

# Amendment #1

On July 24, 2006, the Providence City Plan Commission approved the Institutional Master Plan for Brown University with thirteen conditions. Since that time, Brown has been moving forward with the execution of these plans and the conditions imposed by the City Plan Commission. However, two events have transpired that cause us to make a number of adjustments to the plans outlined in the approved Institutional Master Plan.

The first event was the purchase of seven buildings and related parking located within the Jewelry District. These properties, all commercially leased buildings, add approximately 232,000 gsf, a large parking garage, and several surface lots to our inventory. The second event was the discovery of a progressively worsening set of structural failures in the Smith Swim Center. This required us to close the building and begin planning for both a temporary facility and a new replacement facility located in the current athletic complex.

We believe each of the adjustments to the Institutional Master Plan listed in this document is very much in keeping with the three planning principles articulated as part of the *Strategic Framework for Physical Planning at Brown University*, approved by the Brown University Corporation in 2003:

1. Develop circulation infrastructure to foster community, unify and enhance the campus and its surroundings
2. Consolidate the Core
3. Move Beyond College Hill

## Jewelry District Acquisitions

In January 5, 2007, Brown University acquired the following properties from Belvoir Properties, Inc. (See photos at right and map on the next page)

196 Richmond:	Plat 20, Lot 353
222 Richmond:	Plat 21, Lot 132
233 Richmond:	Plat 21, Lot 67
	Plat 21, Lot 127
	Plat 21, Lot 121
	Plat 21, Lot 122
	Plat 21, Lot 123
One Davol:	Plat 21, Lot 407
10 Davol:	Plat 21, Lot 313
349 Eddy:	Plat 21, Lot 141
339 Eddy:	Plat 21, Lot 398

In addition, the University acquired the following long-term leases:

Point Street Parking Lot:	Plat 21, Lot 353
196 Richmond Parking Lot:	leased from RIDOT

These properties currently include a mix of tenants, including storefront retail, commercial offices, small executive suites, and several Brown University administrative offices. The University's intent is to continue this mix of uses in all of the buildings listed above, although there will be some consolidation of the Brown administrative offices currently located in the Jewelry District to 222 Richmond Street.



196 Richmond 222 Richmond 233 Richmond

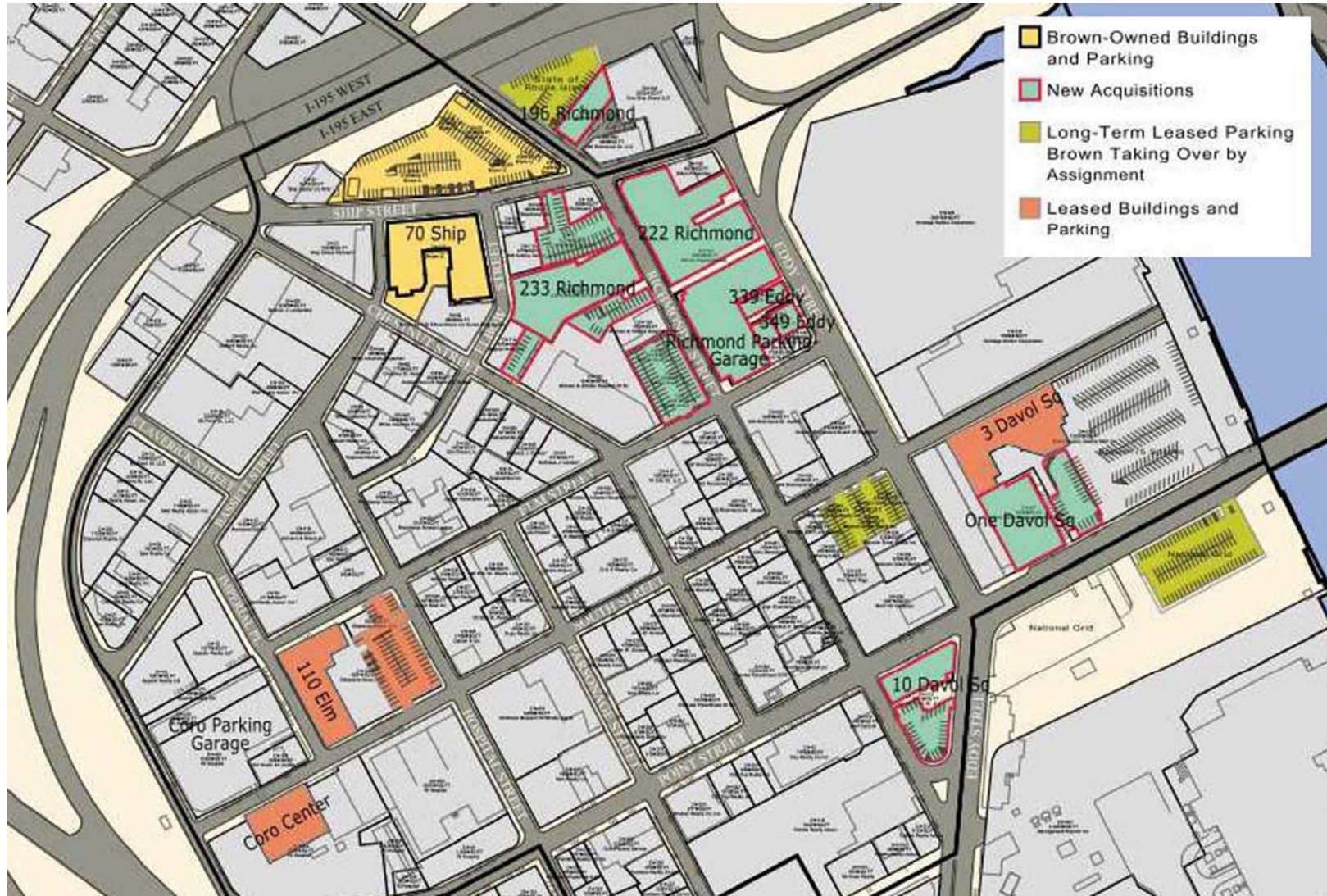


349 Eddy 339 Eddy Garage 222 Richmond



10 Davol Square One Davol Square

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## Demolition of Smith Swim Center

Smith Swim Center is an 86,000 gsf building constructed in 1973 with a 50 meter pool, diving well, locker rooms, spectator seating for 600, and recreational squash courts. It is most notable for its unique hyperparabolic roof structure. (See photo below). Unfortunately this structural system, made of pre-curved wood shells and glu-lam beams has not been able to resist rot due to the moist conditions in the pool. Both the shells and the beams are failing in several locations, leading to an unstable situation. Because of this, the University was forced to close the building last winter and begin a set of studies to evaluate how to save the structure. However, the required repairs are extensive. This coupled with the outdated nature of the pool and related systems is causing the University to move forward with plans to demolish the building, preferably before the next snow. Smith Swim Center is located outside all of the historic districts, both National and Local that overlay much of the campus.



## New Swim Center

In the place of the Smith Swim Center, the University is planning to construct a new swim center with a similar program (50 meter pool, diving, locker rooms, spectator seating, etc.) to be built in the same basic location. This project will be designed and built in conjunction with the Nelson Fitness Center, which was included in the previous Master Plan. The New Swim Center will complement the Nelson Fitness Center and will be connected below grade. (See map on following page)

## Temporary Swimming Pool

While the planning, design, and construction of the new facility is underway, the University is planning to erect a temporary facility that will house a 25 meter pool to replace the current pool. This facility will consist of a modular pool placed above grade with fiberglass deck surrounding it and an air supported structure covering it. This temporary facility will be constructed in Lot #90 and connected to OMAC with a covered walkway. (See map on following page)

## Temporary Parking Plan

Because the temporary swim center will displace approximately 130 parking spaces in lot #90, the University will utilize the existing recreational tennis courts along Lloyd Avenue for employee parking. By recoating, striping, and building an access ramp from Lot #89, an additional 120 spaces can be created, allowing us to maintain the same traffic patterns and essentially the same number of spaces within the Athletic Complex. This use will continue though the construction of the new swim center and the removal of the temporary facility, at which time the tennis courts will be repaired and re-utilized as recreational tennis courts. (See map on following page)

## Parking Update

Brown University currently provides 2,367 off-street parking spaces, which is less than previously reported due to several lots coming off-line as indicated in the approved master plan. However, this is still above the requirement for off-street spaces based on the most recent population data. The calculation in accordance with Section 703 is shown in the following table:

	Total	Ratio	Spaces Req'd.
Employees	3775	1:3	1258
On-Campus Students	4837	1:8	605
Off-Campus Students	2621	1:2	1310
Grandfather Shortage			-931
Total Required Spaces			2242
Actual Parking Spaces			2367
Surplus			125

The University plans to maintain the calculated surplus above until the construction of the Nelson Fitness Center and the New Swim Center begins. At that time, the University will provide additional parking off-campus for long-term parking by students who live on-campus, as outlined in the approved Institutional Master Plan.

