



BROWN



INSTITUTIONAL MASTER PLAN 2017
AMENDMENT #1

"The mission of Brown University is to serve the community, the nation, and the world by discovering, communicating, and preserving knowledge and understanding in a spirit of free inquiry, and by educating and preparing students to discharge the offices of life with usefulness and reputation. We do this through a partnership of students and teachers in a unified community known as a university-college."





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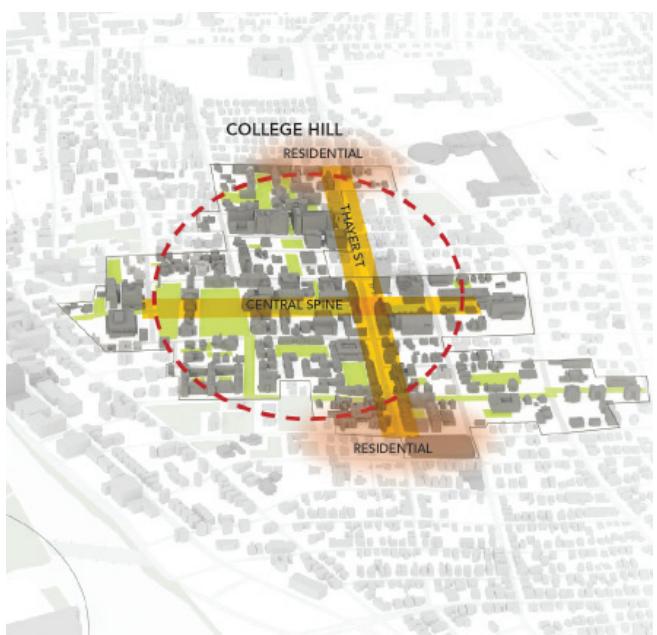
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PLANNING CONTEXT



BUILDING ON DISTINCTION

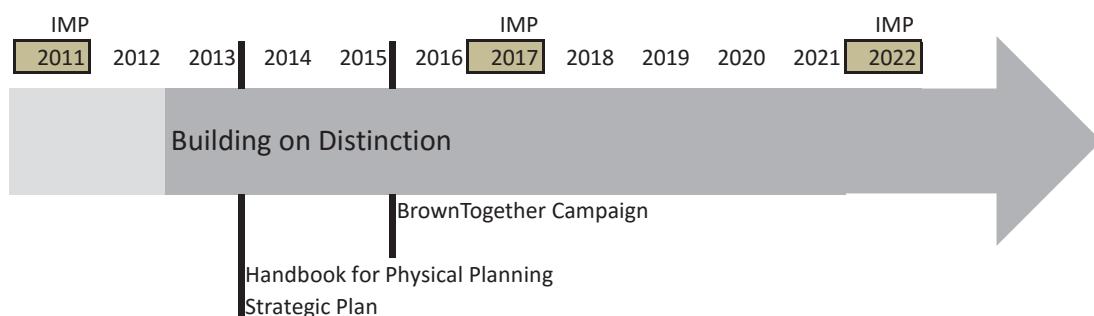
In 2013, the Corporation of Brown University approved the Building on Distinction strategic plan, which established a far-reaching set of goals that will enhance the quality of our academic and campus environment. This plan is constantly monitored and adjusted, and it continues to focus the University's efforts in its pursuit of excellence.

HANDBOOK FOR PHYSICAL PLANNING

In 2013, the Handbook for Physical Planning was created as a corresponding physical framework for Brown's strategic plan. This handbook serves as a guide for decisions about campus planning and design. The handbook focuses on the following interdependent planning principles:

- Strengthen the physical campus as an analog for the Open Curriculum
- Prioritize academic uses in the core
- Celebrate the Brown scale
- Energize the core with a mixture of uses
- Engage Thayer Street
- Connect the campus
- Consolidate landholdings and catalyze partnerships

A complete version of Building on Distinction, the Handbook for Physical Planning, and many of the area master plans can be found at: http://www.brown.edu/Facilities/Building_Brown/resources/



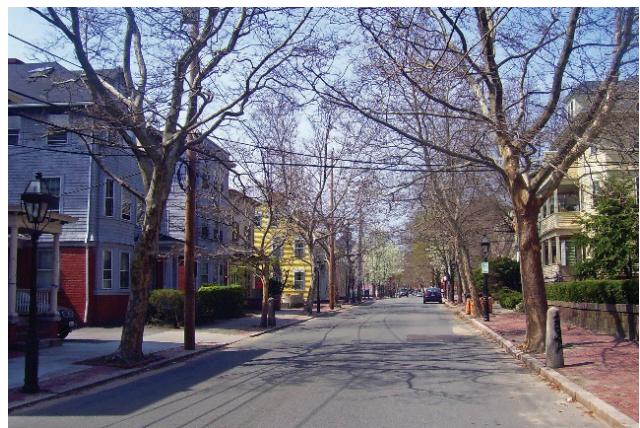
PLANNING CONTEXT



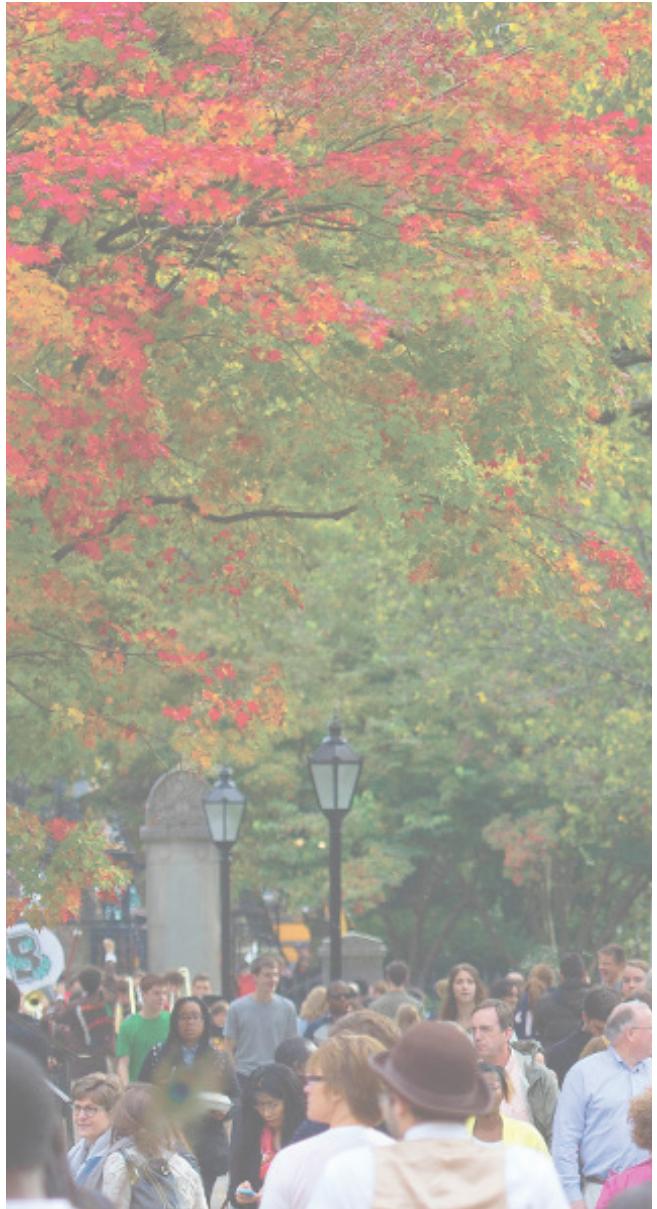
COMMUNITY ENGAGEMENT

The University's planning process is open and iterative, with regular opportunities for community engagement. Brown staff meet regularly with neighborhood organizations, elected officials, and allied institutions to share Brown's plans for development and solicit feedback. The public engagement process in the development of this Institutional Master Plan was as follows:

- | | |
|----------|---|
| 09/06/17 | Providence Preservation Society Presentation |
| 09/21/17 | City Plan Commission Briefing |
| 11/02/17 | Community Working Group |
| 11/06/17 | College Hill Neighborhood Association Meeting |
| 11/07/17 | Thayer Street District Management Authority Meeting |
| 11/14/17 | Public Community Meeting |
| 11/16/17 | Public Community Meeting |
| 12/19/17 | City Plan Commission Hearing |



PORTRAIT OF COMMITMENT



PAYMENTS TO THE CITY

The University has two separate agreements with the City of Providence that describe Brown's voluntary payments to the City of Providence: the 2003 Memorandum of Understanding (MOU) and the 2012 Memorandum of Agreement (MOA). In addition, the 2003 MOU describes the process for Transition Payments for real estate acquired by Brown after 2003. Based on these agreements, for the period ending June 30, 2017, the University made the following payments to the City of Providence:

| | |
|---|----------------|
| 2003 MOU voluntary payment: | \$1.29M |
| 2012 MOA voluntary payment: | \$2.0M |
| 2003 MOU transition payments for property acquired after 2003: | \$1.10M |
| Property taxes for commercial real estate owned by Brown and Farview: | \$2.27M |
| Total payments to city for the fiscal year ending June 30, 2017: | \$6.66M |

COMMITMENT TO SUSTAINABILITY

The University is committed to reducing greenhouse gas emissions by 42% below 2007 levels by 2020. To date, the University has reduced greenhouse gas emissions by 27.4%, with major energy-efficiency projects planned for the next year.

In 2017, Brown implemented a new compost

program, adding about 485 tons of material to its diversion rate, resulting in about 1.13 million pounds of organic material that was composted, recycled, or donated.

PARTNERS IN EDUCATION

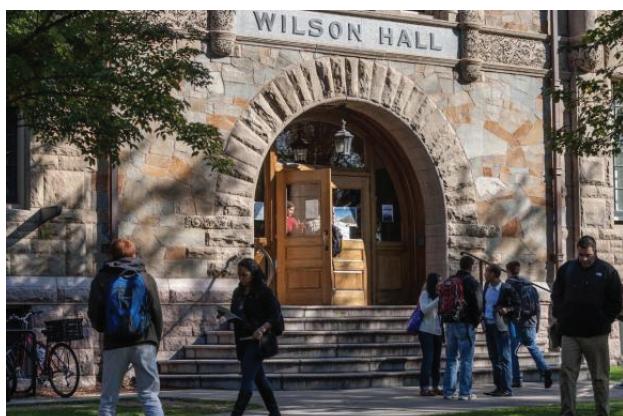
Over 450 Brown undergraduates volunteer in Providence Public Schools each year, serving over 5,000 public school students.

SUPPORTING THE LOCAL ECONOMY

Brown spends \$135 million annually on goods and services from Rhode Island companies.

Brown Dining Services purchases \$2.55 million / year of local food.

CAMPUS FOOTPRINT



EXISTING CAMPUS & PROPERTY HOLDINGS

Brown University, founded in 1764, is a teaching and research institution with approximately 6,600 undergraduate students, 2,200 graduate students, 4,400 full-time employees, and 500 medical students. It currently owns 226 buildings totaling nearly 6.8 million square feet. Most buildings are located on College Hill and in the Jewelry District, within a half mile from the historic College Green. Brown also owns a 339-acre property in Bristol, RI, which includes a museum and research facilities. In addition, the University leases approximately 118,000 square feet located in the College Hill area, the Jewelry District, and Butler Hospital.

RECENT CHANGES IN REAL ESTATE HOLDINGS

Since the 2017 Institutional Master Plan, the University has made changes in property holdings reflecting the planning principles in the Handbook for Physical Planning, including both the sale of underutilized properties, primarily as part of the Brown to Brown Home Ownership Program, and acquisitions in key locations.

Expansion of Brown to Brown Home Ownership Program:

37 George Street
131-133 Brown Street
Gifted then sold: 193 Hope Street

Properties Recently Sold:

10 Davol Square

PROJECTS CURRENTLY UNDER CONSTRUCTION

Engineering Research Center
Watson Institute Expansion
Wilson Hall Renovation
GeoChem Renovation
Housing Renewal

Development Partnership Projects:

South Street Landing

ANTICIPATED PROJECTS OVER NEXT 10 YEARS*

Renovation/renewal projects:

Brown Office Building
Manning Hall
Marston Boat House
Classrooms
Residential/Dining
Research
Housing Renewal

Development Partnership Projects:

School of Professional Studies / Innovation
249 Thayer- Nelson Center for Entrepreneurship

* In addition to projects seeking approval under this IMP amendment

CAMPUS INFRASTRUCTURE

TRANSPORTATION DEMAND MANAGEMENT

Results of the current demand management strategies demonstrate their ongoing success in reducing the number of cars coming to campus.

Brown University Shuttle (BUS): 2016 ridership was close to 273,000, a 75 percent increase since 2011, due to an expansion of the system and ease of use of the Shuttle mobile app.

In Fiscal Year 2016, RIPTA's UPass program served an average of 2,500 students and 900 faculty staff for 360,000 rides.

The Zipcar program on campus comprises 26 vehicles, including six hybrids across six locations, including expansion into the Jewelry District.

Electric vehicle charging stations have been installed on campus, one of which is among the most heavily utilized in the state of Rhode Island.

Biking at Brown is an ongoing initiative on campus. The University provides resources and promotes programs related to biking to and around campus. Brown has bicycle racks in convenient places all around campus; offers bicycle registration to discourage theft; has a student group supporting bicycle use called Bikes@Brown, which is a Bike Share; and is working with various civic groups to help promote cycling and a bike share in the city.

PARKING PLAN

The University currently provides 3,164 parking spaces in over 100 off-street lots. These lots are scattered throughout the campus and are occupied primarily by faculty and staff. Student parking has been reduced to 50 spaces. Brown has continued a policy of providing off-street parking for contractors of major projects.

Per zoning, the requirement for off-street parking is a calculation based on the on-campus population. The on-campus population is expected to remain constant over the next five years, with a total increase of 150 off-campus graduate and medical students. Undergraduate enrollment is expected to remain steady at approximately 6,600.

The University has engaged traffic engineers VHB to study the traffic impacts for the proposed Performing Arts Center and the Wellness Center and Residence Hall at 450 Brook Street.

The Performing Arts Center is anticipated to generate little demand for additional parking given the performances that are currently occurring in existing venues near the PAC site. Brown University will actively manage event parking as needed, which may include additional shuttles, locations for security details, and potential on-street parking restrictions to accommodate any drop-off or pick-up activity that may occur.

450 Brook Street Wellness Center and Residence Hall will include a limited number of off-street parking spaces that includes one ambulance space, two dedicated medical staff spaces, two handicap spaces, one delivery space, and one additional visitor space. The parking provided will be comparable to the existing parking provided at Health Services at Andrews House. The existing parking at Andrews House will then be available for permit parking. No parking will be provided for the residence hall. The Wellness Center is expected to generate little vehicular traffic; therefore, no changes are required to the previously performed traffic analysis under the 2017 Institutional Master Plan. The project eliminates a 71-space public parking lot (450 Brook Street) which will result in a reduction of vehicular trips to the site.

UNIVERSITY PRIORITIES

PROJECT SEEKING APPROVAL

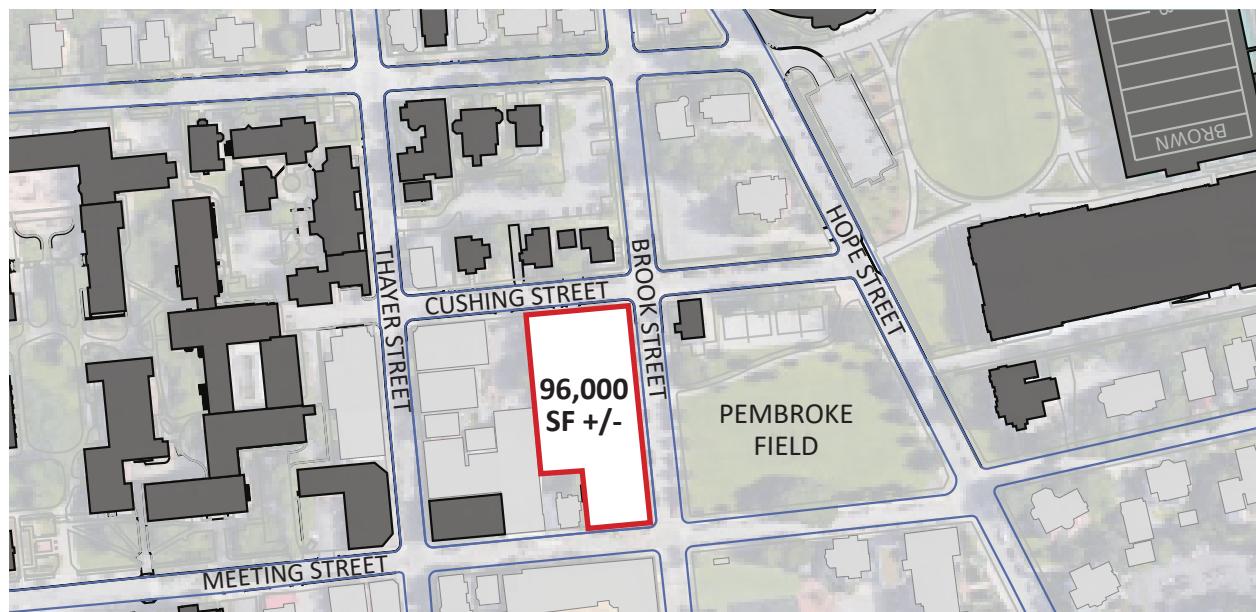
450 Brook Street Wellness Center & Residence Hall

The new Wellness Center will bring together physical health services, mental and emotional health services, and wellness education and programming in one location, creating greater ease of access and providing a more holistic, integrated approach to student health and wellness. The integration of services, currently spread out across the campus, will enable Brown to support the “whole” student, recognizing that mental and emotional well-being, and physical well-being, are often interconnected and reaffirming that health and wellness are fundamental to Brown’s academic mission.

The Wellness Center will be co-located with a residential living facility, a “wellness dorm,” for undergraduate students committed to developing and sustaining healthy living.

Programming for the Wellness Center includes expanded clinical space, ancillary services, expanded space for BWell Health Promotion, a new space for contemplative practices, clinical space for partnerships with community providers, and in the residential program, collaboration space for Brown students and faculty. The program and services that will be provided in the new Wellness center currently exist on campus. The intent of the new construction is to better serve programmatic needs.

The residential facility will provide an added 96-128 beds. One resident advisor will be added to serve the residential program.



The proposed program will include up to 96,000 square feet of new construction whose design will respond to the context of the street and the pedestrian experience.

The proposed site for this new Wellness Center creates ideal geographical opportunities — situated next to a green space, where students can take part in health and recreational activities, close to a neighborhood of student housing, and just a short walk to the Nelson Fitness Center. The site development will incorporate approximately six parking spaces, which will add to Brown’s total number of off-street parking spaces.

The existing building site is currently an interim commercial parking lot with approximately 71 parking spaces. The commercial parking lot is permitted under a special-use permit that expires in May 2018. As part of the enabling process, the parking lot will be redeveloped as part of the new construction project.

The plan shown above is intended to identify the project site rather than the building footprint.

UNIVERSITY PRIORITIES

PROJECT SEEKING APPROVAL

Performing Arts Center

Brown University has bold aspirations to be a primary destination for students around the world who want to integrate the arts into a complete liberal arts education. Currently, Brown lacks a dedicated space for performance suitable for many medium and large ensembles that exist in various combinations across academic programs and student organizations. Along with academic need and high student interest, such a center holds appeal for building community on campus and for drawing together the Brown and Providence arts communities.

To help realize this ambitious vision, Brown intends to construct an 80,000 square feet center for the performing arts. The new building will support performance, teaching and research for music, theater, and dance. At the heart of the center will be a flexible 500-seat performance space. Other program elements include a large rehearsal/performance space; dance, instrument, and acting studios, practice rooms; a cafe; and appropriate back of house space.

The anticipated site for the new building is on College Hill between Waterman and Angell streets, on the west side of The Walk. These connections, as well as the duality of campus and urban identity, are to be investigated by the design team as it develops site and building strategies.

After careful study and investigations, the site was chosen for development, as all of the adjacent buildings



are Brown-owned, and the development of the site contributes to the Master Planning guidelines of consolidating the core and prioritizing academic uses on College Hill as defined in the Handbook for Physical Planning (2013).

This project will require enabling work. The existing site consists of 5 Brown-owned buildings. The Public Archaeology Lab (PAL) has conducted historic research on the houses. Based on PAL's evaluation, impact on the neighborhood, and feasibility, Brown plans to preserve one of the existing properties and currently plans to move it to 20 Olive Street. The remaining four buildings will be demolished. The house at 20 Olive Street is at the corner of Olive

and Brown Streets, and is currently a Brown-owned parking lot. The parking lot behind J. Walter Wilson will be partially raised and reconfigured during the construction process.

The plan shown above is intended to identify the project site rather than the building footprint.

UNIVERSITY PRIORITIES



Norwood House



135 Angell Street



127 Angell Street



86 Waterman Street



129 Angell Street

PROPOSED DEMOLITION / RELOCATION

There are five Brown-owned buildings on the Performing Arts Center project site. Brown engaged Public Archaeology Lab (PAL) to conduct research that meets the standards of HABS Standard I on six properties in order to establish the historic, cultural, and architectural/engineering context for evaluation and outline the history of each of the six buildings as a basis for an evaluation of its importance. Based on PAL's evaluation, impact on the neighborhood, and feasibility, Brown plans to preserve one of the existing properties and currently plans to relocate it to 20 Olive Street. The remaining four buildings will be demolished.

All five of the properties included in this study are listed in the College Hill National Register Historic District. None of the buildings is within the boundary of the College Hill National Historic Landmark District, nor are they within the City of Providence's College Hill Local Historic District.

The 20 Olive Street parcel is located at the northwest corner of the intersection of Brown and Olive streets and is currently a Brown-owned parking lot.

Planned Relocation Of Norwood House

Located at 82 Waterman Street this two-and-one-half-story, two-bay by six-bay, wood-frame residence was constructed in 1857 in the Second Empire style. It retains the majority of its original architectural character and features.

135 Angell Street - Urban Environmental Lab
Two-story, wood-frame carriage house with attached coachman's quarters, designed by architect Alpheus Morse and constructed in 1885 in the Victorian Eclectic style. The building was completely rehabilitated in ca. 1980.

127 Angell Street

Two-and-one-half-story, three-bay by three-bay, wood-frame residence constructed in 1853 in the Italianate style.

129 Angell Street

Two-story, three-bay by two-bay, wood frame residence constructed in 1849 in the Greek Revival style. It retains the majority of its exterior architectural character and features.

86 Waterman Street

Two-and-one-half-story, three-bay by seven-bay, wood-frame building clad with clinker brick. It was constructed ca. 1870, probably in the Italianate style and remodeled in 1936 as a Colonial Revival-Craftsman-style building.

FONES ALLEY EXTENSION EASEMENT ABANDONMENT

Most of Fones Alley has previously been abandoned to Brown University. A small section of Fones Alley exists on the project site as a "paper street" that is unpaved and unconnected to the rest of the street network. Brown will ask the City to abandon or otherwise allow such section to be incorporated into the project.