

**Master Plan Review Team
Minutes of Meeting
Wednesday, November 9, 2011
2:00 – 4:00 p.m.
Alumni Center Board Room**

In attendance: Bob Weygand, Tom Frisbie-Fulton, Ryan Carrillo, Abu Bakr, Rick Rhodes, Vincent Murray, Erin West, Dave Lavalley, Art Tuveson, Bob Drapeau, Ann Morrissey, Linda Acciaro, Jerry Sidio, Vern Wyman, Paul DePace, Richard Sheridan, Michael Rice

Additional participants: Diane Soule (URI Campus Planning & Design), Laura Sullivan (URI Campus Planning & Design , recorded minutes)

Comments and Approvals

1. Butterfield Dining Hall

Additional demand is anticipated at the dining halls beginning in Fall 2012 due to occupancy of the new Hillside Residence Hall (429 beds). Expansion of Butterfield (200 additional seats) is needed to accommodate Hillside residents. CP&D looked at several alternatives, including expanding the Ram's Den, demolishing and rebuilding Butterfield, and expanding Butterfield in different directions. Expanding the Ram's Den is not feasible in the short term. The existing kitchen at Butterfield can accommodate the projected demand, so an expansion of the seating area is more cost effective than rebuilding the entire dining hall.

The new advance planning/feasibility study for Butterfield recommends expanding to the south, along Butterfield Road. It will not require beds to be taken off-line in Butterfield Residence Hall. It maintains the circulation through the building. The study anticipates providing a total of 588 internal and 60 external seats, reorganizing the servery, adding a "grab and go" feature, adding lounge space for residents, and enclosing and reconfiguring the loading dock. Dining services revenues will fund the project, so it does not require a new fee or revenue bond. The expansion is expected to open in Fall 2013.

Vote to procure A&E services to design Butterfield Expansion: Motion was made by Bob Drapeau and seconded by Michael Rice. Approved unanimously.

2. Fine Arts Fire Protection

URI has utilized ARRA funding to implement required fire protection measures. The first phase of upgrades (\$1.2 million) to the Fine Arts Center includes a sprinkler system for the Concert Hall, Theater, and associated egress areas. The building needs a fire pump to increase water pressure for the sprinkler system. After reviewing options, URI has ordered fire pump station enclosed by a metal, prefabricated building. Given that the Fine Arts Center is slated to undergo Advanced Planning for major renovations in FY2012-FY2013, URI recommends landscape screening of the fire pump building. Architectural solutions to screen the structure are costly, and may not fit with future planning recommendations.

Vote to authorize landscape screening of Fine Arts Fire Pump Bldg.: Motion was made by Ann Morrissey and seconded by Michael Rice. Approved unanimously.

3. Keaney Parking

RIDOT is finalizing the design of the 138 Upgrade. Construction completion is still 2 + years away. The final plan will improve pedestrian access to Peckham Farm, and traffic flow. 138 will include a round-about at Keaney, affecting the entrance to Keaney Road and the Keaney Lot. URI has engaged Beta Engineering, the firm designing the 138 Upgrade, to redesign Keaney Lot. The interim plan will add 60 spaces. The finished plan has a landscaped driving lane through Keaney, and new signage and stonewalls forming a visual/physical gateway. It will improve water quality in White Horn Brook, but will reduce parking by approx. 100 spaces.

Vote to authorize Keaney Parking Lot proposed interim and final designs: Motion was made by Rick Rhodes and seconded by Michael Rice. Approved unanimously.

4. Flagg Road Extension

The 2000 Master Plan calls for a seamless connection between Flagg Road and Plains Road. Flagg Road was already extended to add commuter parking. This project will extend Flagg Road further SW to meet Plains Road near 30 Acre Pond Road and add approx. 330 parking spaces. It will be built to the same specifications as recent projects in the area, with 3' rock bed under the lot and permeable pavement to address stormwater flow. It should improve drainage from the turf fields to the north, reducing loads on White Horn Brook. Bus stops will be located in the lot, alleviating safety issues with students cuing on roadways. Lot entrances will be designed to direct traffic flow to Plains and Flagg and reduce vehicle/pedestrian encounters along West Alumni. The agronomy plots on the site will be shifted north to land presently leased. Archeological Phase I and II were completed and URI has approvals for the project.

Vote to authorize new parking at the Flagg Road Extension proposed design: Motion was made by Abu Bakr and seconded by Jerry Sidio. Approved unanimously.

5. Chemistry Site

Project implementation in the North District has been largely consistent (building locations, landscaping, walkways, stormwater management) with the 2002 Master Plan. The College of Pharmacy is nearing completion and the Chemistry Bldg is the next piece. The upper floors are research and faculty office space. The lower floors will house undergraduate chemistry. The lecture halls will physically link to Chafee. The lobby design and finishes will reinforce the concept of building into the hillside. The north stair in Chafee will be removed. A commissioned art project is envisioned to add to the character of the landscape and screen the Chafee loading dock area. The project includes landscaping of the north-south corridor between Chemistry and the Library. It will be the main pedestrian link to the residence hall area. The Rodman lot will be removed and bioswales will be added for stormwater management. Chafee parking lot will be reduced. New loading dock access will be added from the west and designed

to accommodate a potential future parking garage. Landscaping on the north side of Chemistry will extend the CBLS rain garden. Outdoor spaces in the north district will have distinct characteristics as individual outdoor “rooms.”

Informational item. Chemistry site previously approved. No additional vote needed at this time.

6. Campus Parking Plan

The new buildings and landscape projects around campus are impacting parking needs and availability. There are, or will be, more faculty and staff in the north district, and more students living in the residential areas. Ryan Carrillo presented a spreadsheet with Faculty & Staff (F&S) north district parking counts for 2006, and the 2012, 2013, and 2014 academic years. (See attached.) There has been a net loss of north district parking since 2006, but expanding F&S parking in the Fine Arts Lot and other changes will result in an estimated net gain of 165 spaces between 2006 and 2013-2014. F&S parking will be fully gated with the addition of five gates. The walk from the Fine Arts Lot to COP was clocked at 4 to 5 minutes by Vern Wyman.

Proposed student parking changes include increasing resident parking in Keaney, building more capacity at Plains Road/Flagg Road Extension, and shifting more commuter parking to Plains/Flagg. Currently, Flagg Road Extension lots are not fully utilized. This proposal will increase utilization of those lots.

Individual Lots:

- White Hall – currently upper lot for visitors, lower lot for residents; return lower lot to F&S
- Chafee/Rodman – F&S parking, reduce per Chemistry plans
- Fine Arts – flip F&S to north section (add spaces) so it can be gated; commuters to south section
- Tyler / Ballentine– F&S parking, reconfiguration at existing lots to improve pedestrian flow and parking capacity.
- Headhouse – F&S parking, concept plan shown. Capacity varies, depending on demolition or retention of Blue Butler Bldg. This is an interim parking solution and does not preclude a building on this site.

In keeping with the 2000 Master plan; the shift of parking away from smaller lots in the campus core to larger lots around the perimeter of campus requires a change in patterns and can be inconvenient. However, the benefits are a pedestrian friendly campus, linked indoor/outdoor learning spaces, and a healthier, greener, aesthetically pleasing environment. Expanding the landscaping concepts underlying Ranger/Green across campus will also help attract and retain top students and faculty. It should be noted that RIDEM stormwater requirements influence parking and landscape designs.

RIPTA buses and shuttles service the commuter lots at Flagg/Plains and Fine Arts. A parking garage in the Chafee lot is an alternative to perimeter surface parking. Financing a parking garage would require F&S parking fees.

Vote to authorize 1) Chafee Lot layout, 2) change in operation of Fine Arts Lot (F&S to north side, Commuters to south side), 3) conceptual approach to Tyler/Ballentine lot, and 4) conceptual approach to Headhouse lot: Motion was made by Richard Sheridan and seconded by Rick Rhodes and Bob Drapeau. Approved unanimously.

Information and Discussion

7. Medicinal Garden RISCA Project

This is a public art project, funded by 1% of the COP GO Bond, per State regulations. The Vermont artists/landscape architects were selected in a competitive process. The medicinal garden will be extended slightly to the north to infill some available space. Stock from the existing medicinal garden will be transferred to the new site. Etched glass art plates mounted atop a stone wall are central to this project.

8. Wellness and Fitness Center

Located in Roger Williams Commons, this project is currently out to bid for a general contractor. Most of the work is interior, but a new glass front will be added on Butterfield Road. Landscaping will redirect foot traffic by the Roger Williams pond.

9. SADC

This project will modernize and enhance fitness and sports medicine areas used by NCAA athletes. It will add meeting spaces and transform the recognition area. Exterior work will be limited to adding a section of windows to create a “lantern” visible from the Keaney parking area.

10. Hillside Residence Hall/Baird Hill Road closing

Hillside is under construction. It is behind schedule due to late engagement of the contractor and rock and unsuitable fill along the apply named Quarry Road. The building will be open in the fall.

11. College of Pharmacy

COP is 80% complete. Contractors will soon depart the new quad and will return topsoil to the site in the spring. Move-in begins in April, but contractors will remain on-site through Fall 2012 to work on a new \$7 million component to the project. They will build out the basement, creating a current good manufacturing practices facility.

12. White Horn Brook Improvements

We have replaced four crossings over White Horn Brook. The next stage (under RIDEM review) is to restore flow to the brook by removing sediment and reestablishing edge vegetation. A future stage will study Ellery Pond retention capacity with the goal of improving the environmental quality of the water and edges. The Flagg Road Extension project will add stormwater retention capacity and slow the flow from the turf fields to the northwest. Proposed improvements to Sherman lot will also slow water flow. These stages will be implemented as funding and RIDEM permits allow.

Meeting adjourned at 4:30 pm.

Faculty Staff

2006	
CHAFEE	210
CHAFEE LOADING	8
SSRC	21
RODMAN	91
WOODWARD	54
TYLER	39
COASTAL	32
RDVL	20
GREENHOUSE	8
ALUMNI/HEATHMAN	35
FAC	223
WHITE	0
COE / BALLENTINE	33

774

2011-2012	
CHAFEE	210
CHAFEE LOADING	8
SSRC	0
RODMAN	91
WOODWARD	0
TYLER	24
COASTAL	32
RDVL	20
GREENHOUSE	8
ALUMNI/HEATHMAN	35
FAC	223
WHITE	0
COE / BALLENTINE	33

684

(90) vs. 2007

2012-2013	
CHAFEE	83
CHAFEE LOADING	0
SSRC	0
RODMAN	91
WOODWARD	0
TYLER	24
COASTAL	32
RDVL	20
GREENHOUSE	8
ALUMNI/HEATHMAN	35
FAC	514
WHITE	35
COE / BALLENTINE	33

875

101 vs. 2007

191 vs. 2011

2013-2014	
CHAFEE	79
CHAFEE LOADING	0
SSRC	0
RODMAN	46
WOODWARD	0
TYLER	30
COASTAL	32
HEADHOUSE	130
GREENHOUSE	8
ALUMNI/HEATHMAN	35
FAC	514
WHITE	35
COE / BALLENTINE	30

939

165 vs. 2007

255 vs. 2011

RESIDENTIAL / COMMUTER

2011-2012		
	RES	COM
Keaney	583	426
FAC		916
PLAINS		1582
WHITE	35	
	618	2924

2012-2013		
	RES	COM
Keaney	783	226
FAC		625
PLAINS		1916
WHITE	0	
	783	2767

165

(157) vs. 2011