

A large, white, two-story house with a dark roof and dormer windows, surrounded by trees and a fence. The house has a prominent gable and a smaller dormer. A black metal fence runs along the front of the property. A white car is parked on the left, and a silver car is parked on the right. Two people are standing near the fence in the center. The background shows more trees and a clear sky.



Fluke Fine Arts Development Center

Fluke Center for the Humanities

Science Complex

Outdoor Classroom Pavilion

New Parking Lot

Clay Field

Sherry Hall

Raymond Hall Expansion

Huxley Ave. Transformation

Chapel Field and Anderson Stadium

Ryan Center for Business Studies

Classroom Pavilion

Pen-Meador School of Nursing and Health Sciences

Legend:

- New Construction / Addition Projects
- Renovation Projects
- Site Development

OWNER/ APPLICANT:	Providence College (PC)	PROJECT DESCRIPTION:	Presentation of five year Institutional Master Plan (IMP)
CASE NO./ PROJECT TYPE:	Institutional Master Plan		
PROJECT LOCATION:	Providence College Campus	RECOMMENDATION:	Approval of the Institutional Master Plan subject to the findings noted in this report.
NEIGHBORHOOD:	Elmhurst	PROJECT PLANNER:	Choyon Manjrekar

IMP Purpose

Section 1910 of the Zoning Ordinance requires all higher education institutions to file an Institutional Master Plan (IMP) with the City Plan Commission (CPC) that describes the institution's proposed development over the next five years or more. The ordinance lists 17 criteria outlined in section 1910.D.3 which are required for IMP submissions and reviewed for compliance with the Comprehensive Plan.

Summary

The IMP outlines the school's planning vision and practice as well as an account of its history and property holdings. The plan provides updates on the status of projects approved under previous versions of the plan and describes changes on campus, new construction and development, changes to campus infrastructure and goals and initiatives for this cycle of the plan. Initiatives include construction of a new dormitory, updates to buildings and an expansion of the I zone to include property acquired by the college within the campus. Statements on parking and tree inventory are also provided. In addition, PC has provided supplementary information to address the CPC's requests from when the plan was first presented in May 2025.

Initiatives and projects

The proposed development initiatives are focused on accommodating expanded student enrolment, expansion of on campus residences, improvement of infrastructure and provision of parking.

Slavin Center expansion: PC is proposing to expand the Slavin Center—the student union—to address the needs of the growing student body and to provide space for different needs like clubs and organizations. The renovation envisions the design as one that will bring more natural light into the building while increasing activity space. The addition and renovation are expected to occur over several phases.

Residence Hall: A residence hall is proposed in anticipation of increased enrolment. A site has not been identified, but the building will be located on the PC campus and is envisioned as a mixed use development with housing for sophomores, commercial space and event space.

Parking garage: A three story parking structure on Annie Street is proposed to address increased parking demand.

I zone expansion for new physical plant building: PC is proposing to relocate the physical plant program, which is housed in two buildings, to a new building on land owned by PC on Dante and Ceres Streets. The relocation will require a zone change and proposed street abandonment to expand the I-2 zone, which shall be subject to review by the City Council.

Campus improvements and enhancements: Renovations for the academic enhancement of Hunt-Cavanaugh Hall and the Service Building in the northeast campus area are planned. Enhancements to the Ceramics Building and current Physical Plant building are also proposed in addition to improvements to the power plant chiller addition and construction of a broadcast center in Raymond Hall.

Parking and Traffic management

Parking for educational facilities is required to account for employees (one space for every three employees), commuting students (one space for every two students) and non commuting students (one space for every eight students). In addition, one space for every ten seats is required for on campus event spaces including auditoriums, stadiums and gymnasiums.

PC requires 324 spaces for 972 employees, 169 spaces for 1,354 non commuting students and 80 spaces for 160 commuting students. PC will meet the parking requirement, providing a total of 1,475 spaces where 573 are required. PC will also meet the requirement of 651 parking spaces for the 6,505 seats in gathering spaces using available parking, as events do not occur at the same time as when parking will be required for academic uses.

PC has included a statement on traffic management around campus focusing on increasing safety and efficiency of modes of transport, promoting biking and walking and minimizing parking and traffic impacts on the surrounding neighborhood. Increased parking availability for employees and visitors will be provided with the Annie Street parking structure and opening up of parking around the Physical Plant building.

Improvements in the northeast corner of campus will decrease interaction between vehicles, pedestrians and bikers. Enhanced communication will be provided to visitors informing them of parking availability on site and in satellite lots serviced by a shuttle. Other initiatives include increasing bike parking and maintenance spaces, enhanced signage and use of satellite lots for special project construction staff to reduce impacts on the surrounding neighborhood.

Supplemental information

The CPC requested additional information from PC when the plan was initially presented in May 2025, which has been addressed by the applicant.

- The CPC required a traffic study to analyze the impacts of projected traffic generation from proposed projects. PC submitted a traffic study conducted in 2016 which accounted for proposed development in the IMP, PC found that no additional vehicular or foot traffic is expected in the neighborhood as the projects were internal to the campus and enrolment between 2016 and 2025 will largely remain the same. PC also notes that 145 bicycle spaces are provided on campus.
- The CPC requested more information on traffic mitigation with a focus on events hosted by the college. PC notes that information on on-campus parking areas and satellite parking is provided to visitors for athletic events and special functions. However, PC cannot enforce parking restrictions on City streets outside of campus. PC has met with City Traffic and Parking Officials, and among other initiatives detailed in its supplement, proposes working with the City to install temporary no parking signs on events days to reduce conflicts between residents and visitors. The IMP includes construction of a 353 car parking garage, which is expected to reduce demand for street parking in the future.
- The CPC requested additional data on projected enrollment and a breakdown of on and off campus residency for the next five years. PC has provided enrollment numbers up to the fall of 2030. Undergraduate enrollment is expected to remain steady, and demand for off campus housing is expected to drop when accounting for a 331 bed residence hall that will be built within the course of the current IMP.

Landscaping

A landscaping inventory has been provided with the plan and shows that trees on campus will be in good health and undergo routine maintenance.

Public Participation

Per the applicant, PC has conducted three community meetings where the plan was presented to the community, and included the Councilperson.

FINDINGS

Providence Comprehensive Plan

Objective LU-7 of the Comprehensive Plan provides strategies for educational institutions to ensure that their growth does not negatively impact the surrounding community. These include development of IMPs, community outreach, traffic management and ensuring compatibility with the surrounding neighborhood. It is the DPD's opinion that the plan conforms to the Comprehensive Plan as PC has addressed these criteria based on the submitted plan.

Zoning Ordinance

This amendment to the IMP follows the format prescribed by the Zoning Ordinance, including all required elements outlined in Section 1910. PC has included a schedule of public participation as required.

RECOMMENDATION

Based on the analysis and findings contained in this report, the City Plan Commission should approve Providence College's Institutional Master Plan including a positive recommendation on expansion of the I-2 zone and abandonment of the specified portions of Dante and Ceres Streets.