



INSTITUTIONAL MASTER PLAN 2017  
**AMENDMENT #2**

FEBRUARY 12, 2019

“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.”





## CONTENTS

### Planning Context

Building On Distinction.....	4
Handbook for Physical Planning.....	4
Community Engagement.....	5

### Campus Footprint

Seeking Approval .....	6
Project Updates .....	6
Projects Recently Completed .....	6
Projects Currently Under Construction.....	6
Recent Changes in Real Estate Holdings.....	6

### Seeking Approval

Wellness Center & Residence Hall Modification to Site Area & Enabling.....	7
Lacrosse & Soccer Facility.....	8

### Project Updates

Turf Replacements & Improvements .....	9
Solar Panels.....	10

### Campus Infrastructure

Parking Plan.....	11
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# PLANNING CONTEXT

## BUILDING ON DISTINCTION (BROWN'S STRATEGIC PLAN)

[www.brown.edu/facilities/sites/facilities/files/brown.edu\\_web\\_documents\\_BuildingOnDistinctionOct262013.pdf](http://www.brown.edu/facilities/sites/facilities/files/brown.edu_web_documents_BuildingOnDistinctionOct262013.pdf)

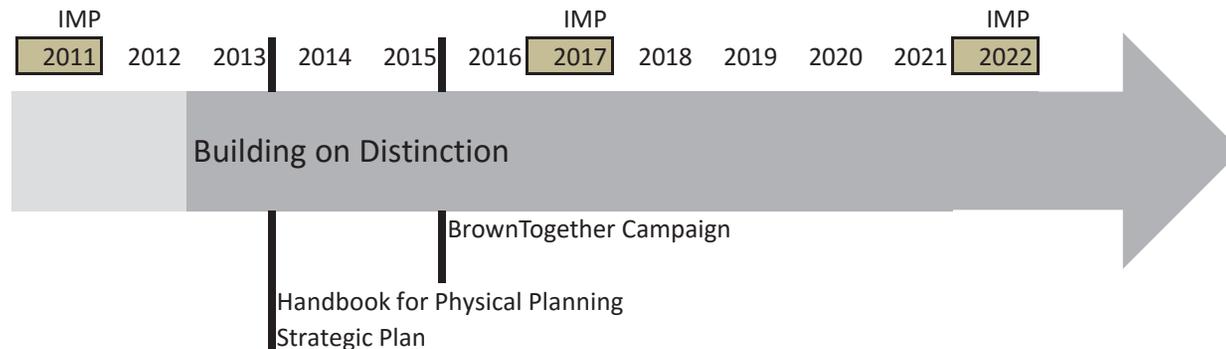
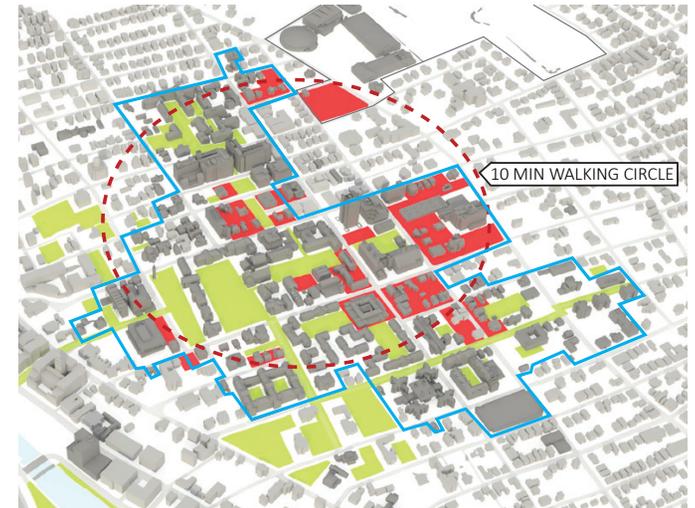
In 2013, the Corporation of Brown University approved the Building on Distinction strategic plan, which established a far-reaching set of goals that will enhance the quality of our academic and campus environment. This plan is constantly monitored and adjusted, and it continues to focus the University's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

## HANDBOOK FOR PHYSICAL PLANNING

[www.brown.edu/facilities/sites/facilities/files/HandbookforPhysicalPlanning\\_Sasaki.pdf](http://www.brown.edu/facilities/sites/facilities/files/HandbookforPhysicalPlanning_Sasaki.pdf)

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



# PLANNING CONTEXT

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## COMMUNITY ENGAGEMENT

The University's planning process is open and iterative, with regular opportunities for community engagement. Brown staff meets 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 Amendment is as follows:

01/08/19	City Planning Staff Briefing
02/06/19	Planning & Architecture Review Committee & Providence Preservation Society Presentation
<b>02/13/19</b>	<b>Public Community Meeting</b>
<b>02/14/19</b>	<b>Public Community Meeting</b>
03/04/19	College Hill Neighborhood Association Meeting
03/05/19	Thayer Street District Management Authority Meeting
03/19/19	City Plan Commission Meeting

# CAMPUS FOOTPRINT



Friedman Hall



Watson Institute Expansion



164 Angell Street / Brown Bookstore

## SEEKING APPROVAL

- Wellness Center & Residence Hall: Modification to Site Area & Demolition
- Lacrosse & Soccer Facility

## PROJECT UPDATES

- Turf replacements & Improvements
- Solar Panels

## PROJECTS RECENTLY COMPLETED

- Watson Institute Expansion
- Friedman Hall Renovation
- 164 Angell St / Brown Bookstore
- Marston Boathouse Dock & Bulkhead

## PROJECTS CURRENTLY UNDER CONSTRUCTION

- Sharpe House
- Housing Renewal
- GeoChem Renovation

## Development Partnership Projects In Construction:

- 225 Dyer Street / School of Professional Studies / Wexford Innovation Center
- 249 Thayer Street / Nelson Center for Entrepreneurship

## RECENT CHANGES IN REAL ESTATE HOLDINGS

Since the 2017 Institutional Master Plan Amendment #1, the University has made changes in property holdings reflecting the planning principles in the Handbook for Physical Planning.

## Acquisitions:

- 205 Meeting Street
- 242 Meeting Street
- 215 Meeting Street
- 365 Eddy Street (Units 1 & 2)

## Dispositions:

- 131-133 Brown Street (Brown to Brown Sales)
- 5 Benevolent Street (Brown to Brown Sale)
- 60 Clifford Street

# SEEKING APPROVAL

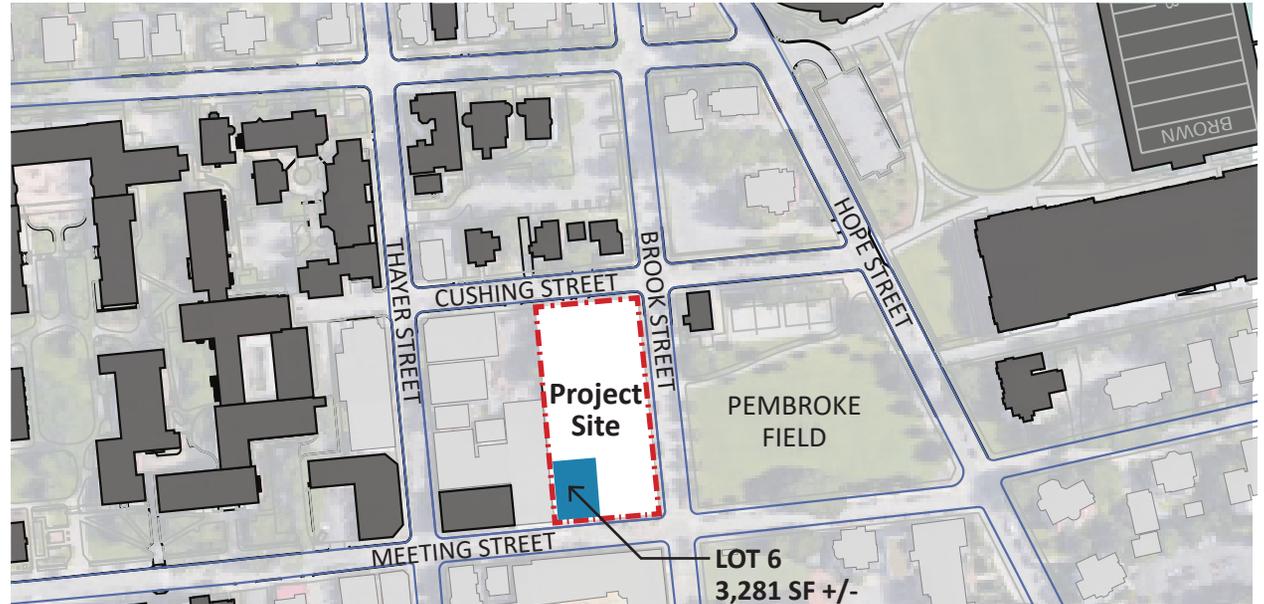
## WELLNESS CENTER & RESIDENCE HALL: MODIFICATION TO SITE AREA & DEMOLITION

### Site Area

The new Wellness Center & Residence Hall was approved as part of the IMP 2017 Amendment #1 on April 02, 2018. Brown University recently acquired 242 Meeting Street (Lot 6) and is seeking approval to expand the site area to include this property and complete the project site boundary. The new total site area is approximately 35,710+/- square feet. The site plan indicates the modified site area.

### Demolition

The existing 242 Meeting Street site consists of one Brown-owned residential building. The house was built ca. 1882 and has been significantly altered throughout the 20th Century. Brown plans to demolish the 242 Meeting Street property.



The site plan above identifies the project site rather than the building footprint.

## 242 MEETING STREET EXISTING CONDITIONS PHOTOS

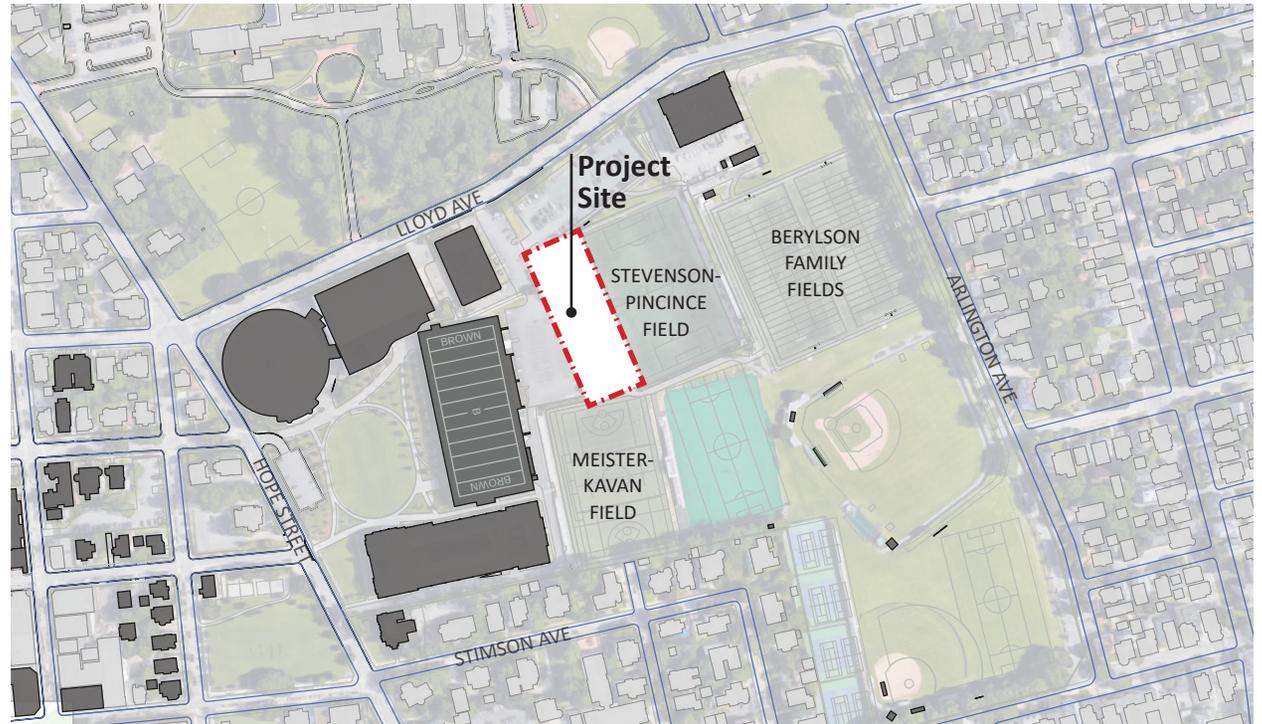


# SEEKING APPROVAL

## LACROSSE & SOCCER FACILITY

The new premier facility for lacrosse and soccer will support team practice and games to enhance team and game day experience. The proposed project site is adjacent to the existing Stevenson-Pincince grandstand. The program includes permanent concessions and restrooms to replace temporary conditions, relocated locker rooms, team rooms, offices, media room, and satellite training room. The proposed program will include approximately +/- 22,500 square feet of new construction. The planned facility will be three stories and conform with zoning requirements.

Site development will include replacement of bleachers and a new scoreboard. The project site is currently a brown-owned parking lot embedded within athletics programming. Approximately 60 unassigned off-street parking spaces will be lost. The spaces are primarily used for day time construction parking. Brown's transportation office will work to redistribute construction parking to underutilized lots on campus.



The site plan above identifies the project site rather than the building footprint.

## CONCEPTUAL RENDERING

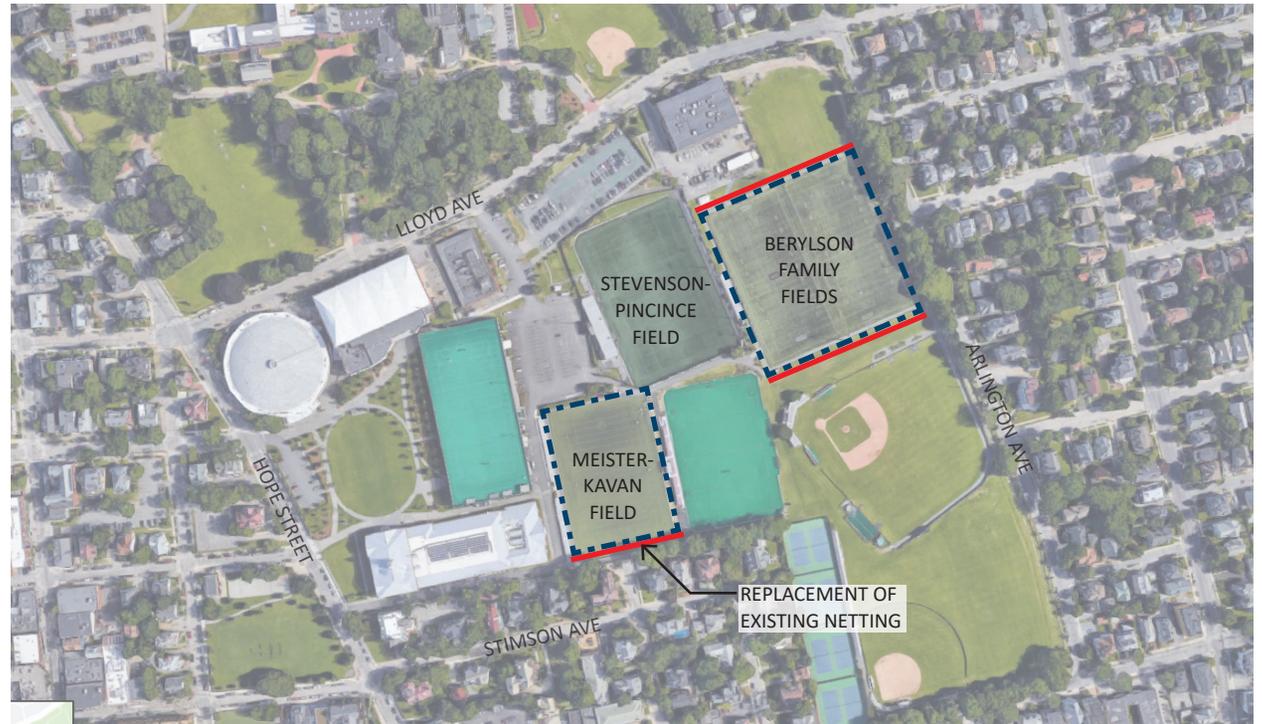


# PROJECT UPDATES

## TURF REPLACEMENTS & IMPROVEMENTS

Berylson & Meister-Kavan turf replacement will replace end of life playing fields that pose safety risks to students and users. Both fields have high use by varsity, intramural, club and rental teams and therefore have an eight to ten year 'life'.

Improved netting has been identified as part of the turf replacement project. The new netting along Meister-Kavan Field will replace the netting in kind.



KEY



TURF REPLACEMENTS



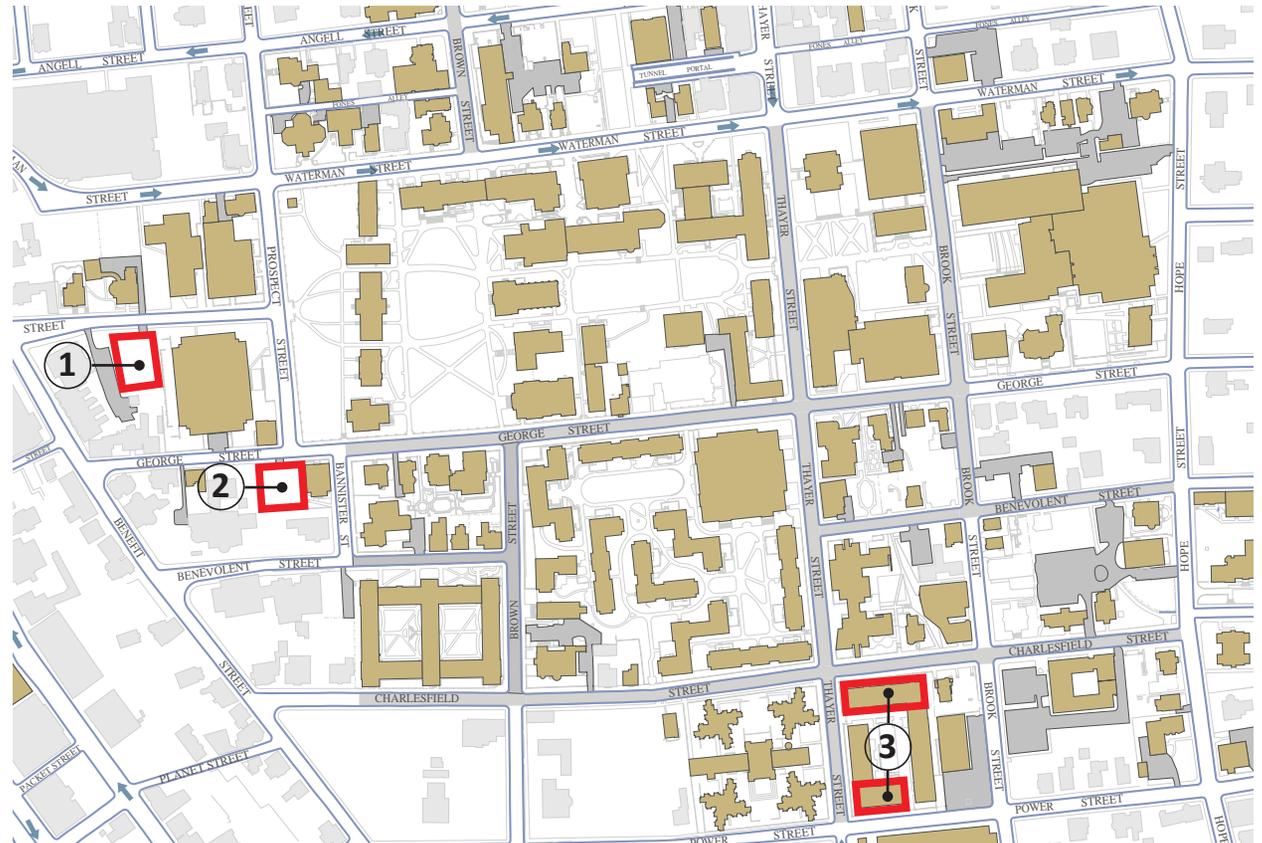
NEW NETTING / FENCING

# PROJECT UPDATES

## SOLAR PANELS

As part of Brown's commitment to sustainability and greenhouse gas reduction we are planning to install solar panels on three identified sites in order to generate energy on site that will directly reduce carbon emissions. The proposed sites are:

Site	Installation Type
1. Parking Lot 52	Solar Carport
2. Parking Lot 76	Solar Carport
3. Vartan Gregorian Quad	Roof Mounted



The site plan above identifies the project sites rather than the solar panel installations.

## EXISTING CONDITIONS PHOTOS



1. Parking Lot 52



2. Parking Lot 76



3. Vartan Gregorian Quad

# CAMPUS INFRASTRUCTURE

## PARKING PLAN

The construction of the new Lacrosse & Soccer Facility will result in the loss of +/- 60 unassigned parking spaces. These spaces are primarily used for day-time construction parking. This loss of spaces will not require the addition of any new parking spaces due to the current surplus of off-street parking on campus.

Brown's transportation office will work to redistribute construction parking in underutilized lots convenient to construction sites to mitigate impact.

## EXISTING CAMPUS PARKING MAP

