking structure allows for additional parking while preserving open green space.

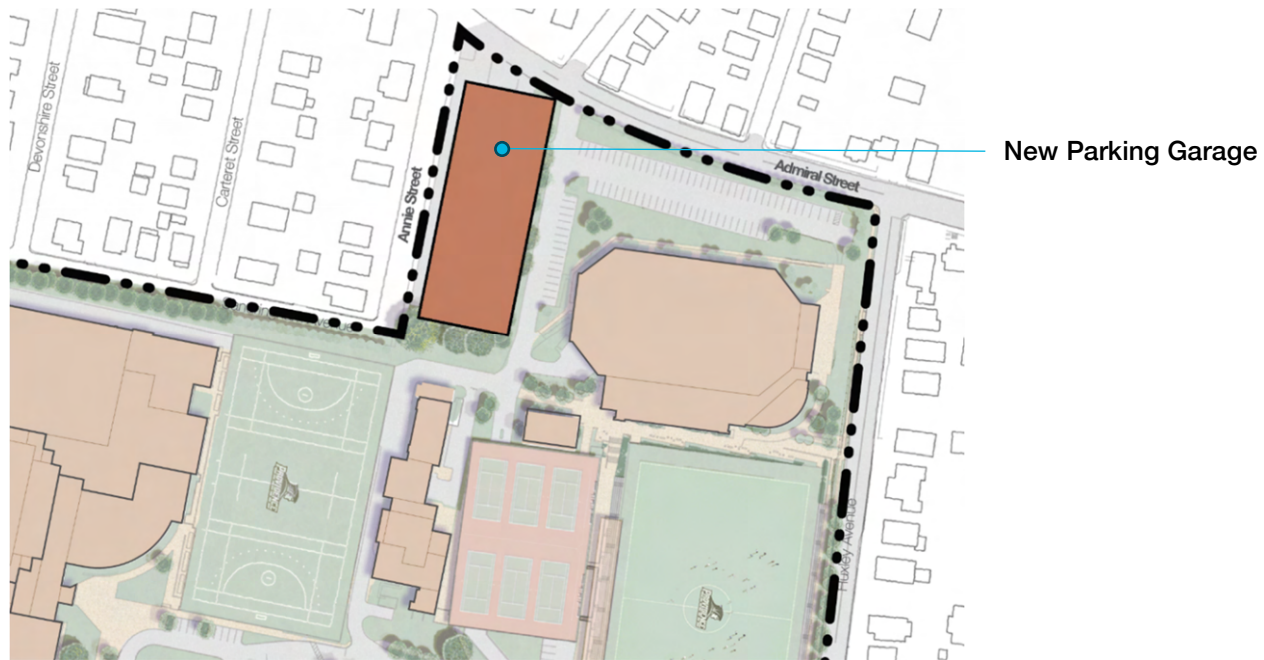


Figure 12 - Excerpt from Master Plan Diagram



Figure 13 - Proposed Garage Rendering

Power Plant Chiller Addition

The addition of the Ben Mondor Center for Nursing and Health Sciences increased the air conditioning demand on-campus to the point where an expansion of the chiller plant is now necessary. The College is looking to replace the existing chillers and cooling towers in a renovated portion of the existing Power Plant building.

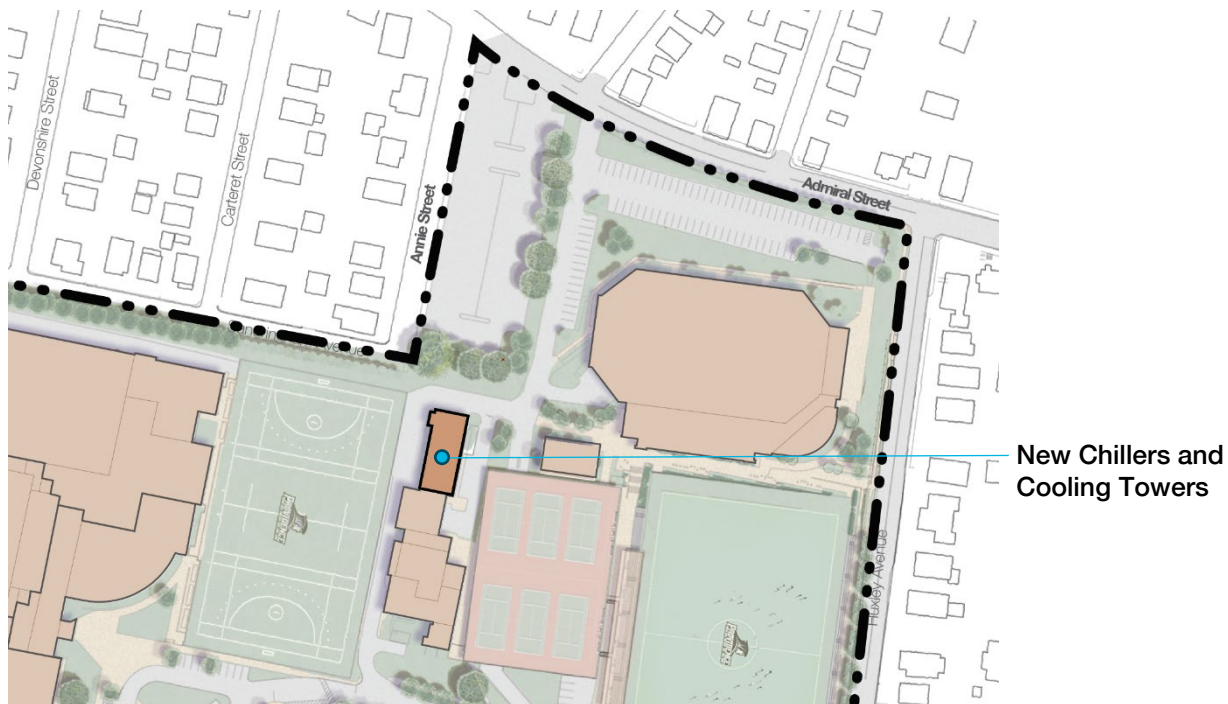


Figure 14 – Excerpt from Master Plan Diagram



Figure 13 - Existing photo of Power Plant

Broadcast and Communications Center

The lower level of Raymond Hall is being renovated to accommodate the security program. Moving the security program will open the existing Security building for academic programs in the future. One possible enhancement being considered is to incorporate a broadcasting and communications studio in this location.



Figure 16 - Excerpt from Master Plan Diagram

Transportation Infrastructure

As part of the master planning process, PC looks to continue to improve: access to campus; the on campus and the adjacent neighborhood experience; and to achieve the College's sustainability goals.

The College's transportation network goals include:

- Continuing to improve safety and access efficiency for all modes of transportation, especially pedestrian and bicycle safety
- Increase the use of sustainable modes of transportation by employees and students
- Minimize college traffic and parking impacts on surrounding neighborhood

With the addition of the proposed Annie Street parking garage, the College will be able to accommodate even more parking on campus, especially for high volume athletic and special events. For special events, attendees will be informed they should park on campus or in designated satellite lots serviced by a shuttle to campus.

The proposed Physical Plant building also has planned additional parking to ensure that all employees and visitors to that building will be able to park on campus.

Proposed renovations to the Northeast corner of campus plan to separate the vehicular and pedestrian circulation paths to further improve pedestrian safety.






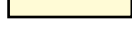


Other transportation initiatives planned include:

- Providing public bicycle repair stations with tools and pumps
- Expanding safe and secure bicycle storage
- Designating shower facilities to be available to those who run or bike to work or school
- Shuttle service from off-site temporary satellite parking lots to campus for special events and construction personnel
- Provide additional temporary signage to guide traffic to designated parking areas for major events during the year, such as Homecoming, Reunion, Commencement, and Accepted Students Day
- Continue working with the City of Providence to monitor initiatives and make adjustments as necessary



For major construction projects the College will continue to work with contractors to coordinate trade parking on-campus or in off-site satellite lots to minimize impacts on surrounding neighborhood streets.



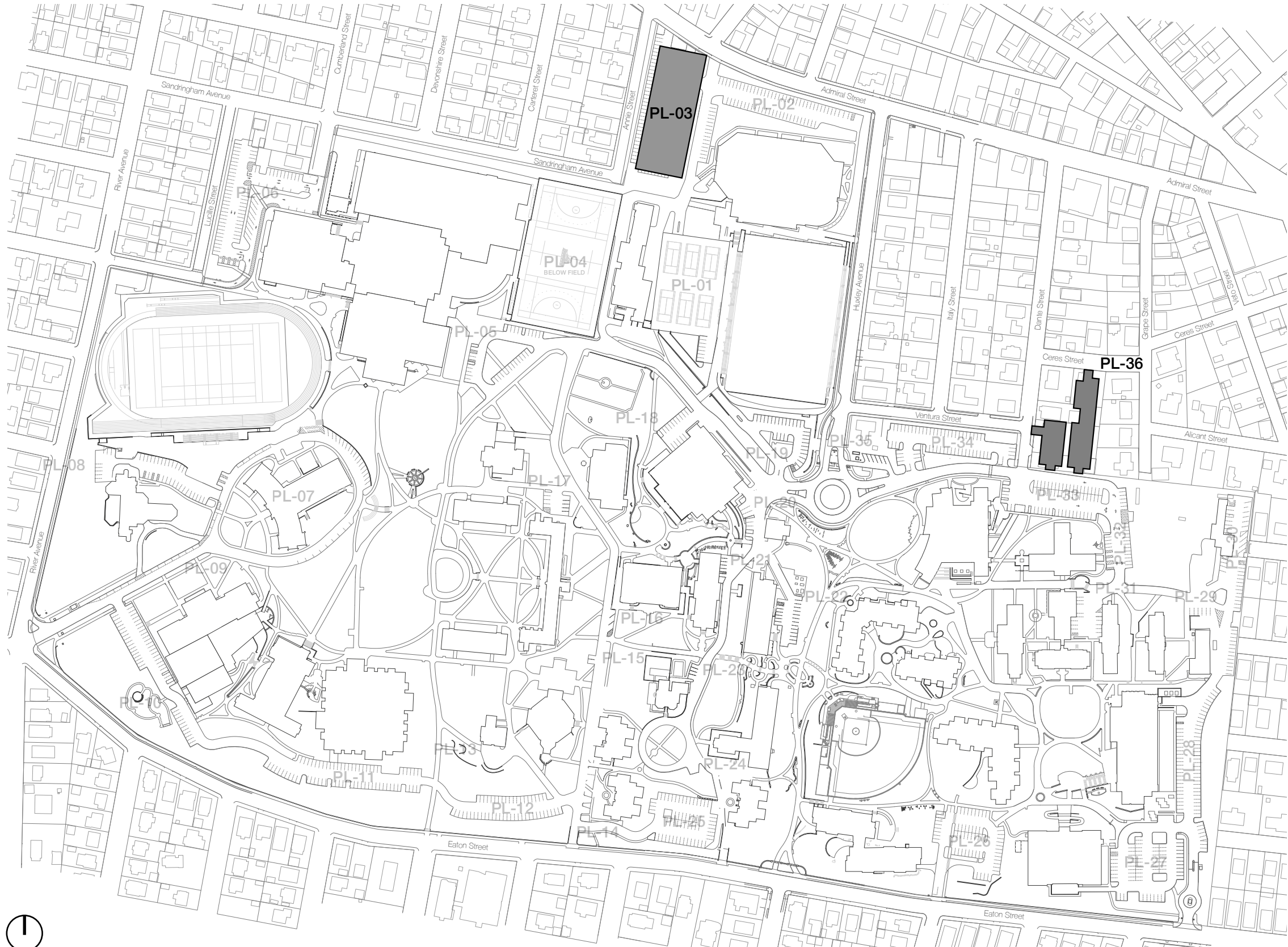
Near Term Projects

-  Proposed I-Zone Expansion Phase 1
-  Future Physical Plant Building Phase 2
-  Possible Academic Enhancement Phase 3
-  Possible Academic Enhancement Phase 4
-  Proposed Public Safety Relocation Phase 1
-  Possible Academic Enhancement Phase 2
-  Chillers and Cooling Tower
-  Proposed Parking Garage

Long Term Projects

-  Slavin Center Addition Phase 1
-  Slavin Center Renovation Phase 2

Master Plan Sequences Map



LOT	COUNT
PL-01	215
PL-02	85
PL-03	353
PL-04	101
PL-05	29
PL-06	87
PL-07	40
PL-08	44
PL-09	13
PL-10	53
PL-11	49
PL-12	49
PL-13	6
PL-14	8
PL-15	2
PL-16	3
PL-17	9
PL-18	16
PL-19	29
PL-20	7
PL-21	9
PL-22	25
PL-23	4
PL-24	2
PL-25	57
PL-26	64
PL-27	75
PL-28	61
PL-29	18
PL-30	33
PL-31	13
PL-32	21
PL-33	70
PL-34	60
PL-35	6
PL-36	65
TOTAL	1768



Proposed Parking Map

Providence College Institutional Master Plan 2024

November 2024



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Appendix

5

- A. Parking Calculations
- B. Plat & Lot Plan
- C. Tree Inventory
- D. Campus ADA Assessment

Parking Calculations

A

Parking Calculations

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
2.0 Institutional and Governmental Services		
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 non-commuting 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.

Existing Campus Parking

Educational Facilities Parking Worksheet 1-2 Zone

A. Full-time Employee and Approved Vacancies (Largest in attendance at any work shift)	= <u>972</u> / 3 per space	=	<u>324</u>
B. Number of Non-Commuting Students on Campus	= <u>1,354</u> / 8 per space	=	<u>169</u>
C. Number of Commuting Students on Campus (Including continuing education, largest number in attendance during day or night)	= <u>160</u> / 2 per space	=	<u>80</u>
D. Number of Seats in Auditorium, Swimming Pools, Stadiums, Gymnasiums	= <u>6,505</u> / 10 per space	=	<u>651</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 the following areas:

Total Number of Spaces Required A+B+C	=	573
Total Number of Spaces Provided on Campus:	=	<u>1,475</u> (current)
	<i>Shortage</i>	= <u>0</u>
	<i>Excess</i>	= <u>+ 902</u>
Number of Non-conforming Parking Spaces at Time of Passage of Institutional Zone	=	_____
	<i>Total</i>	= <u>1,475</u>

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

Plat & Lot Plan

B



Campus Plat & Lot

Tree Inventory

C

EXECUTIVE SUMMARY

In December 2021, the Bartlett Inventory Solutions (BIS) Team from Bartlett Tree Experts conducted an inventory of trees on the Providence College campus. We identified 1,559 trees, including 22 groupings, which included 90 species. The attributes that we collected include tree latitude and longitude, size, age and condition class, and a visual assessment of tree structure, health, and **vigor**.

We conducted the attribute collection using a sub-meter accuracy Global Positioning Satellite Receiver (GPSr) device with an error-in-location potential of not greater than three meters. Our recommendations for the subject trees are based on the number of desired management cycles. All tree work activities will comply with current American National Standards Institute (ANSI) Z133.1 requirements for safety.

Tree Risk Assessments and Mitigation

Perform the recommended tree risk mitigation activities for the 144 trees (9%) which we found defects or concerns that prompted the need to use the International Society of Arboriculture's (ISA) risk matrices in the field. Risk mitigation activities will comply with current ANSI A300 standard practices. Please see the Tree Risk Assessments, Limitations & Glossary section for more information.

Level 3 Advanced Assessment

Provide *Level 3 Advanced assessments* for 24 trees (2%) to evaluate the impact of wood decay that shows potential for failure.

Soil Sampling

Taking soil samples throughout planting beds and actively managed areas. Soil analysis provides information on the presence of soil nutrients, pH, organic matter, and cation exchange capacity.

Bulk Density Sampling

Taking bulk density samples throughout planting beds and actively managed areas to determine the amount of soil compaction.

Soil Rx®

Apply Bartlett's Soil Rx® program to 46 trees (3%) to correct nutrient deficiencies and optimize soil conditions for the designated trees.

Root Invigoration™

Perform Bartlett's patented Root Invigoration™ on 76 trees (5%) to improve aeration and promote more efficient root growth, especially for high-value trees in disturbed areas.

Mulching

Wherever possible, apply 2-4 inches of mulch within the root zone to help moderate soil temperatures, reduce soil moisture loss, reduce soil compaction, provide nutrients, improve soil structure, and keep mowers and string trimmers away from tree trunks. The best mulch materials are wood chips, bark nuggets, composted leaves, or pine needles. To avoid potential disease problems, mulch should not be placed directly against the trunk.

Root Collar Excavations

Perform **root collar** excavations to 594 trees (38%) to lower risk of damaging conditions such as **girdling roots**, basal cankers, masking of root decay and lower-stem decay, and predisposing trees to various insect and disease pests.

Plant Health Care (PHC)

Implement Bartlett's PHC program to monitor pests and diseases on the subject trees. Treatments are therapeutic and preventive, and treatment timing is based on pest life cycle.

Pruning

Prune 847 trees (54%) for safety, health, structure, and appearance. Pruning will comply with current ANSI A300 standard practices for pruning.

Structural Support

There are structural support system recommendations for 93 trees (6%) to reduce risk of branch or whole tree failure. All structural support systems will comply with current ANSI A300 standard practices for supplemental support systems.

Lightning Protection

There are lightning protection system recommendations for 2 trees (< 1%) to try and intercept lightning strikes and conduct them to the ground. All Lightning protection systems will comply with current ANSI A300 standard practices for lightning protection systems.

Removals

Remove 166 trees (11%) due to condition or because of their location in relation to other trees to try and prevent competition or damage to infrastructure.

Vine Removal

Remove vines from 14 trees (1%) to try and prevent them from hiding defects.

Campus ADA Assessment

D

Executive Summary

SMMA has completed a campus-wide assessment of the existing buildings and site for compliance with the American Disabilities Act (ADA) guidelines based on both the 1991 and 2010 ADA Standards for Accessible Design. SMMA has worked with Jensen Hughes to determine applicability of the ADA Standards to various types of buildings and spaces within those buildings.

As a private institution, the college needs to proactively remove barriers that are easily achievable regardless of alterations planned. Priority should be given to the most public spaces. In buildings built before 1991, only public spaces are required to meet barrier removal requirements. In buildings built after 1991, employee-only areas need to allow the public to approach, enter, and exit the space.

Each building in the assessment scope has its' own report section detailing each accessibility issue that was reviewed and outlining each specific instance of non-compliance with room numbers as reference. The campus exterior assessment contains reports by zones that are diagramed in Appendix A. The reports utilize the ADA Checklist for Existing Buildings produced by the Institute for Human Centered Design as a framework, included for reference in Appendix B. References in parenthesis direct you to the checklist which in turn references the 2010 ADA Standard. Any checklist items added by SMMA reference the 2010 ADA Standard directly.

Buildings and associated site work built in the last 10 years are assumed to meet the 2010 ADA Standard and were excluded from the ADA assessment. Buildings not utilized by the public were also excluded. Buildings excluded from the assessment are: Physical Plant, Ray Tracey Track (2013), Schneider Arena with additions (2013), Ruane Center for Humanities (2016), Anderson Stadium and Chapey Field (2016), Ryan Center for Business Studies (2017), Friar Development Center (2019), Science Building addition including Alberta Magnus, Sowa Hall, and Hickey Hall (2019-2022), and Raymond Dining (2022). Fennell Hall was also excluded as it is set to be demolished in 2023. Specific instances of spaces being unavailable to review, due to ongoing renovation or being occupied by students, are noted in the summaries of each building's report or shown on the exterior assessment diagram in Appendix A.

If a checklist item is ADA compliant, the report includes a green "Yes" label. If a checklist item is non-compliant, the report includes a red "No" label. If a checklist item is non-compliant but was built before March 15, 2012, and meets the 1991 ADA Standard, the report includes a yellow "No, but" label. Items with a "No, but" label are not required to be brought into compliance until compliance is triggered with a renovation project.

If toilet rooms, showers, or kitchens have no accessible features, the report does not go further than to note there are no accessible features. If the room has some accessible features the report goes into a detailed review of all room checklist items.

Furniture and equipment were not considered in the evaluation as those can be easily moved. The assessment looked at built-in architectural items only.

Exterior conditions are subject to change and degradation over time due to factors such as seasonal freeze-thaw cycles, use of de-icing products, storm damage, adjacent construction activities, and more. Non-compliant items were noted as of the date of each report and do not reflect any potential changes in condition thereafter.

This report does not recommend solutions or propose designs. However, for the college's reference, any new work must comply with ADA. The path of travel to the renovated space and other support spaces should also be brought into compliance with ADA up to a point not disproportionate to the cost of the primary area of renovation (up to 20% of the cost of the primary area).

SMMA

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